



THE MEADOWS

A CONTEMPORARY DEVELOPMENT

**Modern, stylish, 1-5 bedroom  
homes in Quadring.**



[THEMEADOWSQUADRING.CO.UK](http://THEMEADOWSQUADRING.CO.UK)





# Welcome to The Meadows

Set in the secluded village of Quadring, The Meadows is a new build development comprising of 59 new build homes.

The development is suitable for buyers at all stages of the purchasing process, from first-time buyers to those looking to upsize or downsize, with an impressive range of 1-5 bedroom properties available.



## A LOCATION RICH IN HERITAGE

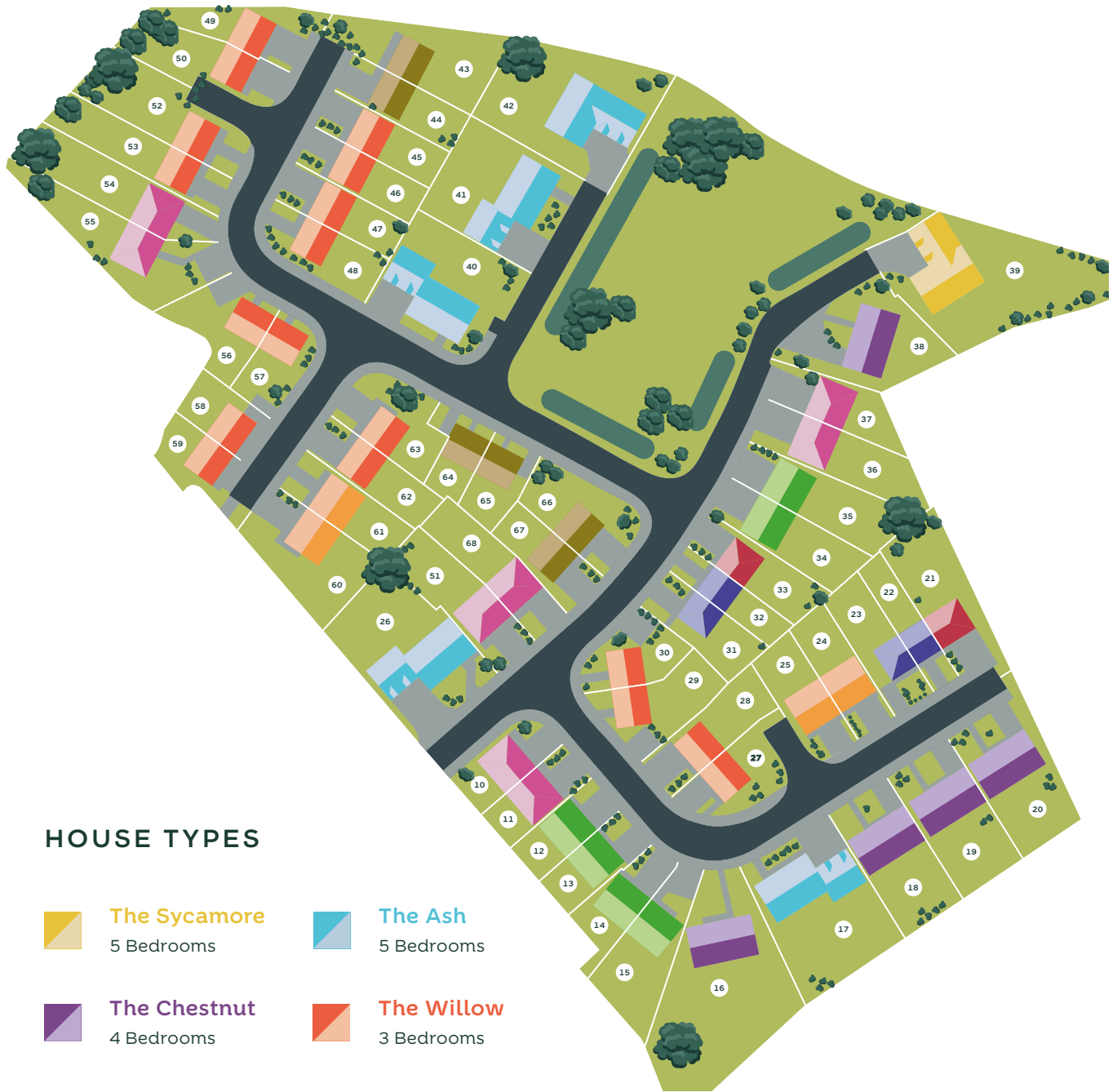
Stinders Homes have utilised every bit of their previous experience to create The Meadows. That same experience ensures the most stunning locations across Lincolnshire and Cambridgeshire are identified to build upon. This development benefits from high quality, high specification homes, backed by the extensive industry knowledge of Stinders Homes. It's this that has garnered Stinders a fantastic reputation amongst their customer base.

