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# Maple Way

## Donington

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*A brand new development of executive bungalows with double garages*



- Brand new executive bungalows
- Three bedrooms & en-suite to bed 1
- Open plan kitchen dining living
- Air source under floor heating throughout
- Integrated appliances to kitchen
- All flooring included throughout
- Double garages with electric roller doors
- Peace of mind 10-year warranty
- Built by quality local builders

## About The Development

Brand new high specification bungalows nestled onto a private drive within the popular village of Donington. With only 6 bungalows being built, these executive bungalows will be fitted with quality materials and offer spacious living accommodation plus offering a double garage with each home.

With initial build completions to take place Q1 & Q2 2025, early reservations are being accepted and offering the opportunity to have a choice of some of the fittings, all subject to build stage.

Some of the stand out features include; Air source heat pump with underfloor heating throughout, hardwood internal doors, all flooring included with a choice of LVT to kitchen & wet areas and a choice of carpet to other areas, premium Symphony fitted kitchen with a choice of unit styles if reserved early, Quartz worktop fitted as standard, all integrated appliances to include Fridge freezer, dishwasher, microwave combination oven, single oven

& warming drawer, wine cooler, electric car charging point, electric roller garage doors, Turf included to front gardens and premium sandstone slabs to footpaths and patios. Other fittings can be considered as an agreed extra cost to include; a free standing multi fuel stove, boiling tap to the kitchen, roof mounted PV panels and CCTV upgrade. All extras and alterations of standard specification are subject to build stage.

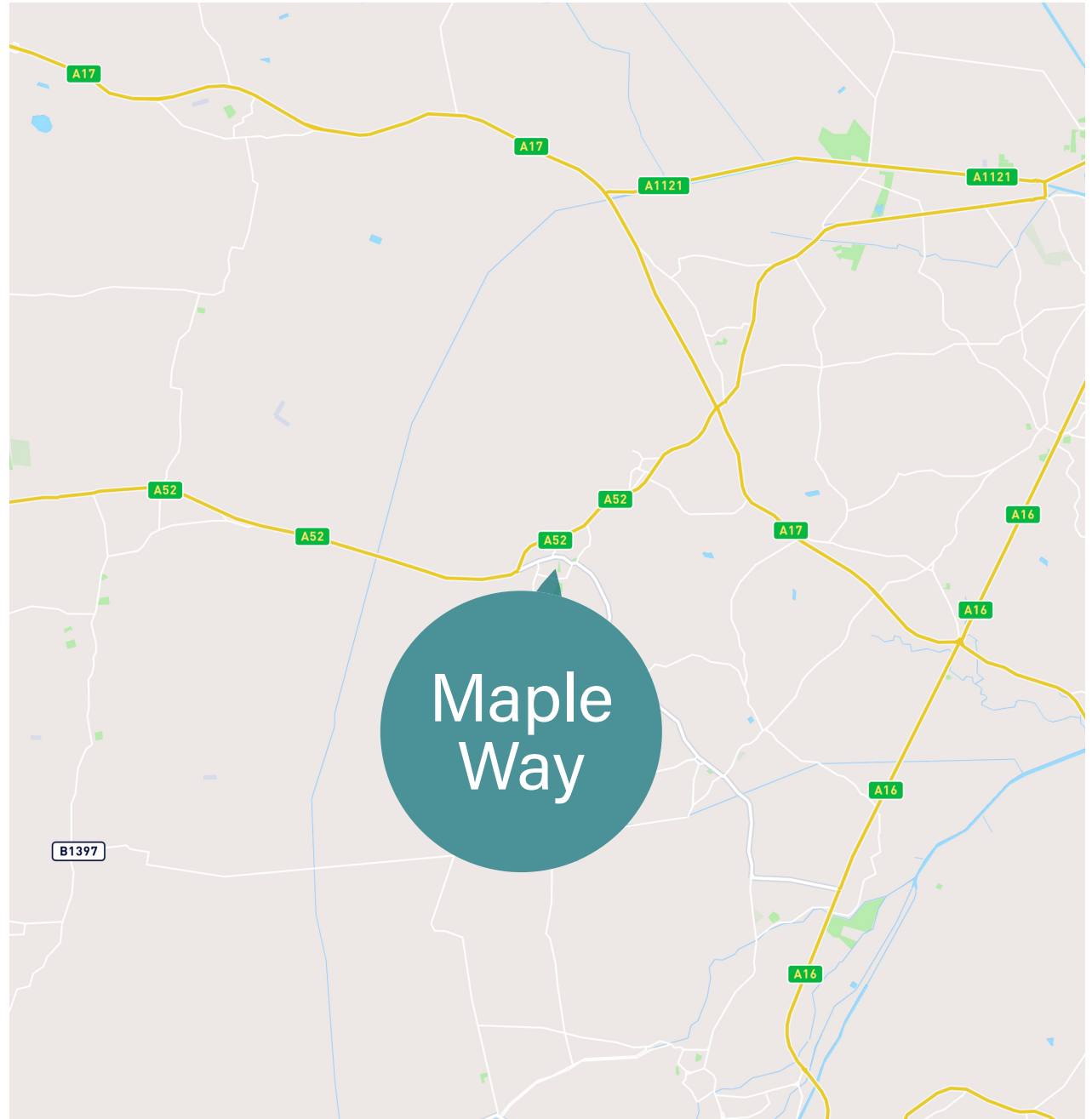
There are only 2 designs of bungalows being built, 'The Beach' & 'The Blackthorn'. Both designs, although with different layouts, offer: A spacious entrance hallway, three main bedrooms with an en-suite shower room to the principal bedroom, a main bathroom offering a separate bath & shower, a separate utility room. To the rear is the expansive kitchen dining living space with bi folding doors to the rear gardens. Externally, a driveway will lead to a detached double garage for each home, having an electric roller door and a side personal door.

