



Your key to living at

# Stamford Meadows

LINCOLNSHIRE

Two, three and four bedroom homes available for shared ownership



Your key to the future



Your key to living at

# Stamford Meadows



Your key to a

# great location

**Nestled in the heart of the beautiful Lincolnshire countryside, Stamford Meadows offers a unique blend of modern living and rural charm. Located on the outskirts of the historic, picturesque town of Stamford, this exciting new development features a stunning collection of two, three, and four bedroom homes, ideal for families, couples, and first-time buyers alike. Whether you're looking to step onto the property ladder or seeking more space, Stamford Meadows has something for everyone.**

#### **Discover your new home**

Our homes are designed with comfort and style in mind, offering spacious living areas, contemporary kitchens, and luxurious bathrooms. With various layouts, you can choose a home that perfectly suits your lifestyle.

**Two bedroom homes:** Perfect for young professionals or those looking to downsize, these homes offer a cosy yet modern living space.

**Three bedroom homes:** Ideal for growing families, these homes provide the perfect balance of space and comfort.

**Four bedroom homes:** For those who need more room, our four bedroom homes offer expansive living areas and additional space for home offices, playrooms, or guest rooms.

All homes at Stamford Meadows are available for purchase through our shared ownership scheme, making it easier than ever to own your dream home.

