



Your key to living at

# The Maltings

DONINGTON

Two, three and four bedroom homes available for shared ownership



Your key to the future

Your key to living at

# The Maltings





Your key to a

# great location

**Nestled in the heart of the beautiful Lincolnshire countryside, The Maltings offers a unique blend of modern living and rural charm. Located on the outskirts of the historic village of Donington, this exciting new development features a stunning collection of two and three bedroom homes, ideal for families, couples and first-time buyers alike. Whether you're looking to step onto the property ladder or ready to downsize, The Maltings 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 bathrooms. With various layouts, you can choose a home that perfectly suits your lifestyle.

Your key to a

# prime location

**Donington is a village and civil parish in the South Holland District of Lincolnshire, England. It is 8 miles (13 km) north of the market town of Spalding and 11 miles (18 km) south of Boston on the A152.**

#### Local Amenities

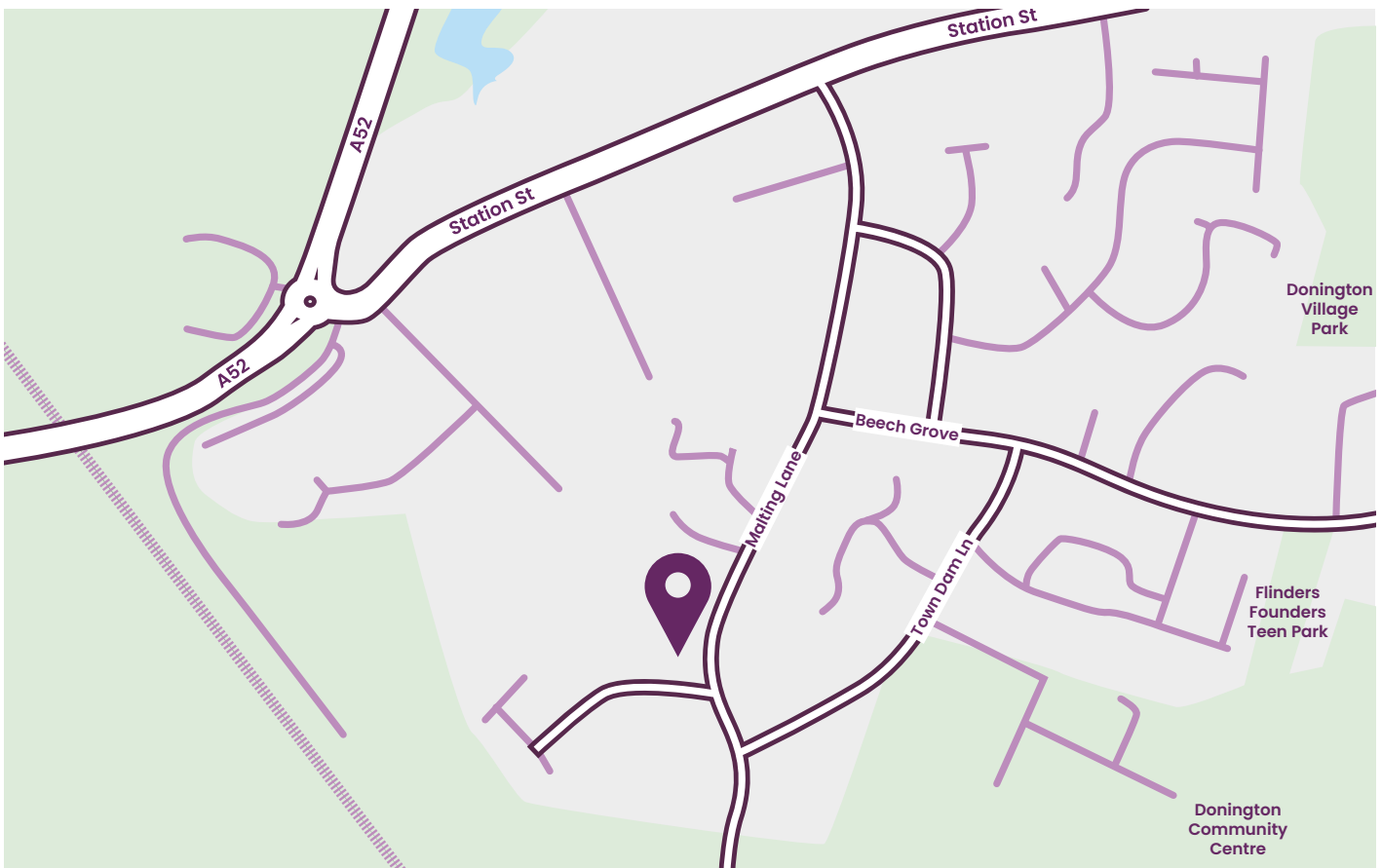
Donington has a selection of parks, a church and is home to an array of shops in the Market Place, with local businesses including an independent optician, a butchers and a hair salon. The historic Black Bull public house and restaurant has sat in the heart of the village for over 450 years and still retains some of its original features.

