

**Taylor
Wimpey**

Find your way around

WADDINGTON HEATH

WADDINGTON | LINCOLNSHIRE

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At Waddington Heath you'll find a superb collection of two bedroom bungalows and three and four-bedroom homes.

Situated in the rural village of Waddington, Waddington Heath is an excellent opportunity for those looking for the best of both a rural and urban lifestyle.



Come in and take a look around



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWEM 49993 JANUARY 2019

4 BEDROOM HOMES

- The Wortham**
4 bedroom home
Plots: 6, 80, 96, 97, 104, 113, 156, 158, 177 & 178
- The Haddenham**
4 bedroom home
Plots: 2, 15, 19, 55, 81, 98, 103, 115, 116, 142, 159, 161, 163, 167, 176, 179, 183 & 184
- The Downham**
4 bedroom home
Plots: 7, 12, 18, 43, 52, 54, 56, 79, 82, 95, 114, 157, 160, 162, 164, 180 & 185
- The Shelford**
4 bedroom home
Plots: 1, 16, 42, 51, 99, 100, 117, 171, 172 & 187
- The Midford**
4 bedroom home
Plots: 4, 5, 39, 40, 94, 101, 102, 143, 151, 152, 169, 170, 174, 175, 181 & 182

3 BEDROOM HOMES

- The Aldenham**
3 bedroom home
Plots: 3, 38, 48, 53, 57, 78, 89, 168, 173 & 186
- The Colton**
3 bedroom home
Plots: 8, 9, 13, 14, 44, 45, 83, 84, 90, 91, 110, 111, 112, 153, 154, 155, 165 & 166
- The Gosford**
3 bedroom home
Plots: 10, 20, 21, 22, 36, 46, 47, 49, 50, 63, 64, 65, 66, 76, 77, 92, 93, 106, 107, 118, 119, 120, 121, 139, 140, 141, 144, 145, 146, 149 & 150
- The Easedale**
3 bedroom home
Plots: 11, 28, 29, 37, 105, 108, 109, 122, 147 & 148
- 3 bedroom home***
Plots: 67, 68, 69, 70, 71, 72, 73, 74, 75, 135 & 136

2 BEDROOM HOMES

- The Langley**
2 bedroom bungalow
Plots: 17 & 41
- 2 bedroom home***
Plots: 25, 26, 27, 30, 31, 34, 35, 58, 59, 60, 61, 62, 85, 86, 125, 126, 127, 128, 129, 130, 131 & 132
- 2 bedroom bungalow***
Plots: 23, 24, 32 & 33

1 BEDROOM HOMES

- 1 bedroom home***
Plots: 87, 88, 123, 124, 133, 134, 137 & 138

* = Affordable homes
BCP = Bin collection point
POS = Public open space
V = Visitor parking
▶ = Integral garage
▷ = Half of garage for plot 172

WADDINGTON HEATH

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Waddington
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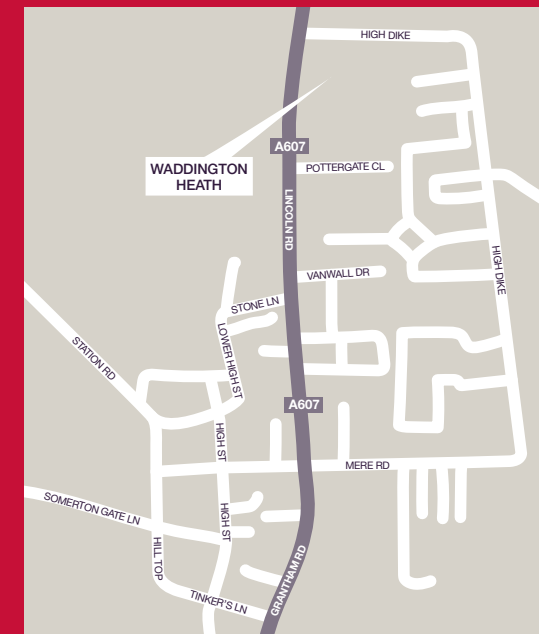
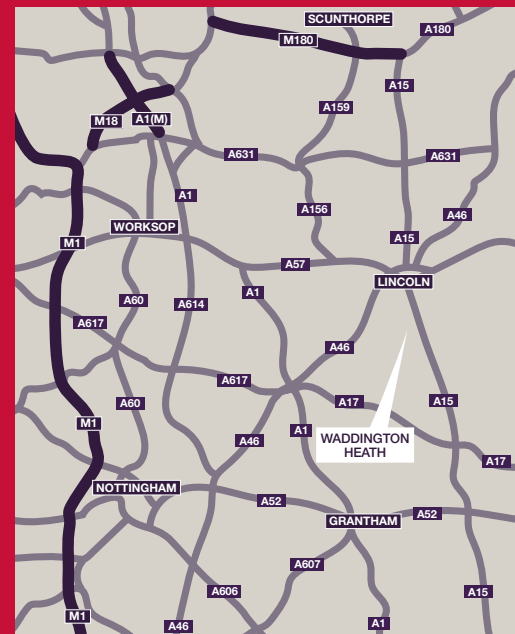
HOW TO FIND US:

From Lincoln town centre

- Head south on the A15, continuing onto the B1188.
- After half a mile, turn right onto Canwick Avenue (B1131) and follow it for 1.5 miles.
- At the T junction, turn left onto London Road.
- After 200 meters, turn right at the traffic lights onto Grantham Road (A607).
- Follow Grantham Road for 1.5 miles and just after the traffic lights, the development will be on your left.