# Donington

Donington is a charming village located in the South Holland district of Lincolnshire. Its history dates back to Roman times, and it has long been an agricultural hub in the region, with much of its economy historically tied to farming. The village is surrounded by flat fenland, which has been extensively drained for agricultural use, creating a landscape rich in crops and rural beauty. The village's architecture is a mix of historic and modern buildings, with a prominent feature being St. Mary and the Holy Rood Church, a beautiful medieval structure that stands at the heart of the community.

One of Donington's most notable claims to fame is as the birthplace of the famous explorer Matthew Flinders, who circumnavigated and charted much of the Australian coastline. His legacy is still celebrated in the village, with a statue commemorating his life and achievements. The Flinders Memorial in the village serves as a reminder of the village's historical significance and its connection to global exploration. Every year, events and exhibitions are held to honour his contributions to maritime history.

Today, Donington offers a blend of peaceful rural life with easy access to nearby towns like Spalding and Boston. The village retains a close-knit community atmosphere, with local schools, shops, and annual events contributing to its lively yet serene ambiance. Residents and visitors alike enjoy its scenic walking routes and the rich natural beauty that surrounds the village. Its traditional British village charm combined with its historical significance makes Donington an appealing place for those seeking a quieter life with a strong sense of history and community.







Plot 76, Wignals Wood - Similar House Type for example only



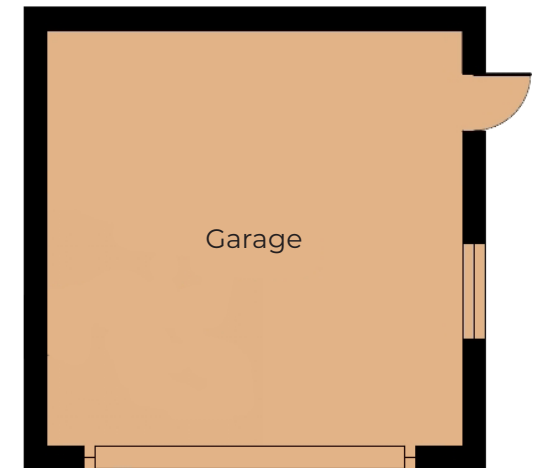
Plot 76, Wignals Wood - Similar House Type for example only

# Site Layout



# Plot 1

<b>Lounge</b>	
16'0" x 14'3"	4.87m x 4.34m
<b>Kitchen/Dining Area</b>	
35'7" x 12'10"	10.85m x 3.90m
<b>Utility</b>	
7'10" x 7'3"	2.40m x 2.20m
<b>Bedroom 1</b>	
18'9" x 12'0"	5.72m x 3.66m
<b>En-suite</b>	
7'9" x 7'3"	2.37m x 2.20m
<b>Bedroom 2</b>	
12'7" x 11'10"	3.84m x 3.61m
<b>Study/Bedroom 3</b>	
13'9" x 11'9"	4.19m x 3.58m
<b>Shower Room</b>	
7'9" x 7'3"	2.37m x 2.20m
<b>Garage</b>	
16'0" x 14'3"	4.87m x 2.20m



Please Note:  
 All measurements are approximate and should be used as a guide only. Kitchen, bathroom & en-suite layouts are to be used as a guide and can vary plot dependant.