#### Schools

There are two schools in the village – the Donington Cowley Endowed Primary School and Cowley Academy, a non-selective secondary school for pupils aged 11-16 and partly Grade II listed.

#### Travel

The nearest railway stations are very close by in Spalding and Boston, with regular connected services to Peterborough, Lincoln, Derby, Sheffield, Leicester, Nottingham and London.



The Maltings  
Barley Drive, Donington, Lincolnshire PE11 4GQ



Your key to

# the community

**At The Maltings, you're not just buying a house; you're joining a community. Surrounded by beautiful countryside, historic buildings and local parks, 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, The Maltings 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.





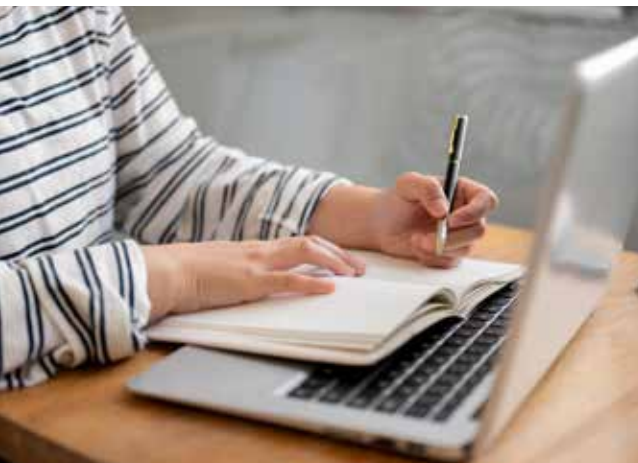
Your key to

# modern living



## Specification highlights

- Modern neutral kitchen cabinets & worktops
- Electric ceramic hob, oven & extractor hood
- Stainless steel splash back behind the hob
- Integrated fridge freezer
- Integrated washing machine
- Integrated dishwasher to 3 & 4 bedroom homes only
- Vinyl flooring to kitchen, WC & bathroom
- Carpets to all other rooms as an early incentive
- Modern white sanitary ware, with thermostatic shower over the bath & glass screen
- Gas central heating
- TV point to living room & bedroom 1
- Fully enclosed turfed rear garden
- Solar panels to the roof, generating electricity
- EV charging points
- Premier Warranty



Your key to

# space









Two bedroom home

# The Bakewell

Step into the Bakewell, a spacious two bedroom semi-detached home, perfect for first time buyers and those looking to downsize.

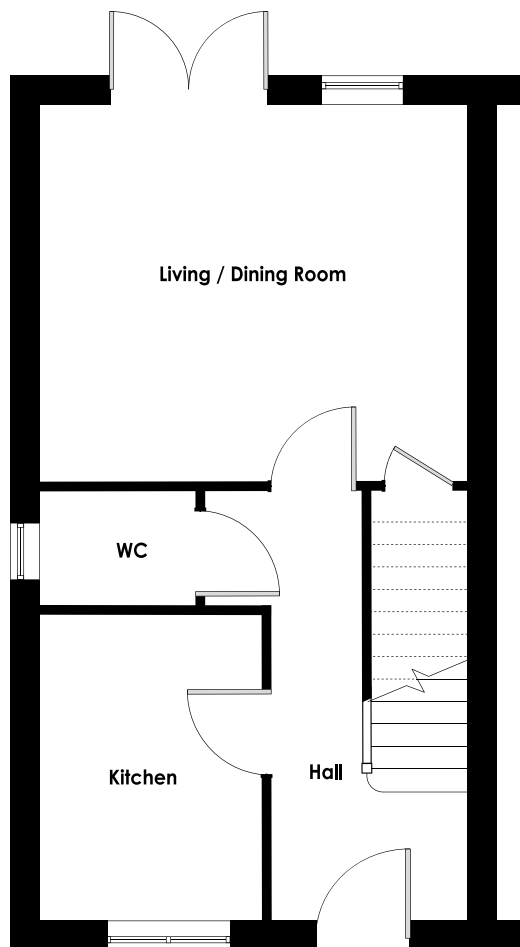
This property has been built to a modern specification and has something to offer everyone. The kitchen has a selection of base and wall units offered in neutral