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## OUR LOCATION

The Meadows is located just outside the market town of Spalding and is the largest town in the district of South Holland, in Lincolnshire. Spalding is a growing town with a leisure and outlet shopping centre, a diverse selection of restaurants and bars, as well as independent and chain retailers. For families, Spalding also has number of primary and secondary schools in the area, in addition to day nurseries.





### HOUSE TYPES

- |   |   |
|---|---|
|  <b>The Sycamore</b><br>5 Bedrooms |  <b>The Ash</b><br>5 Bedrooms    |
|  <b>The Chestnut</b><br>4 Bedrooms |  <b>The Willow</b><br>3 Bedrooms |
|  <b>The Beech</b><br>3 Bedrooms    |  <b>The Alder</b><br>3 Bedrooms  |
|  <b>The Oak</b><br>3 Bedrooms      |  <b>The Hazel</b><br>2 Bedrooms  |
|  <b>The Hawthorn</b><br>2 Bedrooms |  <b>The Maple</b><br>1 Bedroom   |

Please note this sitemap is for illustrative purposes only.





# Exploring The Meadows

With homes ranging from 1–5 bedrooms, we have a home that caters for all requirements. Wherever you are in your buying journey; you'll find a contemporary and stylish home at The Meadows.

## YOUR NEW LOCAL AREA


Located deep in the heart of Lincolnshire, Quadring is a quiet, secluded village that still puts you in the centre of it all. Surrounded by local towns and untouched countryside, Quadring finds the right mix of peace and convenience, making it perfect for residents looking for a more laid-back way of life.

With all the main towns in southern Lincolnshire on your doorstep, including Grantham, Sleaford and Boston; Quadring is the perfect location for being in the rural heart of the county while still having a range of modern amenities nearby.