From Newark-on-Trent

- From Lincoln Road, head north east towards the A46.
- Continue on the A46 for 8 miles, going straight over 3 roundabouts.
- Take the exit towards Auburn/Haddington and at the junction, turn left onto Haddington Lane.
- At the crossroads, turn left onto Butts Lane.
- After 0.5 miles, turn right onto Bridge Lane and at the T junction, turn left onto Church Road, continuing through Auburn.
- Continue straight as Blackmoor Road becomes Low Road and after 1.3 miles, turn right onto Somerton Gate Lane.
- At the T junction, turn left onto Hill Top. After 100 meters, take a sharp right onto Manor Lane and continue on to Lower High Street.
- At the T junction, turn right onto Lincoln Road. Continue on for 100 meters and the development will be on your right.



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THE WORTHAM

4 BEDROOM HOME



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THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoined utility and double doors leading to a separate lounge. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, 3 further double bedrooms, one of which has a en suite, and a main bathroom.

TOTAL 1,525 sq. ft

GROUND FLOOR



Lounge	3.57m x 5.75m	11' 9" x 18' 10"
Kitchen/Dining	6.48m x 3.34m	21' 3" x 10' 11"

FIRST FLOOR



Bedroom 1 (max.)	3.60m x 4.78m	11' 10" x 15' 9"
Bedroom 2	4.13m x 3.10m	13' 7" x 10' 2"
Bedroom 3	3.03m x 3.41m	10' 0" x 11' 3"
Bedroom 4	3.41m x 3.02m	11' 2" x 9' 11"



Plots: 6, 80, 96, 97, 104, 113, 156, 158, 177 & 178

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THE HADDENHAM

4 BEDROOM HOME



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THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to a lounge, and further up the hallway you will find a kitchen/dining room with French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en-suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

TOTAL 1,460 sq. ft

GROUND FLOOR



Lounge (max.)	5.93m x 3.44m	19' 6" x 11' 3"
Kitchen/Dining	6.34m x 3.90m	20' 9" x 12' 10"

FIRST FLOOR



Bedroom 1 (max.)	4.02m x 4.65m	13' 2" x 15' 3"
Bedroom 2 (max.)	4.04m x 4.05m	13' 3" x 13' 4"
Bedroom 3	3.28m x 3.23m	10' 9" x 10' 7"
Bedroom 4	2.79m x 3.23m	9' 2" x 10' 7"

 **Plots:** 2, 15, 19, 55, 81, 98, 103, 115, 116, 142, 159, 161, 163, 167, 176, 179, 183 & 184

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THE DOWNHAM

4 BEDROOM HOME



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THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate lounge with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 1,244 sq. ft

GROUND FLOOR



Lounge (max.) 5.27m x 3.18m 17' 4" x 10' 5"

Kitchen/Dining 7.94m x 2.98m 26' 1" x 9' 10"

FIRST FLOOR



Bedroom 1 4.30m x 3.03m 14' 1" x 10' 0"

Bedroom 2 (max.) 3.51m x 3.28m 11' 6" x 10' 9"

Bedroom 3 3.55m x 3.03m 11' 8" x 10' 0"

Bedroom 4 2.62m x 2.53m 8' 7" x 8' 4"

 **Plots:** 7, 12, 18, 43, 52, 54, 56, 79, 82, 95, 114, 157, 160, 162, 164, 180 & 185

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional 4 bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a lounge and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 1,378 sq. ft

GROUND FLOOR



Lounge 4.74m x 3.88m 15' 7" x 12' 9"

**Kitchen/
Dining (max.)** 8.10m x 3.24m 26' 7" x 10' 8"

Study 2.62m x 2.10m 8' 7" x 6' 11"

FIRST FLOOR



Bedroom 1 (max.) 3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 (max.) 4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 (max.) 3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 (max.) 3.89m x 2.75m 12' 9" x 9' 0"



Plots: 1, 16, 42, 51, 99, 100, 117, 171, 172 & 187

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous lounge will find all they need in the well proportioned 4 bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate lounge and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170 sq. ft

