



Balfour Beatty
HOMES

The Crescent

Ketton, Rutland, PE9 3SY

A selection of 2, 3 and 4 bedroom homes

Our promise

We are dedicated to deliver the shape of modern living by creating high quality homes designed for the way you want to live, where you want to live.

Our team constantly endeavour to provide you with exceptional levels of service and care and to give you the satisfaction and pride in your new home that you deserve.

We are here to guide you through your journey to your beautiful new Balfour Beatty home.

“Building a home for you and your family to enjoy is extremely important to me and my team. We are committed to providing you with the best of quality and service. Balfour Beatty Homes are large enough to deliver, but small enough to care”

Neil Doherty, Managing Director



The Crescent, Ketton, PE9 3SY

We are delighted to present The Crescent in Ketton, near Stamford. Situated in a picturesque rural location, with excellent road links to Peterborough, Grantham and Leicester, this exciting new development offers a range of two, three and four bedroom homes in a family friendly environment.

Activities/Amenities

A fantastic place to live, Ketton is located just 3 miles west of the historic market town of Stamford, with easy access to the A1. Dominated by the magnificent 150ft tower and spire of St Mary's Church and peppered with listed buildings, including the award-winning Railway Inn, a Grade II listed pub, this pretty village has its own post office and village stores along with a sports and community centre and a library. The Equilibrium Gym is right on the doorstep of the development and the beautiful Ketton Park bordered by the river The Crescent provides plenty of green open space.

Famous for its Ketton stone, a limestone which is quarried locally, the old quarry workings off Pit Lane in the village are now a nature conservation area designated Site of Special Scientific Interest, maintained by Leicestershire and Rutland Wildlife Trust.

For golfers, Burghley Park Golf Club, one of the finest golf courses in Lincolnshire, is set within the rolling landscape of the Burghley Estate, whilst the fabulous Luffenham Heath Golf Course is just two miles away via the A6121, boasting outstanding playing conditions all year round.

Education

The Crescent is ideally located for families, with an excellent choice of schools in the area. The Ketton Church of England Primary School is situated under half a mile from the development and has an Ofsted 'Good' rating. Uppingham School, a renowned public school with a rich history dating back to 1584, is easily accessible from Ketton via the local bus routes.

In nearby Stamford there is the Malcolm Sargent Primary School, Saint George's Primary School and the Stamford Welland Academy secondary school, all rated 'Good' by Ofsted. The independent Stamford School, including a nursery, juniors, seniors and sixth form, caters for pupils from age 2 - 18, with the option to board for older pupils. There is also Stamford High School, an independent secondary school for girls.

Shopping/Dining

Historic Stamford, with its outstanding Georgian architecture, offers a wide range of amenities, including four supermarkets, a broad selection of independent shops, regular markets and plenty of great pubs, cafes and restaurants. A little further afield, Queensgate, the main shopping centre in the heart of Peterborough, is home to over 90 stores, including many of the popular high street brands.

Work/Transport

Just 17 miles to the centre of Peterborough, 23 miles to Grantham via the A1 and 28 miles to Leicester via the A47, Ketton is perfectly placed for road access to the surrounding towns.

There is a regular bus service between Stamford and Uppingham, whilst Stamford railway station offers trains into London Kings Cross St Pancras via Peterborough in as little as 90 minutes.

Peterborough can be reached in just 13 minutes by rail and Stamford station also provides direct services to Birmingham New Street in 90 minutes and to Cambridge in 70 minutes.



Public footpath



The Railway Inn Pub, Ketton



Stamford



Stamford



St Mary's Church, Ketton



The Ketton Centre



Burghley House

Make your next move with Balfour Beatty Homes at The Crescent

Located within the village of Ketton, with excellent connections to nearby towns.

The Crescent

Development plan

- Ti Tiverton Two bedroom home
- Ap Appleby Three bedroom home
- Bo Bolton Three bedroom home
- Th Thornbury Three bedroom home
- Ha Haddon Four bedroom home
- Wh Whitton Four bedroom home
- So Somerton Four bedroom home
- Bg Boughton Four bedroom home
- Affordable housing
- SH Show Home
- SO Sales Office





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Tiverton

The **two-bedroom** Tiverton is an ideal **modern home** for buyers looking for their **first home** and those looking to **downsize**.