### LOCAL AMENITIES

 **Spalding Train Station**

7.7 miles / 12.4 kilometres

 **Springfields Outlet  
Shopping & Leisure**

8.0 miles / 12.9 kilometres

 **Moulton Marsh  
Nature Reserve**

10.6 miles / 17.1 kilometres



# The Sycamore

 5 bedrooms |  3 bathrooms

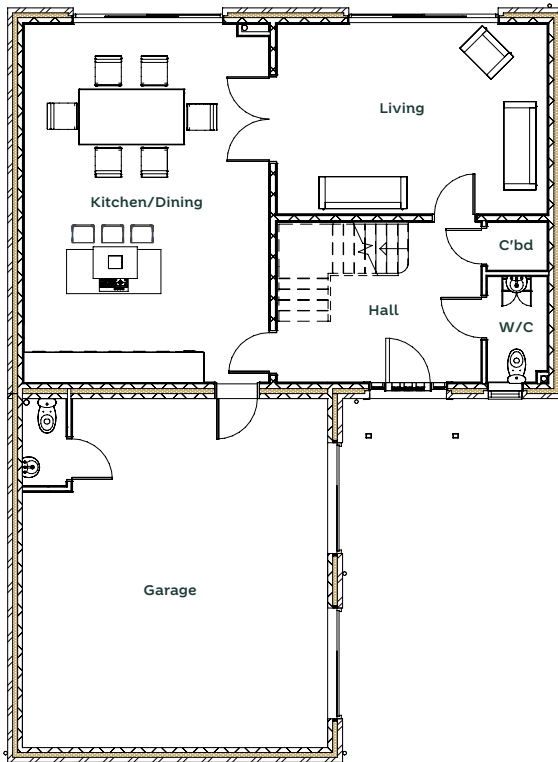


**Feel at home in The Sycamore, this detached five-bedroom home is the perfect blend of charm and practicality.**

From the hallway, step into the spacious living room and embrace the open-plan kitchen/dining area that seamlessly connects onto the double garage. French doors in the kitchen/dining area lead to the rear garden. A cloakroom completes the ground floor. Upstairs, there are five well-sized bedrooms and a family bathroom. The main and bedroom 4 are completed with an en-suite bathroom. The generously sized main bedroom provides ample space for storage and privacy. The Sycamore comes complete with front turf and patio area in the rear garden.

## KEY FEATURES

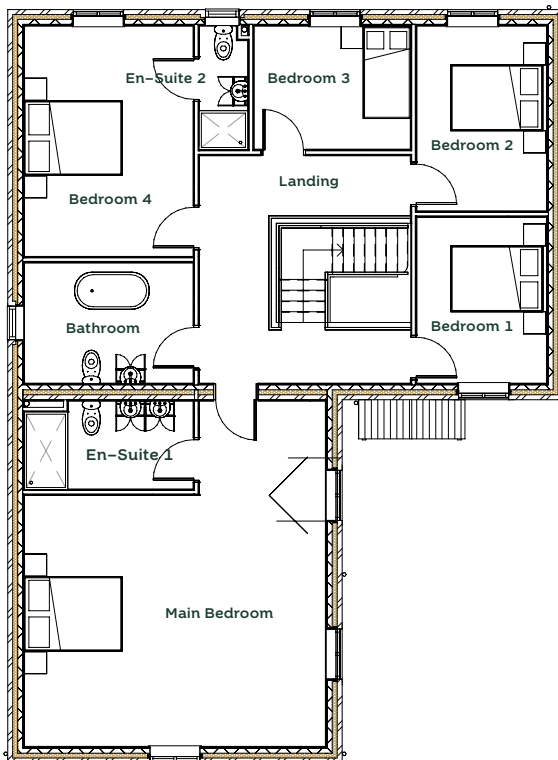
- Open-plan kitchen/dining area
- Double garage
- Large main bedroom
- French doors leading from lounge and kitchen area
- Five spacious bedrooms



## GROUND FLOOR

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Garage	42m <sup>2</sup>
Kitchen/Dining	37m <sup>2</sup>
Living	22m <sup>2</sup>
Hall	14m <sup>2</sup>
W/C	3m <sup>2</sup>
Cupboard	1m <sup>2</sup>



## FIRST FLOOR

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Main Bedroom	37m <sup>2</sup>
En-Suite 1	6m <sup>2</sup>
Bathroom	9m <sup>2</sup>
Bedroom 1	9m <sup>2</sup>
Bedroom 2	10m <sup>2</sup>
Bedroom 3	8m <sup>2</sup>
Bedroom 4	16m <sup>2</sup>
En-Suite 2	2m <sup>2</sup>
Landing	15m <sup>2</sup>

# The Ash

 5 bedrooms |  2 bathrooms



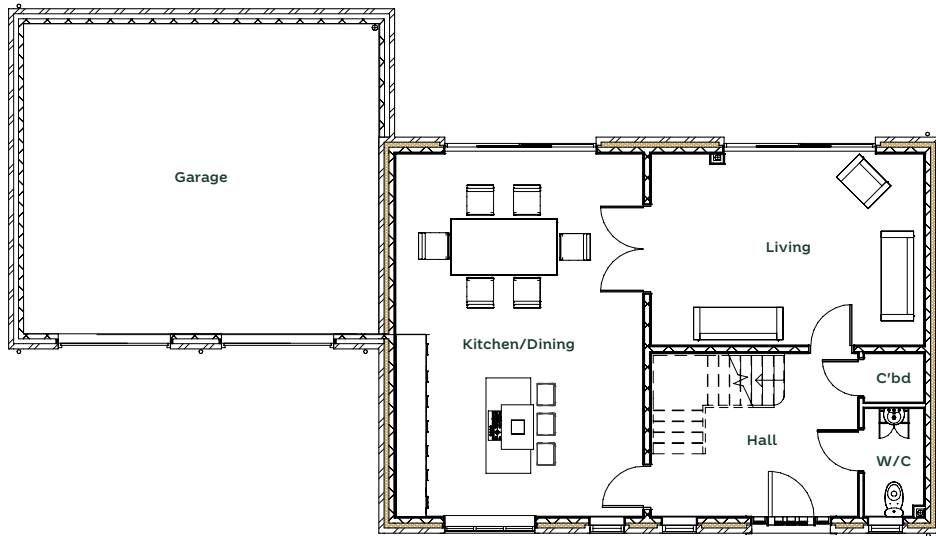
**Welcome to The Ash, this detached five-bedroom house is the perfect family home.**