colours with an integrated oven, hob and extractor hood, integrated fridge freezer and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. The bathroom comes with a thermostatic shower over the bath, full height tiling to the bath area and a glass shower screen.

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

The Bakewell

# floor plan

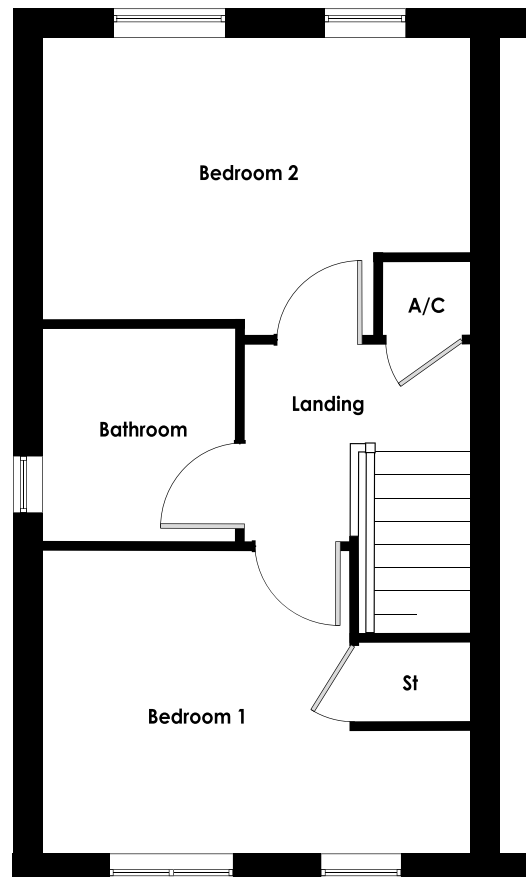


## Ground floor

**Living / Dining Room**  
4.3m x 3.7m

**Kitchen**  
3.1m x 2.2m

**WC**  
1.5m x 1.1m



## First floor

**Bedroom 1**  
4.3m x 3m

**Bedroom 2**  
4.3m x 2.8m

**Bathroom**  
2.1m x 1.9m





Three bedroom home

# The Highfield

Welcome to the Highfield, a spacious three bedroom terraced home, perfect for first time buyers, couples and growing families.

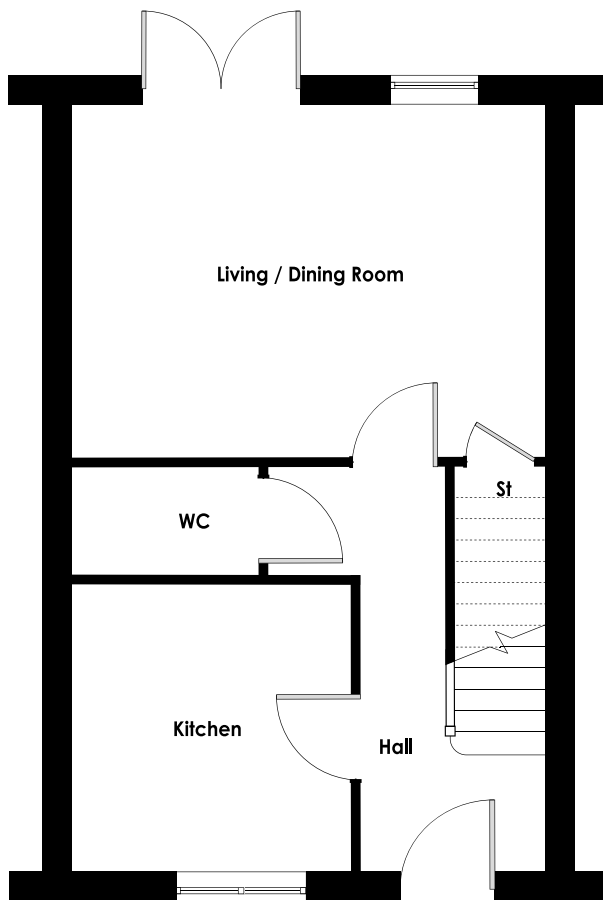
This property has been built to a modern specification and has something to offer everyone. The kitchen has a selection of base and wall units offered in neutral colours with an integrated oven, hob and