The **expansive open-plan design** connects the **living, kitchen and dining areas**, with **French doors leading to the garden**. A **cloakroom** is also located downstairs.

On the second floor, there are **two spacious bedrooms** accompanied by a **family bathroom**.

Parking is available with this home.

Tiverton

- Kitchen**
1.865m x 3.760m
- Dining/Family Area**
4.106m (max) x 3.560m (max)
- Under stairs storage**
0.865m x 2.015m
- Cloakroom**
0.950m x 1.700m
- Bedroom 1**
4.106m x 2.743m (max)
- Bedroom 2**
4.106m x 2.288m
- Bathroom**
1.925m x 2.100m

Ground floor



First floor





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Bolton

The Bolton is a wonderful **three-bedroom property**.

The expansive open-plan design connects the living, kitchen and dining areas, with **French doors leading to the garden**.

Upstairs, there is a **master bedroom with an en-suite**, with another **spacious double bedroom** and a single bedroom that share a **family bathroom**.

Bolton

- Kitchen**
2.752m x 3.750m
- Living/Dining**
5.005m (max) x 4.136m (max)
- Cloakroom**
0.865m x 1.700m
- Bedroom 1**
3.295m (min) x 2.779m (min)
- Bedroom 2**
2.908m x 2.851m
- Bedroom 3**
2.019m x 2.851m
- Bathroom**
1.925m x 2.100m
- En-suite**
1.632m x 2.000m

Ground floor



First floor





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Thornbury

The Thornbury is a **three-bedroom family home**.

Step through the front door and into the entrance hall with a convenient cloakroom. The hallway leads through to a superb **open-plan kitchen, dining and living area**, with **French doors leading to the garden**.

Upstairs on the first floor, there is a spacious **double bedroom**, along with a further **single bedroom**, which both share the **family bathroom**. A **master bedroom** is found on the second floor with its own **en-suite shower room**.

Thornbury

Kitchen
2.539m x 3.198m

Living/Dining
4.780m (max) x 5.373m

Cloakroom
0.865m x 1.715m

Bedroom 1
3.772m (min) x 3.150m (min)
(wardrobe: 2.491m x 1.620m)

Bedroom 2
4.780m (max) x 4.137m

Bedroom 3
2.587m x 3.108m

Bathroom
2.115m x 1.700m

En-suite
2.210m (max) x 2.130m

Please note - plots 45-48 have a smaller wardrobe in Bedroom 1, measuring at 2.245m x 1.620m

Ground floor



First floor





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Appleby

The Appleby is a beautiful **three-bedroom detached property**.

The ground floor boasts a **spacious lounge** as well as an expansive **open-plan kitchen**. The kitchen's design includes a **dining area and family space**, with **French doors to the garden**. The **cloakroom** and **understairs cupboard** provide both convenience and storage space.

Upstairs, there is a **master bedroom with an en-suite**. There is also a spacious **double bedroom**, along with a further single **bedroom**, both of which are served by a **family bathroom**.

Appleby

- Kitchen
4.223m x 3.080m
- Dining/Family Area
4.223m x 2.668m
- Living Room
3.195m x 5.748m
- Cloakroom
0.955m x 1.700m
- Bedroom 1
3.090m (min) x 2.820m (min)
- Bedroom 2
3.267m x 3.470m (min)
- Bedroom 3
2.655m x 2.850m
- Bathroom
2.000m x 2.000m
- En-suite
2.160m x 1.700m

Ground floor



First floor





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Haddon

The Haddon is a **four-bedroom detached family home**, complete with a **garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage and a **cloakroom**. The hallway provides access to a **comfortable lounge** and a superb **open-plan kitchen**. The kitchen's

design includes a **dining area and family space**, with **French doors to the garden**.

Upstairs, there is a **master bedroom with an en-suite**, with a further **two double bedrooms** and a **single bedroom** that share a **family bathroom**.