The open-plan layout of the ground floor is the perfect blend of style and functionality. Enjoy easy access to the garden via both the living room and kitchen/dining area via the bi-fold doors. The hallway provides additional storage and a cloakroom. Upstairs, there are five double bedrooms and a family bathroom. The main and bedroom 3 are completed by an en-suite. The home offers a double garage, with ample parking space, ensuring convenience for a minimum of two cars. The Ash comes complete with front turf and a patio in the rear garden.

## KEY FEATURES

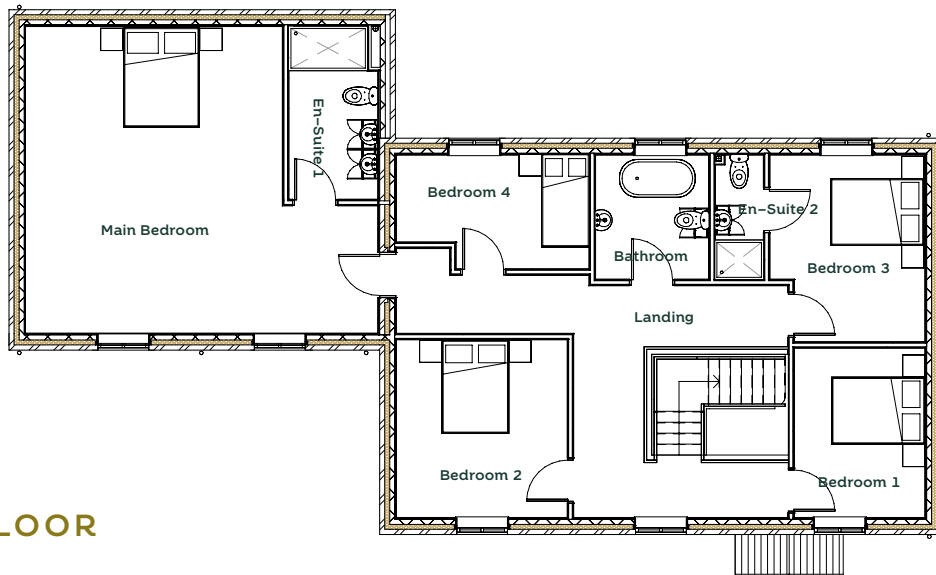
- Double garage
- Open-plan kitchen/dining area
- Bi-fold doors to garden from living and dining room
- Five spacious bedrooms





## GROUND FLOOR

Garage	45m <sup>2</sup>	Living	21m <sup>2</sup>	W/C	3m <sup>2</sup>
Kitchen/Dining	37m <sup>2</sup>	Hall	14m <sup>2</sup>	Cupboard	1m <sup>2</sup>



## FIRST FLOOR

Main Bedroom	37m <sup>2</sup>	Bedroom 1	9m <sup>2</sup>	En-Suite 2	2m <sup>2</sup>
En-Suite 1	6m <sup>2</sup>	Bedroom 2	12m <sup>2</sup>	Bedroom 4	8m <sup>2</sup>
Bathroom	6m <sup>2</sup>	Bedroom 3	11m <sup>2</sup>	Landing	20m <sup>2</sup>