Your key to a

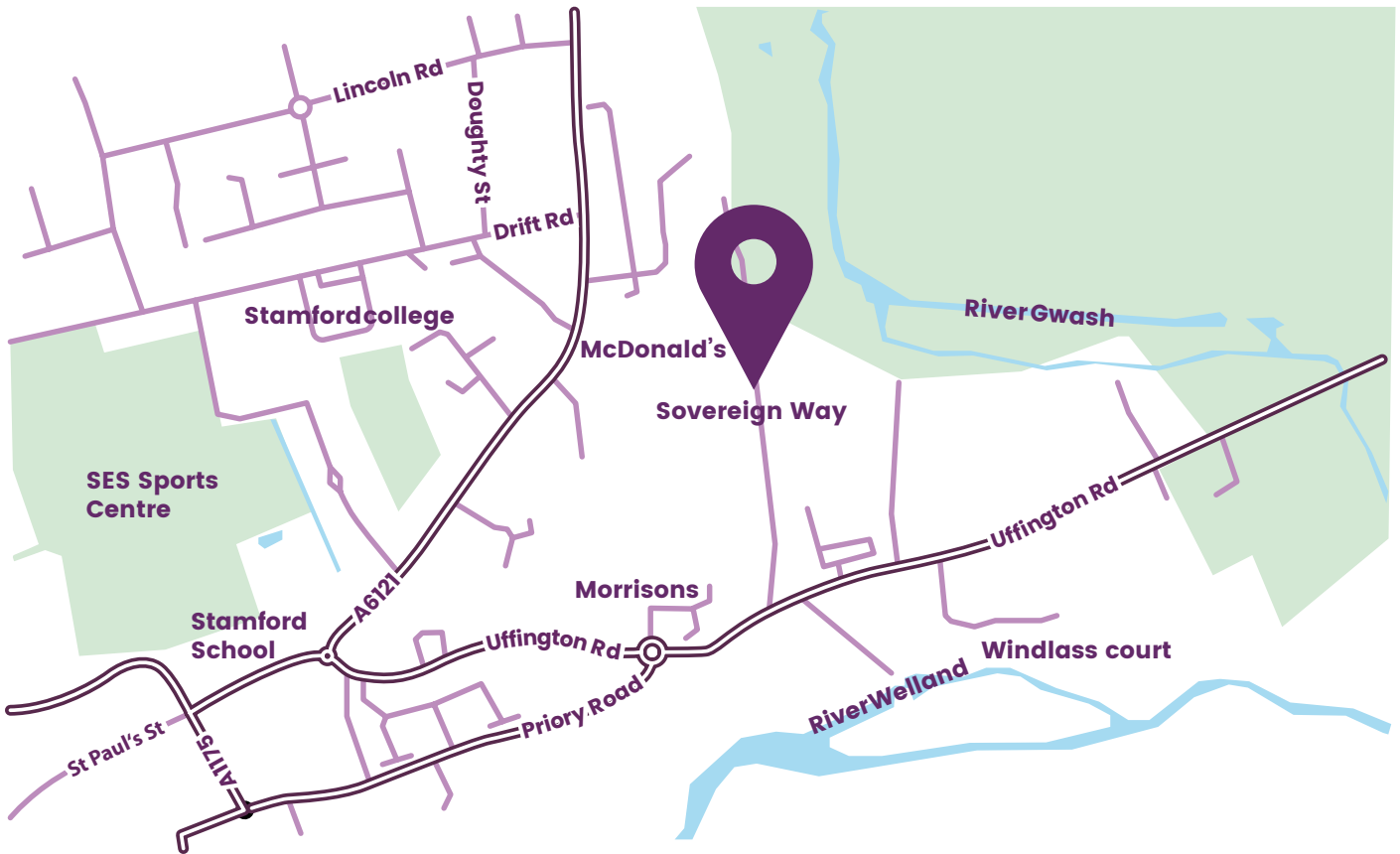
# prime location

**Stamford Meadows is perfectly positioned to offer the best of both worlds. Enjoy the tranquility of rural living with the convenience of being close to vibrant Stamford.**

**Transport links:** Stamford Meadows is well-connected to major roads, including the A1, making commuting to Peterborough, Cambridge, and London a breeze. The nearby Stamford train station offers regular services to London King's Cross (via Peterborough) and Birmingham.

**Local amenities:** Stamford Meadows is conveniently located close to local supermarkets and Stamford itself is home to a delightful array of shops, bars and restaurants. The bustling city of Peterborough is just a short drive or train ride away.

**Schools:** Families will appreciate the excellent selection of schools in the area. Both primary and secondary schools with outstanding Ofsted ratings are within easy reach, ensuring your children receive the best education close to home.



**Stamford Meadows**  
Sovereign Way, Stamford, Lincolnshire PE9 2BY



Your key to

# the community

**At Stamford Meadows, you're not just buying a house; you're joining a community. With beautifully landscaped communal areas, parks, and nearby nature reserves, there are plenty of opportunities to enjoy the great outdoors and connect with your neighbours.**

## **Start your journey today**

Whether you're looking for a peaceful retreat or a place to grow, Stamford Meadows offers the perfect setting. Contact us today to learn more about our homes and the shared ownership options available. Your dream home is just a step away.



Your key to

# modern living



## Specification highlights

Stamford Meadows offers a wide range of homes from spacious two and three bedroom homes to large family four bedroom homes.

All our homes are built with modern living in mind, using high specification kitchens and bathrooms.

Within all our homes you will find:

- Integrated appliances including fridge / freezer, dishwasher and washer dryer
- Built-in oven, hob and extractor
- Modern, neutral kitchen cabinets and worktops
- Modern white sanitary ware, with thermostatic shower and glass screen
- Vinyl flooring to kitchens & bathrooms
- TV point to living room and bedroom one
- Carpeting to all other rooms (only available as an early-purchase incentive)
- Two allocated parking spaces
- Fully enclosed, turfed rear gardens
- Outside tap
- NHBC Warranty
- 990 year lease term

# Your key to space

## Development Site Plan

● The Meadow	2 Bedroom home
● The Welland	2 Bedroom home
● The Brownes	3 Bedroom home
○ The Tinwell	3 Bedroom home
● The Uffington	3 Bedroom home
● The George	4 Bedroom home