GROUND FLOOR



Lounge	4.49m x 3.62m	14' 9" x 11' 11"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11' 10" x 10' 9"
Bedroom 2	3.53m x 2.81m	11' 7" x 9' 3"
Bedroom 3 (min.)	2.81m x 2.52m	9' 3" x 8' 3"
Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"

 **Plots:** 4, 5, 39, 40, 94, 101, 102, 143, 151, 152, 169, 170, 174, 175, 181 & 182

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THE ALDENHAM

3 BEDROOM HOME

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THE ALDENHAM

The Aldenham is a traditional 3 bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a lounge opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

TOTAL 967 sq. ft

GROUND FLOOR



Lounge (max.)	4.32m x 3.18m	14' 2" x 10' 5"
Kitchen	3.00m x 2.96m	9' 10" x 9' 9"
Dining	3.10m x 2.62m	10' 2" x 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.17m x 4.10m	10' 5" x 13' 6"
Bedroom 2 (max.)	3.57m x 2.99m	11' 9" x 9' 10"
Bedroom 3 (max.)	2.68m x 2.99m	8' 9" x 9' 10"



Plots: 3, 38, 48, 53, 57, 78, 89, 168, 173 & 186

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THE COLTON

3 BEDROOM HOME



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THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a lounge/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,153 sq. ft

GROUND FLOOR



Lounge/Dining	4.78m x 3.27m	15' 8" x 10' 9"
Kitchen (min.)	2.57m x 3.43m	8' 5" x 11' 3"

FIRST FLOOR



Bedroom 2 (max.)	4.78m x 3.07m	15' 8" x 10' 1"
Bedroom 3	2.55m x 2.93m	8' 5" x 9' 8"

SECOND FLOOR



Bedroom 1 (max.)	3.74m x 5.13m	12' 4" x 16' 10"
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 **Plots:** 8, 9, 13, 14, 44, 45, 83, 84, 90, 91, 110, 111, 112, 153, 154, 155, 165 & 166

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/diner which has French doors out to the garden. The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft

GROUND FLOOR



Lounge (max.)	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 (max.)	3.55m x 2.00m	11' 8" x 6' 7"



Plots: 10, 20, 21, 22, 36, 46, 47, 49, 50, 63, 64, 65, 66, 76, 77, 92, 93, 106, 107, 118, 119, 120, 121, 139, 140, 141, 144, 145, 146, 149 & 150

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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/diner. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft

GROUND FLOOR



Lounge	5.10m x 3.02m	16' 9" x 9' 11"
Kitchen/Dining	5.10m x 3.02m	16' 9" x 9' 11"

FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12' 5" x 10' 1"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"



Plots: 11, 28, 29, 37, 105, 108, 109, 122, 147 & 148

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THE LANGLEY

2 BEDROOM HOME



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THE LANGLEY

The Langley is a spacious 2 bedroom bungalow perfect for downsizers. The open plan contemporary fitted kitchen and lounge/dining room is great for entertaining, along with the two bedrooms and family bathroom making this the perfect single storey home.

TOTAL 606 sq. ft

GROUND FLOOR



Lounge/Dining room/Kitchen	4.00m x 6.02m	13' 1" x 19' 9"
Bedroom 1	3.98m x 3.17m	13' 1" x 10' 5"
Bedroom 2	3.09m x 2.76m	10' 2" x 9' 1"



Plots: 17 & 41

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WADDINGTON HEATH. A VERY SPECIAL PLACE TO BE

A warm welcome to Waddington Heath.

Here you'll find a superb collection of two bedroom bungalows and three and four-bedroom homes.

Situated in the rural village of Waddington, Waddington Heath is an excellent opportunity for those looking for the best of both a rural and urban lifestyle.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



ENJOY LAID-BACK LIVING IN A RURAL VILLAGE

Located in the stunning Lincolnshire countryside, Waddington Heath overlooks stunning scenery and leafy landscaped gardens.

Homebuyers here will have easy access to nearby pubs and restaurants, leisure and sporting facilities, as well as plenty of walking and cycle paths.

Families with children will benefit from a wide selection of primary schools including Waddington Redwood Primary School, and high schools, such as The Priory Academy, in the area.



The Wheatsheaf Inn
Stop by your local for great food and drinks, live music, and a family-friendly atmosphere.



Waddington Childrens Skatepark
Try out the half-pipe, practice those kickflips and nail that nollie.



Bar Lane shops
A great range of local stores and amenities right on your doorstep.

THE IDEAL PLACE TO BE

For commuter convenience, Waddington Heath has close links to the A46 and Lincoln Central Train Station.

The historic city of Lincoln is just four miles away and offers a superb cultural scene with festivals, markets and exhibitions all year round.

TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Waddington Village Hall park
The perfect spot for an afternoon of family fun.



Steep Hill, Lincoln
Take a walk down historic Steep Hill and discover a variety of independent and specialty shops.



High Street, Waddington
Picturesque streets, historic buildings and rural views set the scene in Waddington.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