Haddon

- Kitchen**
3.227m x 3.979m
- Dining Area**
2.972m x 3.979m
- Lounge**
3.901m (max) x 4.994m
- Cloakroom**
0.865m x 1.715m
- Bedroom 1**
3.646m (max) x 2.923m (min)
- Bedroom 2**
2.702m x 4.005m
- Bedroom 3**
3.419m x 2.272m (min)
- Bedroom 4**
2.473m x 3.679m (max)
- Bathroom**
2.246m (max) x 2.200m
- En-suite**
2.246m x 1.465m

Ground floor



First floor





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Somerton

The Somerton is a **four-bedroom detached family home**, complete with a **garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage. The ground floor boasts a **spacious lounge** and a **well-appointed kitchen with dining area**. **French doors lead to the garden** from both the dining area and lounge, great for

both relaxing and entertaining. Additionally, there is a useful downstairs **utility cupboard and cloakroom**.

Upstairs, there is a **master bedroom complete with an en-suite** along with a **family bathroom** that serves the **three additional double bedrooms**, each thoughtfully designed and proportioned.

Somerton

Kitchen
3.900m x 3.883m

Living Room
3.500m x 6.761m

Dining Area
3.900m (min) x 2.878m

Utility Room
0.675m x 1.715m

Cloakroom
1.262m x 1.410m

Bedroom 1
3.478m (max) x 3.515m

Bedroom 2
3.812m x 3.168m

Bedroom 3
3.536m x 3.515m

Bedroom 4
3.269m (max) x 3.168m

Bathroom
2.413m x 1.700m

En-suite
2.479m x 1.850m (max)

Ground floor



First floor





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Whitton

The Whitton is a **four-bedroom detached family home with garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage. The ground floor boasts a **spacious lounge** and a **well-appointed kitchen with dining area**. **French doors lead to the garden** from the dining area, providing an outdoor space for relaxing and entertaining.

Additionally, there is a convenient **downstairs cloakroom** and a useful **utility cupboard**.

Upstairs, there is a **master bedroom complete with an en-suite** along with a **family bathroom** that serves the **three additional double bedrooms**, each thoughtfully designed and proportioned.

Whitton

Kitchen
3.900m (min) x 2.700m

Dining Area
3.900m x 4.061m

Living Room
3.500m x 6.761m

Utility Room
0.860m x 1.715m

Cloakroom
1.247m x 1.410m

Bedroom 1
3.478m (min) x 3.475m

Bedroom 2
3.812m x 3.208m

Bedroom 3
3.560m x 3.475m

Bedroom 4
3.269m (max) x 3.208m

Bathroom
2.413m x 1.700m

En-suite
2.479m x 1.850m (max)

Ground floor



First floor





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Boughton

Discover the Boughton, a spacious **four-bedroom detached property with garage.**

Enter to find a bright and welcoming entrance hall with **cloakroom.** The hallway provides access to a **comfortable lounge, practical study** and a **superb open-plan kitchen.** The kitchen's design includes a **dining area and family space,** with a feature bay

with **French doors to the garden.** The practical **utility room** provides additional useful storage.

Upstairs, the **four bedrooms boast two en-suites and a family bathroom.** This property is ideal for those who work from home with a spacious office on the ground floor.

Boughton

Kitchen 3.365m x 3.012m	Bedroom 4 3.796m (max) x 2.984m (max)
Dining/Family Area 4.858m (max) x 4.022m (max)	Bathroom 2.084m x 1.900m
Living Room 3.273m x 4.726m	En-suite 1 2.130m x 2.260m (max)
Study 2.673m x 2.818m	En-suite 2 2.638m x 1.307m
Utility Room 1.719m x 1.685m	
Cloakroom 0.877m x 1.700m	
Bedroom 1 3.273m x 3.462m (min)	
Bedroom 2 4.349m (max) x 2.890m (max)	
Bedroom 3 2.638m x 3.212m	

Ground floor



First floor



Specifications

Balfour Beatty Homes has carefully selected high quality materials.

The specification at The Crescent incorporates unique design with energy efficiency and flexible living space, which all adds up to the perfect home.