## Plot 2

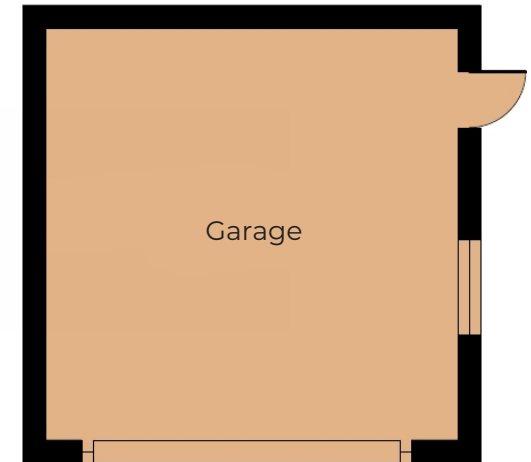
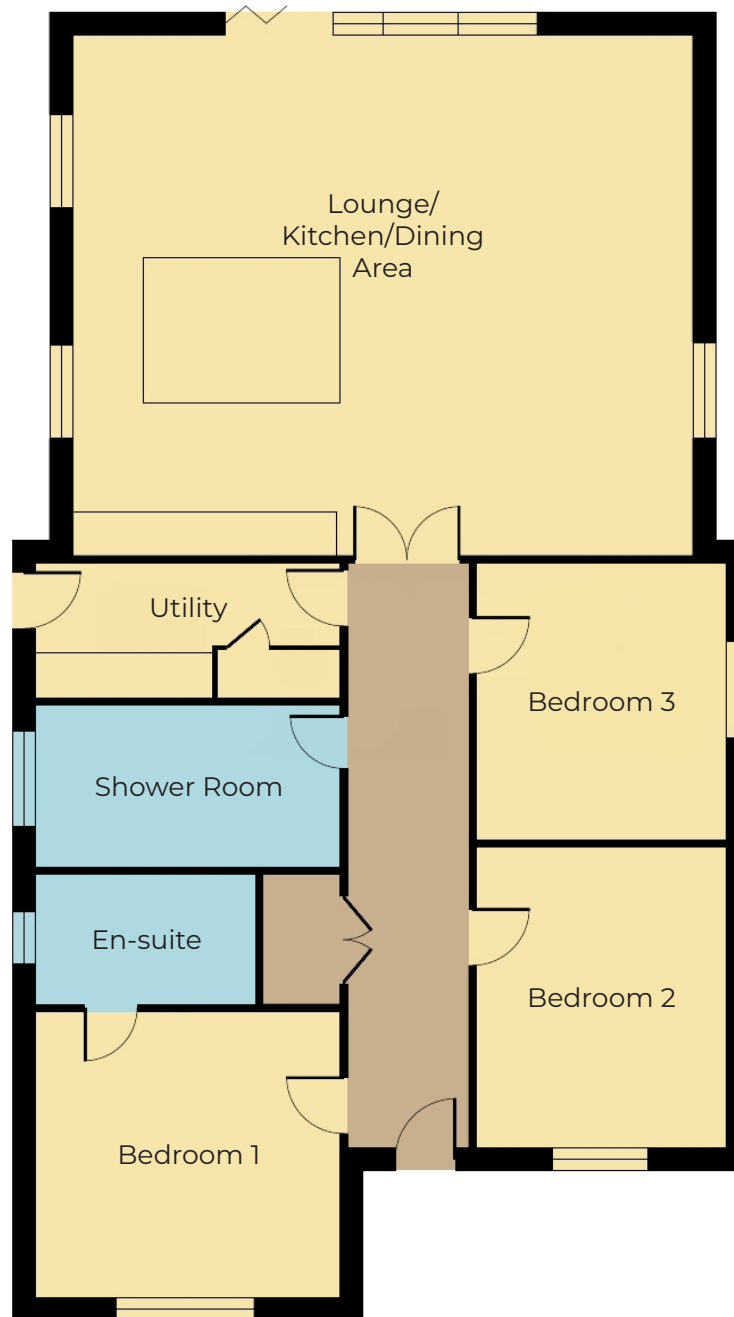
Lounge	
16'0" x 14'3"	4.87m x 4.34m
Kitchen/Dining Area	
35'7" x 12'10"	10.85m x 3.90m
Utility	
7'10" x 7'3"	2.40m x 2.20m
Bedroom 1	
18'9" x 12'0"	5.72m x 3.66m
En-suite	
7'9" x 7'3"	2.37m x 2.20m
Bedroom 2	
10'11" x 10'10"	3.32m x 3.30m
Study/Bedroom 3	
10'11" x 7'3"	3.32m x 2.21m
Shower Room	
7'9" x 7'3"	2.37m x 2.20m
Garage	
17'11" x 17'11"	5.46m x 5.46m



Please Note:  
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# Plots 3

Lounge/Kitchen/Dining Area	
26'11" x 22'6"	8.21m x 6.86m
Utility	
13'1" x 5'10"	4.00m x 1.78m
Bedroom 1	
13'1" x 12'5"	4.00m x 3.78m
En-suite	
9'6" x 5'7"	2.90m x 1.71m
Bedroom 2	
13'1" x 10'10"	3.98m x 3.11m
Bedroom 3	
11'11" x 10'10"	3.63m x 3.31m
Shower Room	
9'6" x 5'7"	2.90m x 1.71m
Garage	
17'11" x 17'11"	5.46m x 5.46m



Please Note:  
 All measurements are approximate and should be used as a guide only. Kitchen, bathroom & en-suite layouts are to be used as a guide and can vary plot dependant.