### Notes:

Terrace Plots

The Welland Plot 132

The Uffington Plots 128, 129, 130, 131,  
133, 134, 135, 136









Four bedroom home

# The George

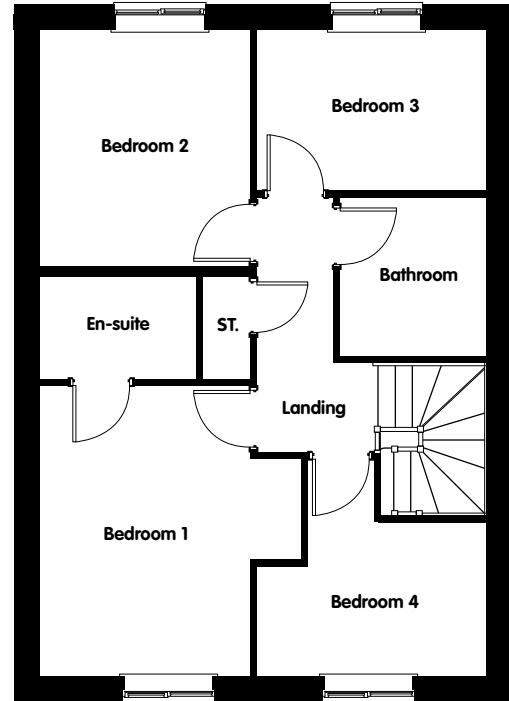
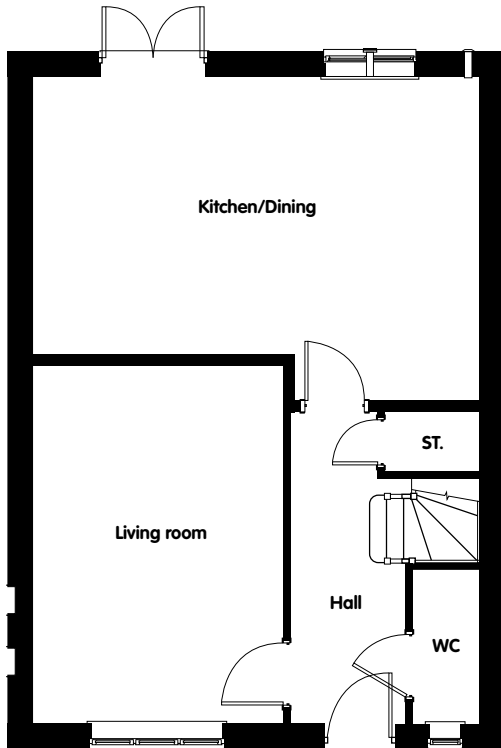
Step into the George, a spacious and elegant four-bedroom semi-detached home designed for modern family living. This beautiful property features an expansive open-plan kitchen and dining area, perfect for entertaining and family gatherings. With four generously sized bedrooms,

including a luxurious master suite with its own en-suite bathroom, the George offers ample space for relaxation and comfort. Experience the perfect blend of style and functionality in a home that truly meets your needs.

\* Images and dimensions are for illustrative purposes and may be subject to change.