extractor hood, integrated fridge freezer, dishwasher and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. The bathroom comes with a thermostatic shower over the bath, full height tiling to the bath area and a glass shower screen.

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The Highfield

# floor plan

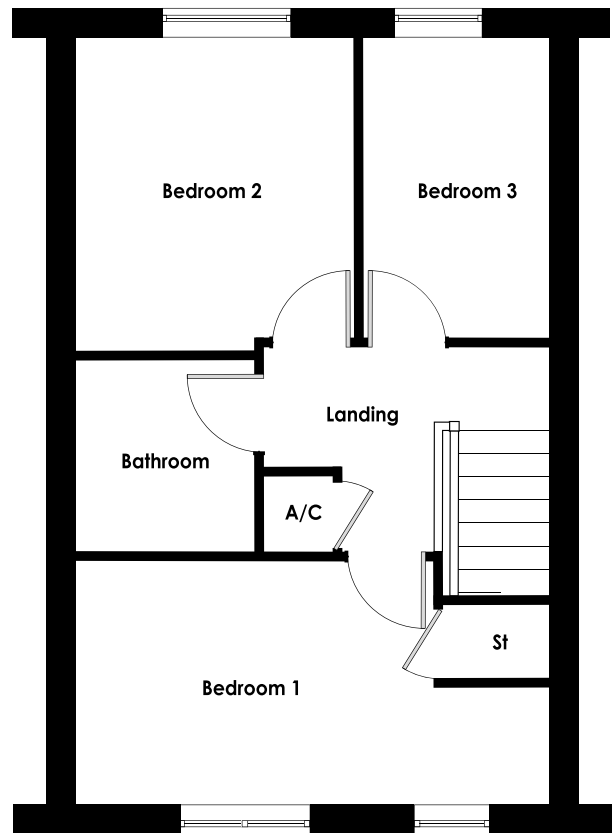


## Ground floor

**Living / Dining Room**  
5m x 3.7m

**Kitchen**  
3.1m x 2.9m

**WC**  
2m x 1.1m



## First floor

**Bedroom 1**  
5m x 2.5m

**Bedroom 2**  
3.3m x 2.9m

**Bedroom 3**  
3.3m x 2m

**Bathroom**  
2m x 1.9m



Three bedroom home

# The Holland

Introducing the Holland, a spacious three bedroom semi-detached home, perfect for first time buyers, couples and growing families.

This property has been built to a modern specification and has something to offer everyone. The kitchen has a selection of base and wall units offered in