## Plots 4 & 5

Lounge	
16'0" x 14'3"	4.87m x 4.34m

Kitchen/Dining Area	
35'7" x 12'10"	10.85m x 3.90m

Utility	
7'10" x 7'3"	2.40m x 2.20m

Bedroom 1	
18'9" x 12'0"	5.72m x 3.66m

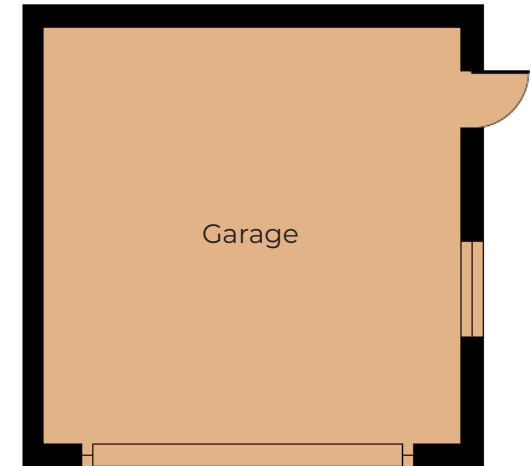
En-suite	
7'9" x 7'3"	2.37m x 2.20m

Bedroom 2	
10'11" x 10'10"	3.32m x 3.30m

Study/Bedroom 3	
10'11" x 9'10"	3.32m x 3.00m

Shower Room	
10'11" x 6'11"	3.32m x 2.11m

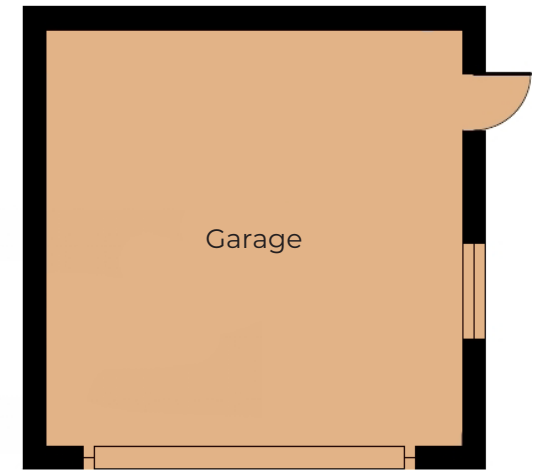
Garage	
17'11" x 17'11"	5.46m x 5.46m



Please Note:  
All measurements are approximate and should be used as a guide only. Kitchen, bathroom & en-suite layouts are to be used as a guide and can vary plot dependant.

# Plot 6

<b>Lounge</b>	
16'0" x 14'3"	4.87m x 4.34m
<b>Kitchen/Dining Area</b>	
20'1" x 12'10"	6.11m x 3.90m
<b>Utility</b>	
7'10" x 7'3"	2.40m x 2.20m
<b>Bedroom 1</b>	
18'9" x 12'0"	5.72m x 3.66m
<b>En-suite</b>	
7'9" x 7'3"	2.37m x 2.20m
<b>Bedroom 2</b>	
10'11" x 10'10"	3.32m x 3.30m
<b>Study/Bedroom 3</b>	
13'9" x 11'9"	4.19m x 3.58m
<b>Shower Room</b>	
7'9" x 7'3"	2.37m x 2.20m
<b>Garage</b>	
17'11" x 17'11"	5.46m x 5.46m



Please Note:  
 All measurements are approximate and should be used as a guide only. Kitchen, bathroom & en-suite layouts are to be used as a guide and can vary plot dependant.

## Standard Specification

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- Air Force underfloor heating ● Microwave combination over plus single oven
  - Hardwood internal doors ● Warming drawer
  - All flooring included ● Electric car charging points
  - \* Choice of LVT & carpets ● Electric roller garage door
  - Premium Symphony fitted kitchen ● Turf included to front gardens
  - Quartz work surfaces to kitchen ● Premier sandstone slabs to patios
  - Integrated appliances to include fridge freezer, ● Battery operated Ring doorbell
  - dishwasher, wine cooler ● List of extras available, ask for details
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\* Subject to build stage. Specification subject to change.  
Speak to us to confirm before reserving.

# Maple Way

## Donington

There will be management company in place for the site at a cost of £495 per year per property.

Reservation fee applicable to secure a plot - £1,000.

PLEASE NOTE: Please note all specification is subject to change. Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving.



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