The George

# Floor plan



## Ground floor

### Kitchen/Dining

3.8m x 6m - 12.4ft x 19.6ft

### Living Room

4.8m x 3.4m - 15.7ft x 11.1ft

### WC

2.1m x 0.9m - 6.8ft x 2.9ft

### Storage

0.8m x 1.5m - 2.6ft x 4.9ft

### Hall

4.2m x 1.5m - 13.7ft x 4.9ft

## First floor

### Bedroom 1

3.9m x 2.8m - 12.7ft x 9.1ft

### Bedroom 2

3.2m x 2.8m - 10.4ft x 9.1ft

### Bedroom 3

2.2m x 3.1m - 7.2ft x 10.1ft

### Bedroom 4

2.1m x 3.1m - 6.8ft x 10.1ft

### Bathroom

2.4m x 2.0m - 7.8ft x 6.5ft

### Landing

3.4m x 0.9m - 11.1ft x 2.9ft

### Storage

1.4m x 0.6m - 4.5ft x 1.9ft

### En-suite

1.4m x 1.0m - 4.5ft x 3.2ft



Three bedroom home

# The Tinwell

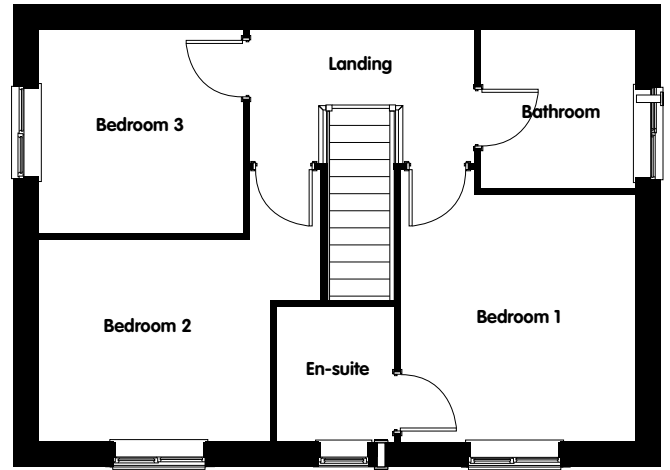
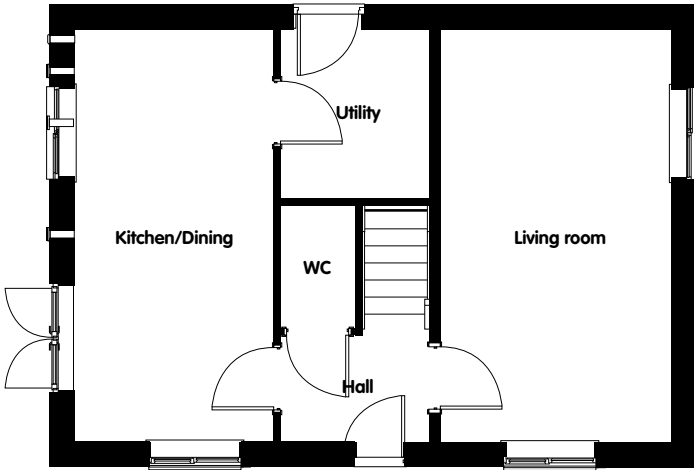
Discover the Tinwell, a charming three-bedroom detached home designed for comfortable family living. This property boasts a well-appointed open-plan kitchen and dining room, perfect for everyday meals and entertaining. The generously sized living room provides a cosy space to relax,

while the spacious landing adds to the feeling of openness. The master bedroom features a private en-suite, offering a touch of luxury. The Tinwell is the ideal blend of style and practicality, making it the perfect place to call home.