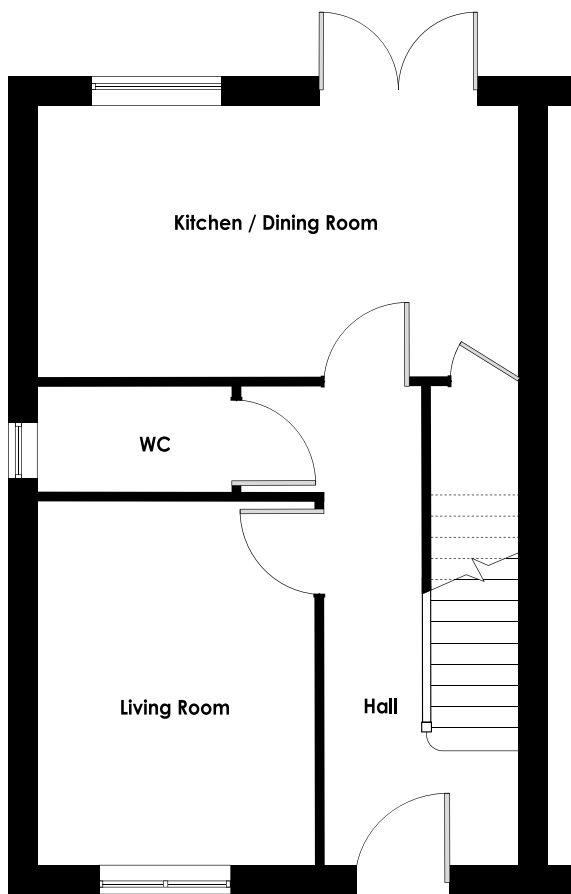
neutral colours with an integrated oven, hob and extractor hood, integrated fridge freezer, dishwasher and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. The bathroom comes with a thermostatic shower over the bath, full height tiling to the bath area and a glass shower screen.

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The Holland

# floor plan

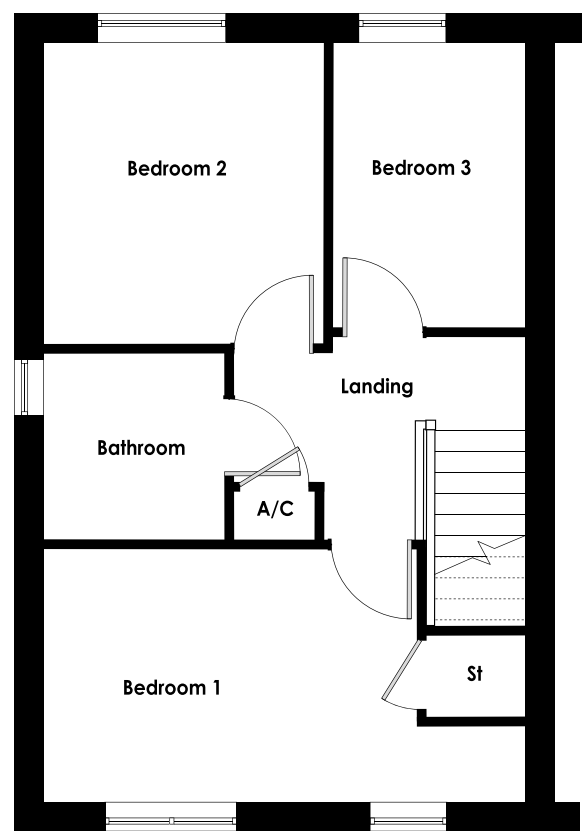


## Ground floor

**Kitchen / Dining Room**  
5.1m x 2.9m

**Living Room**  
3.9m x 3m

**WC**  
2.1m x 1.1m



## First floor

**Bedroom 1**  
5.1m x 2.6m

**Bedroom 2**  
3.2m x 3.0m

**Bedroom 3**  
2.9m x 2m

**Bathroom**  
2.1m x 1.9m



Four bedroom home

# The Kensington

Discover the Kensington, a spacious four bedroom semi-detached home, perfect for growing families.