# The Chestnut

 4 bedrooms |  2 bathrooms

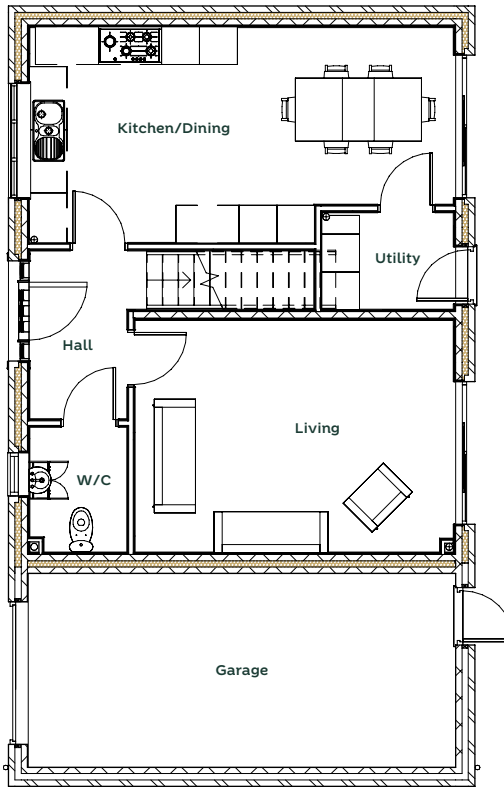


## Step into The Chestnut, a semi-detached four-bedroom home that combines style and convenience.

The hallway provides easy access to all rooms on the ground floor. The living area offers views of the rear garden and an abundance of space for the entire family. The open-plan kitchen/dining area spans the entire length of the home and joins onto the utility room. Access to the rear garden is available via French doors leading from the lounge and kitchen/dining room. Upstairs, there are four bedrooms and a family bathroom. Bedrooms 2 and 3 are both generously sized double bedrooms, whilst bedroom 1 is a large single bedroom, that is ideal for a home office. The main bedroom is completed by an en-suite. The Chestnut includes front turf and patio in the rear garden.

## KEY FEATURES

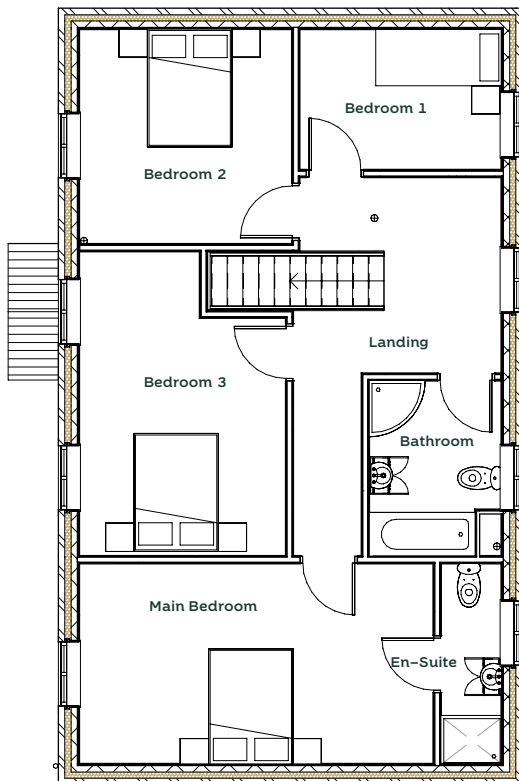
- Large living room
- Single garage
- French doors leading from lounge and kitchen area
- Open-plan kitchen/dining area



## GROUND FLOOR

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Garage	21m <sup>2</sup>
Kitchen/Dining	22m <sup>2</sup>
Living	19m <sup>2</sup>
Hall	7m <sup>2</sup>
W/C	3m <sup>2</sup>
Utility	3m <sup>2</sup>



## FIRST FLOOR

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Main Bedroom	18m <sup>2</sup>
En-Suite	3m <sup>2</sup>
Bathroom	6m <sup>2</sup>
Bedroom 1	7m <sup>2</sup>
Bedroom 2	11m <sup>2</sup>
Bedroom 3	15m <sup>2</sup>
Landing	15m <sup>2</sup>