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The Tinwell

# Floor plan



## Ground floor

### Kitchen/Dining

5.6m x 2.7m - 18.3ft x 8.8ft

### Living room

5.6m x 3.1m - 18.3ft x 10.1ft

### Utility

2.3m x 2m - 7.5ft x 6.5ft

### WC

1.6m x 2m - 5.2ft x 6.5ft

### Hall

0.7m x 2m - 2.2ft x 6.5ft

## First floor

### Bedroom 1

3.3m x 3.2m - 10.8ft x 10.4ft

### Bedroom 2

2.7m x 3.1m - 8.8ft x 10.1ft

### Bedroom 3

2.7m x 2.7m - 8.8ft x 8.8ft

### Landing

1.8m x 3m - 5.9ft x 9.8ft

### En-suite

1.8m x 1.6m - 5.9ft x 5.2ft

### Bathroom

2.1m x 2.1m - 6.8ft x 6.8ft



Three bedroom home

# The Brownes

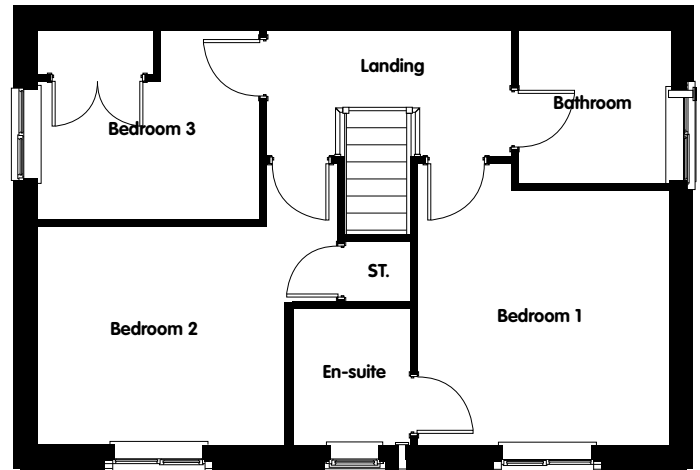
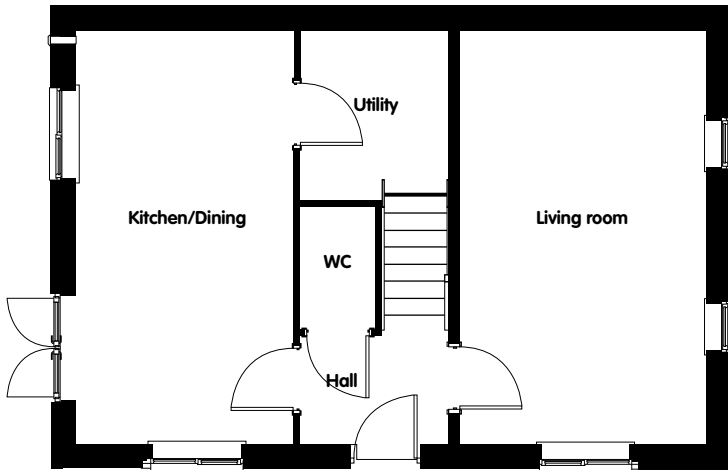
Introducing the Brownes, a spacious three-bedroom home thoughtfully designed for modern living. This property features an open-plan kitchen with a generously sized utility room, offering both style and functionality. The living room, with views of the back garden, provides

a bright and inviting space to unwind. A central staircase leads to an open landing, adding to the home's airy feel. The master bedroom comes complete with a private en-suite, ensuring comfort and luxury. The Brownes is the perfect blend of space and elegance, ideal for family life.

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The Brownes

# Floor plan



## Ground floor

### Kitchen/Dining

5.6m x 2.9m - 18.3ft x 9.5ft

### Utility

2.4m x 2m - 7.8ft x 6.5ft

### Living room

5.6m x 3.3m - 18ft x 10.8ft

### WC

1.6m x 1m - 5.2ft x 3.2ft

### Hall

1.5m x 2m - 4.9ft x 6.5ft

## First floor

### Bedroom 1

3.4m x 3.4m - 11.1ft x 11.1ft

### Bedroom 2

2.1m x 3.3m - 6.8ft x 10.8ft

### Bedroom 3

2.6m x 3m - 8.5ft x 9.8ft

### Bathroom

2.1m x 2.0m - 6.8ft x 6.5ft

### Landing

1.7m x 3.3m - 5.5ft x 10.8ft

### Storage

0.8m x 0.9m - 2.6ft x 2.9ft

### En-suite

1.8m x 1.6m - 5.9ft x 5.2ft



Three bedroom home

# The Uffington

Introducing the Uffington, a delightful three-bedroom semi-detached home designed with family living in mind. This home features a large living room with views of the back garden, creating a bright and inviting space for relaxation. The well-proportioned