Kitchens

Specification 2
Specification 3

Symphony fitted kitchen with laminate worktop and matching upstands	•	•
Stainless steel splashback behind hob	•	•
Stainless steel sink and single lever mixer tap		•
Stainless steel 1.5 bowl sink and single lever mixer tap	•	
Stainless steel 4 burner hob	•	•
Stainless steel double oven	•	
Integrated fridge and freezer	•	•
Stainless steel single oven		•
Integrated dishwasher	•	•
*Integrated washer dryer (Appleby and Haddon housetypes only)		

Bathrooms & En-suites

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•	
Roca 'Debba' white sanitaryware with contemporary chrome fittings		•
Bath with thermostatic shower and glazed screen	•	•
Half height tiling to walls behind basins & WC	•	
Splashback tiling to basin		•
Full height tiling to walls around bath	•	•
*Full height tiling to walls around shower (en-suites)	•	•

Cloakrooms

Specification 2
Specification 3

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•	
Roca 'Debba' white sanitaryware with contemporary chrome fittings		•
Splashback tiling to wall above basin	•	•

Internal finishes

4 panel white internal doors with polished chrome lever on rose door handles	•	•
Hammonds built-in wardrobe in bedroom 1	•	
Dulux white matt emulsion to walls and ceilings	•	•
Dulux white satin to woodwork	•	•
Oak handrail and newel caps to stairs	•	

External features

GRP entrance door with 3 point locking system	•	•
PVCu windows with energy efficient glazing	•	•
PVCu French doors with energy efficient glazing	•	•
Buff riven paving, paths and patios	•	•
Outside tap	•	•
Turfed front garden	•	•

Heating

Specification 2
Specification 3

Gas fired high efficiency Ideal boiler with dual heating zones	•	•
Stelrad Elite radiators	•	•
Chrome towel radiators in bathroom and en-suite	•	•

Electrical & Lighting

Fibre broadband service	•	•
Recessed downlights in kitchen	•	•
Recessed downlights in en-suite	•	
Smoke detectors and carbon monoxide detector	•	•
External light to front and rear / side doors	•	•
Power and lighting to garages	•	•
Door bell	•	•
Shaver point in en-suite & bathroom	•	•
Electric vehicle charging point to selected plots - refer to EV Plan		

Specification 2 Properties: Appleby, Haddon, Somerton, Whitton, Boughton

Specification 3 Properties: Tiverton, Bolton, Thornbury

Our warranties

Balfour Beatty Homes and Customer Care

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



Balfour Beatty Homes is a trading name of Balfour Beatty Investments Ltd.