# The Willow

 3 bedrooms |  2 bathrooms



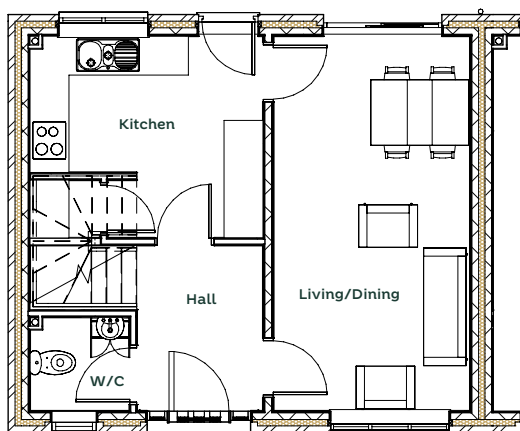
**Feel at home in The Willow, a three-bedroom townhouse that's been thoughtfully designed for modern living.**

The ground floor boasts a living/dining area that spans the entire length of the home, the perfect space for relaxation and entertaining. The kitchen provides plenty of storage and access to the rear garden via French doors. A cloakroom completes the ground floor. On the first floor, you'll find bedrooms 1 and 2, and the family bathroom. Bedroom 2 is a double bedroom complete with an en-suite, whilst bedroom 1 is a large single bedroom that's ideal for a home office. The second floor features a main bedroom, with a larger en-suite and additional storage. Choose between detached or semi-detached options for this home.

## KEY FEATURES

- Main bedroom with en-suite
- Family bathroom
- French doors leading from lounge and dining area
- Three floors

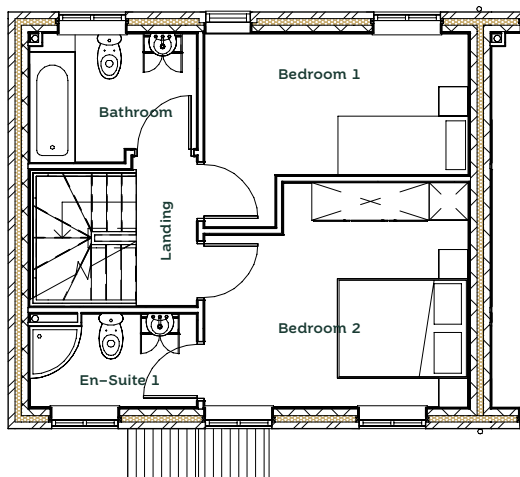




## GROUND FLOOR

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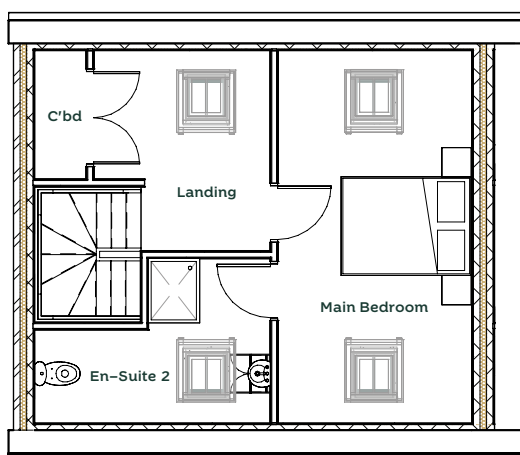
Kitchen	10m <sup>2</sup>
Living/Dining	17m <sup>2</sup>
Hall	7m <sup>2</sup>
W/C	2m <sup>2</sup>



## FIRST FLOOR

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Bedroom 1	10m <sup>2</sup>
Bathroom	5m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
En-Suite 1	4m <sup>2</sup>
Landing	6m <sup>2</sup>



## SECOND FLOOR

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Main Bedroom	17m <sup>2</sup>
En-Suite 2	7m <sup>2</sup>
Landing	11m <sup>2</sup>
Cupboard	2m <sup>2</sup>