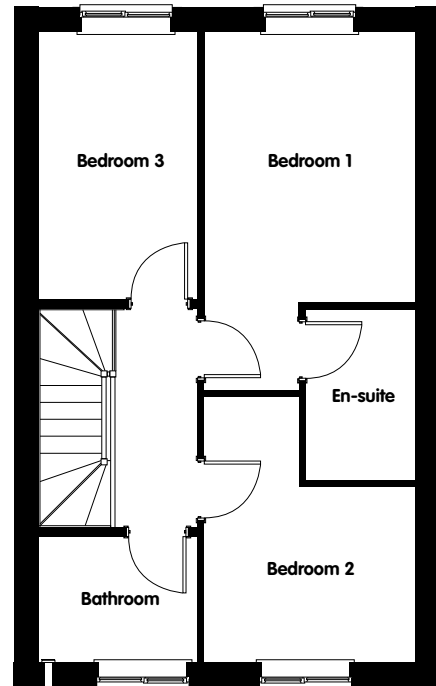
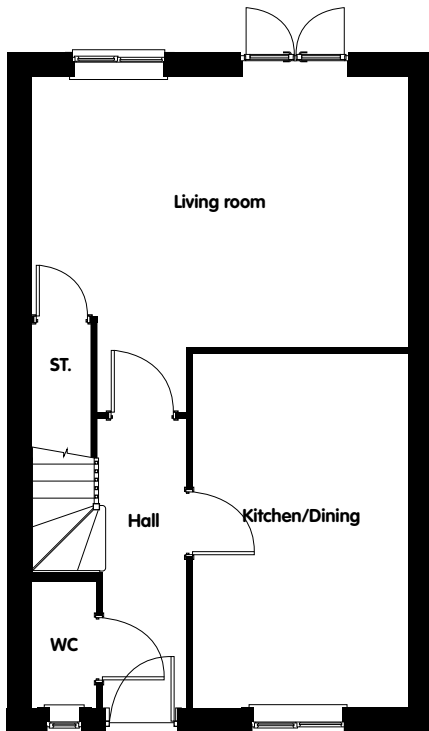
kitchen offers plenty of room for cooking and dining. The master bedroom includes a private en-suite, adding a touch of elegance to your daily routine. The Uffington combines comfort and style, making it the perfect place to settle down.

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The Uffington

# Floor plan



## Ground floor

### Living Room

3.6m x 5.1m - 11.8ft x 16.7ft

### Kitchen/Dining

4.8m x 2.9m - 15.7ft x 9.5ft

### WC

1.7m x 0.9m - 5.5ft x 2.9ft

### Storage

1.7m x 0.9m - 5.5ft x 2.9ft

### Hall

3.9m x 1.2m - 12.7ft x 3.9ft

## First floor

### Bedroom 1

3.6m x 2.8m - 11.8ft x 9.1ft

### Bedroom 2

2.4m x 2.8m - 7.8ft x 9.1ft

### Bedroom 3

3.6m x 2.1m - 11.8ft x 6.8ft

### Bathroom

1.7m x 2.1m - 5.5ft x 6.8ft

### En-suite

2.3m x 1.5m - 7.5ft x 4.9ft



Two bedroom home

# The Welland

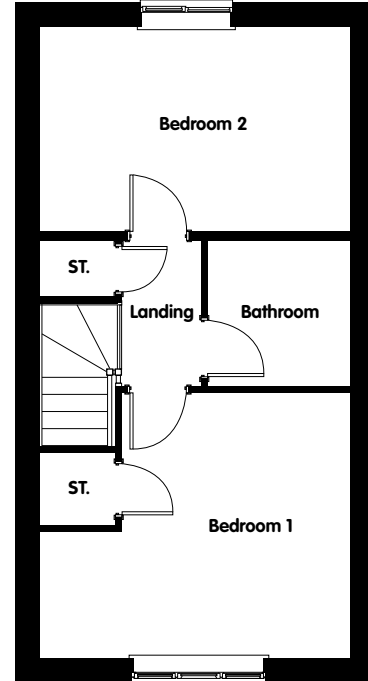
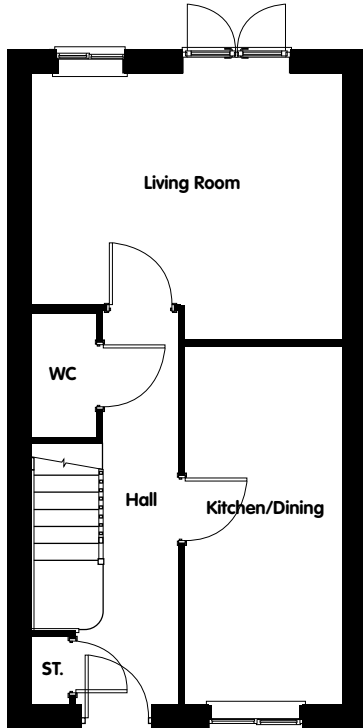
Welcome to the Welland, a modern two bedroom home perfect for contemporary living. This stylish property features a cosy living room with views of the back garden, creating a peaceful retreat for relaxation. The well-sized kitchen

offers ample space for cooking and dining, while the family bathroom provides everything you need for comfort and convenience. The Welland is the ideal choice for those seeking a blend of modern design and practicality.