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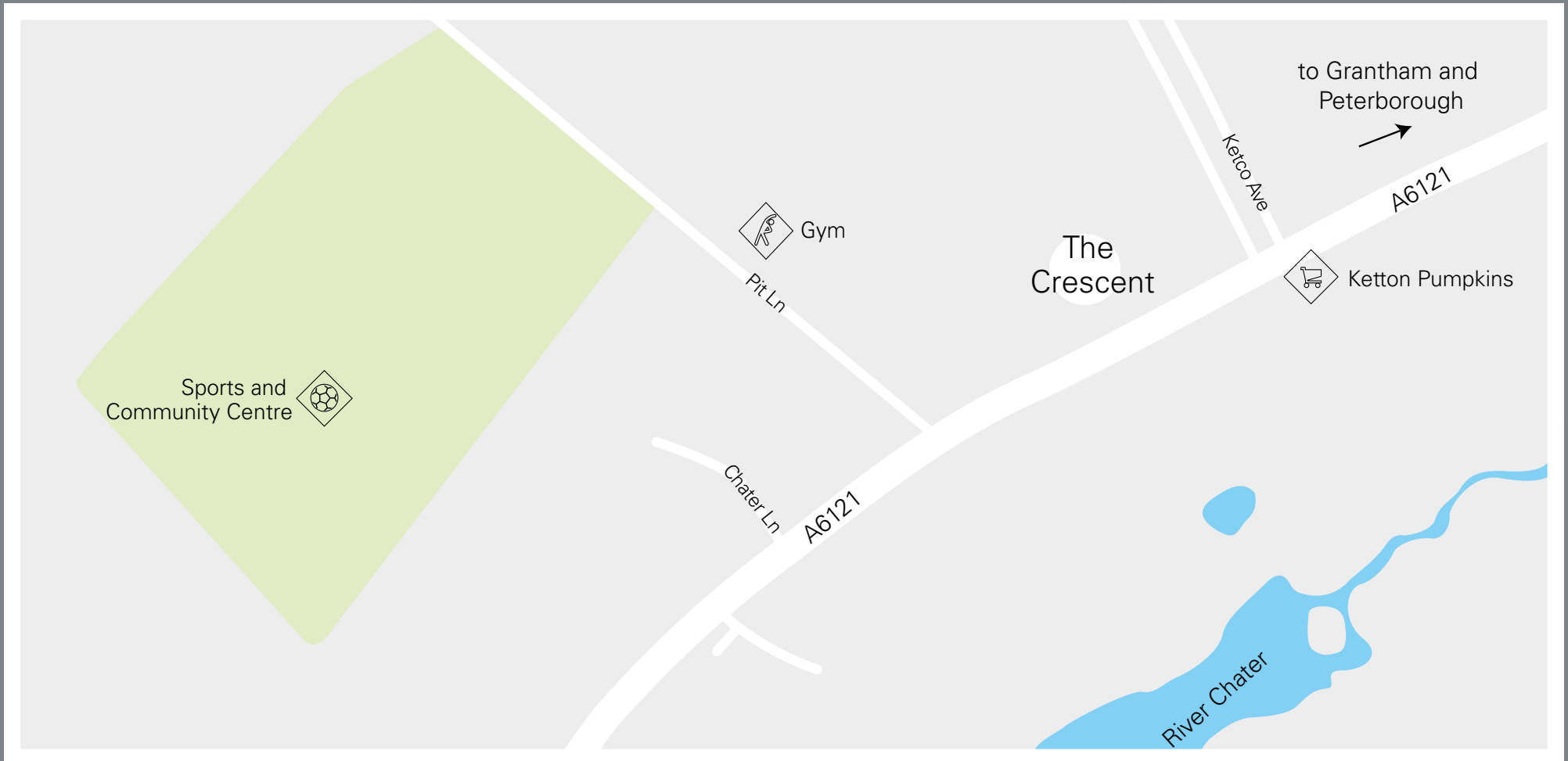
Directions

The Crescent

Ketton, Rutland, PE9 3SY



Balfour Beatty
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Well connected



Balfour Beatty
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ON FOOT

- Post office and village store, 4 minutes
- Sports and Community Centre, 7 minutes
- Library, 7 minutes
- Gym, 4 minutes
- Ketton Park, 18 minutes
- Ketton Primary School, 7 minutes
- The Railway Inn Pub, 13 minutes



BY CAR

- Stamford, 6 minutes
- Burghley House, 12 minutes
- Burghley Park Golf Club, 8 minutes
- Peterborough, 28 minutes
- Grantham, 27 minutes
- Leicester, 45 minutes



BY RAIL

- Stamford to Peterborough, 13 minutes
- Stamford to Birmingham New Street, 90 minutes
- Stamford to Cambridge, 70 minutes
- Stamford to London Kings Cross St Pancras, 90 minutes

Why Balfour Beatty?

Balfour Beatty is a leading international infrastructure group with 24,500 employees driving the delivery of powerful new solutions, shaping thinking, creating skylines and inspiring a new generation of talent to be the change-makers of tomorrow.

We finance, develop, build, maintain and operate the increasingly complex and critical infrastructure that supports national economies and deliver projects at the heart of local communities.

Over the last 113 years we have created iconic buildings and infrastructure all over the world.

Some of our key projects:



Hinkley Point C Marine Works, Somerset



Inveraray to Crossaig, Scotland



M25 Design, Build, Finance, and Operate



HS2 and Old Oak Common station, London



Manchester Engineering Campus Development, University of Manchester



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