# The Beech

 3 bedrooms |  2 bathrooms

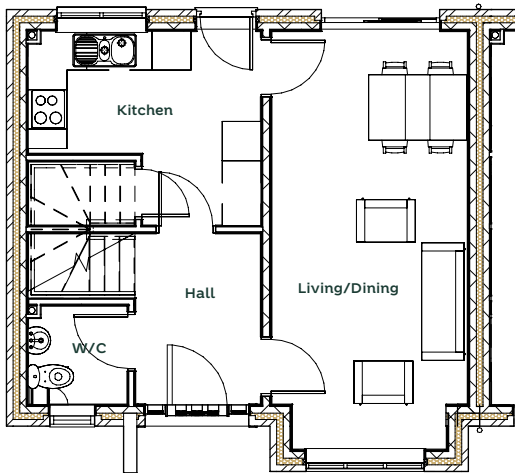


**Welcome to The Beech, a three-bedroom semi-detached home that's been thoughtfully designed for modern living.**

Spanning across three floors, this home offers a spacious and functional layout to meet all your needs. The living/dining area stretches across the entire length of the home and the kitchen provides easy access to the rear garden through French doors, the perfect space for growing families. A downstairs cloakroom completes the ground floor. On the first floor, there are two well-sized bedrooms and a family bathroom. Bedroom 2 is a generously sized double bedroom and bedroom 1 is a large single bedroom, ideal for a home office. On the second floor, there is a large main bedroom with its own en-suite. Additional storage to the landing area completes the home.

## KEY FEATURES

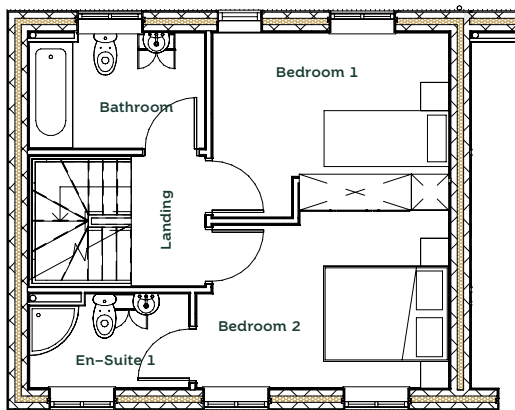
- Three floors
- Lots of natural light
- French doors from lounge/dining area
- Large main bedroom



## GROUND FLOOR

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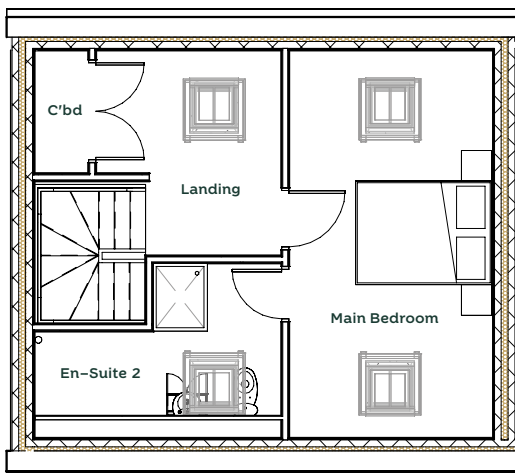
Kitchen	9m <sup>2</sup>
Living/Dining	19m <sup>2</sup>
Hall	7m <sup>2</sup>
W/C	2m <sup>2</sup>



## FIRST FLOOR

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Bedroom 1	10m <sup>2</sup>
Bathroom	5m <sup>2</sup>
Bedroom 2	12m <sup>2</sup>
En-Suite 1	4m <sup>2</sup>
Landing	6m <sup>2</sup>



## SECOND FLOOR

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Main Bedroom	17m <sup>2</sup>
En-Suite 2	6m <sup>2</sup>
Landing	11m <sup>2</sup>
Cupboard	1m <sup>2</sup>

# The Alder

 3 bedrooms |  1 bathroom



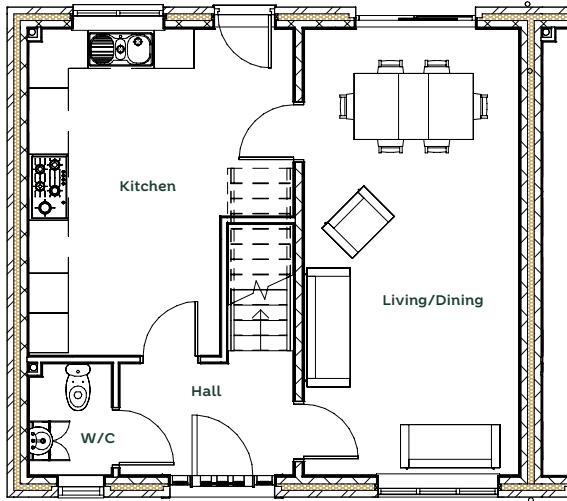
**Step into The Alder, a three-bedroom semi-detached home that's the perfect blend of comfort and flexibility.**