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The Welland

# Floor plan



## Ground floor

**Living room**  
3.6m x 4.2m - 11.8ft x 13.7ft

**Kitchen/Dining**  
4.8m x 2.1m - 15.7ft x 6.8ft

**Storage**  
0.9m x 0.5m - 2.9ft x 1.6ft

**WC**  
1.7m x 0.9m - 5.5ft x 2.9ft

**Hall**  
5.3m x 1.4m - 17.3ft x 4.5ft

## First floor

**Bedroom 1**  
3.6m x 4.2m - 11.8ft x 13.7ft

**Bedroom 2**  
2.8m x 4.2m - 9.1ft x 13.7ft

**Bathroom**  
2m x 1.9m - 6.5ft x 6.2ft

**Landing**  
2m x 1m - 6.5ft x 6.2ft

**Storage**  
0.7m x 1m - 6.5ft x 3.2ft

**Storage**  
1m x 1m - 2.2ft x 3.2ft



Two bedroom home

# The Meadow

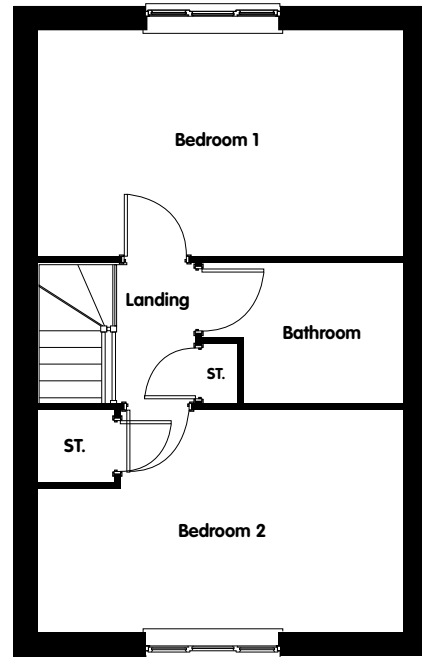
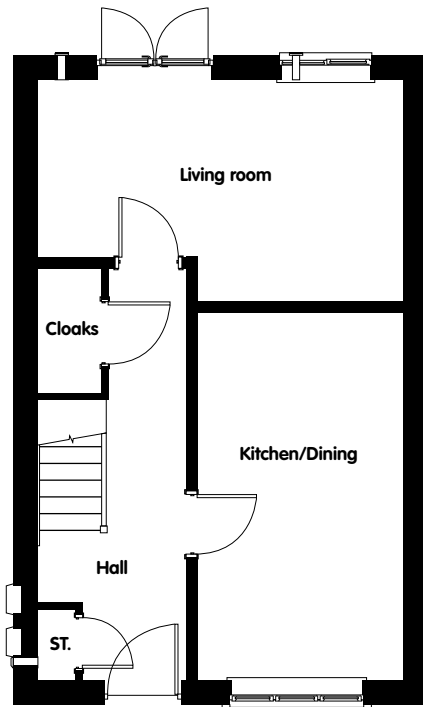
The Meadow is a modern two-bedroom semi-detached home designed for contemporary living. This stylish property features a cosy living room with views of the back garden, creating a peaceful retreat for relaxation. The well-sized kitchen offers ample space

for cooking and dining, while the family bathroom provides everything you need for comfort and convenience. The Meadow is the ideal choice for those seeking a blend of modern design and practicality.

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The Meadow

# Floor plan



## Ground floor

### Kitchen/Dining

5.0m x 2.8m - 16.4ft x 9.1ft

### Living Room

4.9m x 3m - 16ft x 9.8ft

### Cloaks

1.8m x 0.9m - 5.9ft x 2.9ft

### Storage

1m x 0.5m - 3.2ft x 1.6ft

### Hall

5.6m x 1m - 18.3ft x 3.2ft

## First floor

### Bedroom 1

3m x 4.9m - 9.8ft x 16ft

### Bedroom 2

3m x 4.9m - 9.8ft x 16ft

### Bathroom

1.9m x 2.7m - 6.2ft x 8.8ft

### Landing

1.9m x 1.0m - 6.2ft x 3.2ft

### Storage

0.7m x 0.5m - 2.2ft x 11.6ft

### Storage

0.9m x 1m - 2.9ft x 3.2ft

# Who is eligible

## **Broadly speaking, you are eligible for shared ownership if:**

- Your gross annual household income is less than £80,000.
- You are not a homeowner (if you are a current shared owner or homeowner, you must have a sale agreed on your current home before reserving one of our new homes).
- You have no outstanding credit problems.