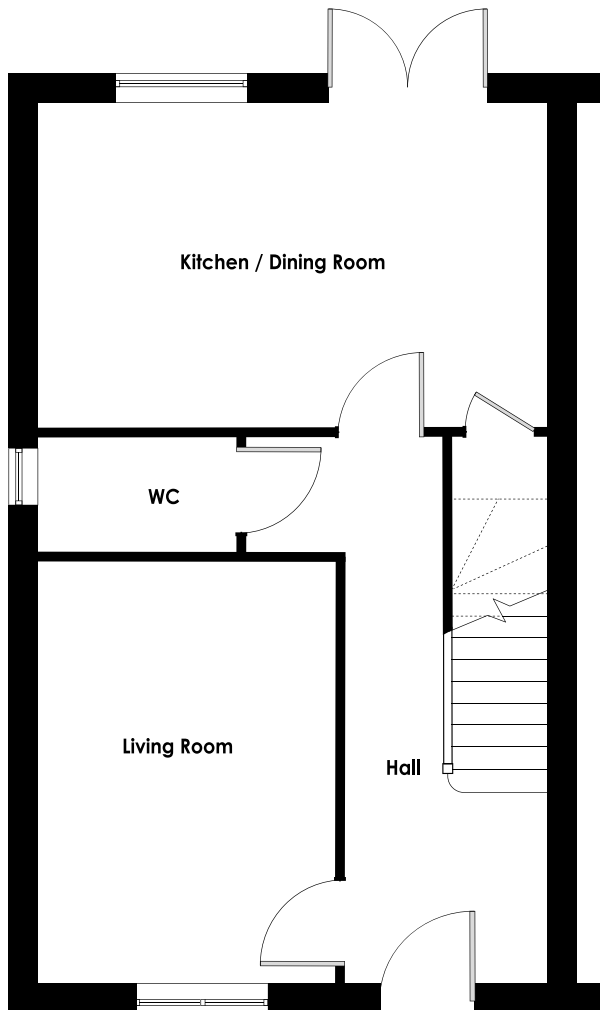
This property has been built to a modern specification and has something to offer everyone. The kitchen has a selection of base and wall units offered in neutral colours with an integrated oven, hob and

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The Kensington

# floor plan

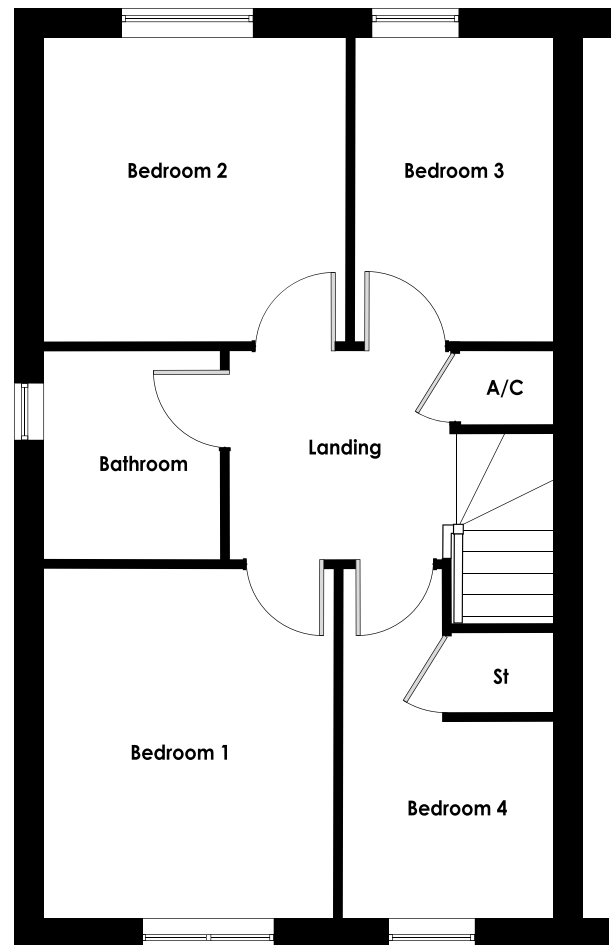


## Ground floor

**Kitchen / Dining Room**  
5.2m x 3.4m

**Living Room**  
4.4m x 3.1m

**WC**  
2m x 1.1m



## First floor

**Bedroom 1**  
3.5m x 2.9m

**Bedroom 2**  
3.1m x 3.1m

**Bedroom 3**  
3.1m x 2m

**Bedroom 4**  
3.5m x 2.2m

**Bathroom**  
2.2m x 1.6m



# 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.

## 6. 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).

## 7. 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.

## 8. 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.

## 9. Exchange of contracts

Once the legal searches are back, enquiries are satisfied and your mortgage offer has been received, you will then be in a 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 or Natalie 01733 385048

Cross Keys Homes  
Shrewsbury Avenue  
Peterborough  
PE2 7BZ

These are leasehold homes with a lease term of 990 years.

NB: We are not yet aware of the Council Tax banding for these homes.

Shares available to purchase up to 75% of the full market value (subject to affordability and eligibility criteria). You will need to purchase as large a share as possible..

**Disclaimer**

**IMPORTANT NOTICE** 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. All images are computer generated.

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