## **How to apply**

To make an application, complete the online application form on our website

[www.crosskeyshomes.co.uk/apply](http://www.crosskeyshomes.co.uk/apply)

After we receive your application, we'll contact you with details about what to do next. You will need to talk to one of our approved mortgage brokers. This will allow us to confirm the size of the share you can purchase and give you an idea of the costs involved.

## **Talk to us**

We're here to support you every step of the way. If you have any questions, please don't hesitate to reach out. You can fill in our enquiry form or email the sales inbox and we'll respond within two working days. Alternatively, you can start a live chat on our website or give us a call, Monday to Friday, from 9am to 5pm.

For application enquiries, please contact Meghann on 01733 396 440.



What is the

# process

## 1. Finding a home

You want to get your foot on the property ladder but you're not sure where to start. View our available and upcoming shared ownership homes on our website:

[www.crosskeyshomes.co.uk/buy](http://www.crosskeyshomes.co.uk/buy)

Our friendly Sales team are here to help you with any questions you may have about our homes for sale.

## 2. Assessment

Once you have found a home you are interested in please apply on our website at [www.crosskeyshomes.co.uk/apply](http://www.crosskeyshomes.co.uk/apply) After we receive your application, we'll contact you with details about what to do next. You will need to talk to one of our approved mortgage brokers. This will allow us to confirm the size of the share you can purchase and give you an idea of the costs involved.

## 3. Obtaining a Decision in Principle (DiP)

As part of the financial assessment, the mortgage broker will then obtain a Decision in Principle from a mortgage lender on your behalf.

## 4. Anti money laundering check (AML)

Before we are able to offer you a home, we will need to complete an AML check. The list of documents required for this will be attached to the email we send to you confirming we have received your application.

## 5. Reserve your property

Once our AML check is complete, we will offer you a property to reserve. You will complete our reservation form and pay a £500 reservation fee.

## 5. Issue the Memorandum of Sale

We will issue a Memorandum of Sale to all parties involved, this is when you will then formally instruct your solicitor and apply for your mortgage (if applicable).

## 6. Draft Contracts issued and searches

Our solicitors will issue Draft Contracts to your solicitor.

Your solicitors will review this information and order searches. These provide information about the area the property is in and the property itself you are buying. Once searches are received, they will raise enquiries on your behalf.

## 7. Mortgage offer and approval

Once your mortgage application has been received by the lender, they will carry out a valuation on your new home prior to offering the mortgage.

We will receive a copy of your mortgage offer which we will check and approve.

## 8. Exchange of contracts

Once the legal searches are back, enquiries are satisfied and your mortgage offer has been received, you will then be in an approved position to exchange contracts.

## 9. Completion

Upon exchange of contracts (subject to build completion) a completion date will be agreed, which is the day you will receive the keys to your new home.

**For more information:**

Visit: [www.crosskeyshomes.co.uk/buy](http://www.crosskeyshomes.co.uk/buy)

Email: [sales@crosskeyshomes.co.uk](mailto:sales@crosskeyshomes.co.uk)

For development enquiries: Call Anj 01733 385066 or Mary 01733 396406

For application queries: Call Meghann 01733 396440

Cross Keys Homes  
Shrewsbury Avenue  
Peterborough  
PE2 7BZ



**Disclaimer\***

These homes are leasehold properties that benefit from a lease term of 990 years.

These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form any part of an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without notice. You should verify the particulars on your visit to the property and the particulars do not replace the need for a survey and appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given.

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Date of publication: August 2024