The ground floor features a living/dining area that runs the length of the home, a well-appointed kitchen, and cloakroom. The living/dining area is the perfect space for relaxation and entertaining and offers access to the rear garden via French doors. Three bedrooms and a family bathroom sit upstairs. The main and bedroom 2 are generously sized double bedrooms. Bedroom 3 is a large single bedroom, ideal for a home office. The Alder is complete with front turf and a patio in the back garden.

## KEY FEATURES

- Family bathroom
- Spacious landing
- French doors leading from lounge and dining area
- Open plan living/dining area

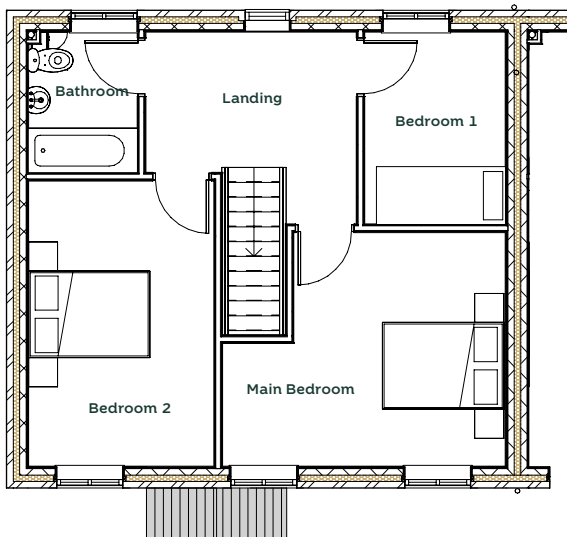




## GROUND FLOOR

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Kitchen	17m <sup>2</sup>
Living/Dining	22m <sup>2</sup>
Hall	7m <sup>2</sup>
W/C	2m <sup>2</sup>



## FIRST FLOOR

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Main Bedroom	14m <sup>2</sup>
Bathroom	4m <sup>2</sup>
Bedroom 1	7m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
Landing	11m <sup>2</sup>

# The Oak

 3 bedrooms |  1 bathroom

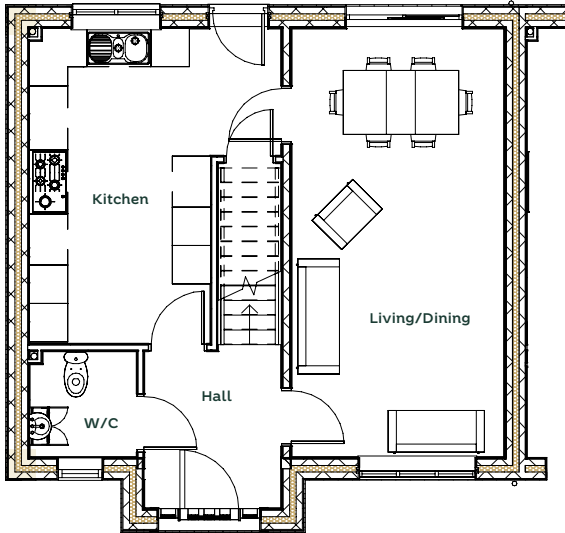


**Experience The Oak, a three-bedroom semi-detached home that will exceed your expectations with its space and potential.**

The living/dining area is complimented by a front-facing window, that creates an inviting atmosphere. The generously sized kitchen provides ample storage and easy access to the property through French doors leading from the lounge/dining area. A downstairs cloakroom completes the ground floor. Upstairs, there are three well-sized bedrooms, storage space and a family bathroom. The main and bedroom 2 are generously sized double bedrooms. Bedroom 3 is a large single bedroom, ideal for a home office. Outside you'll find a patio to the rear garden with turf provided for the front garden.

## KEY FEATURES

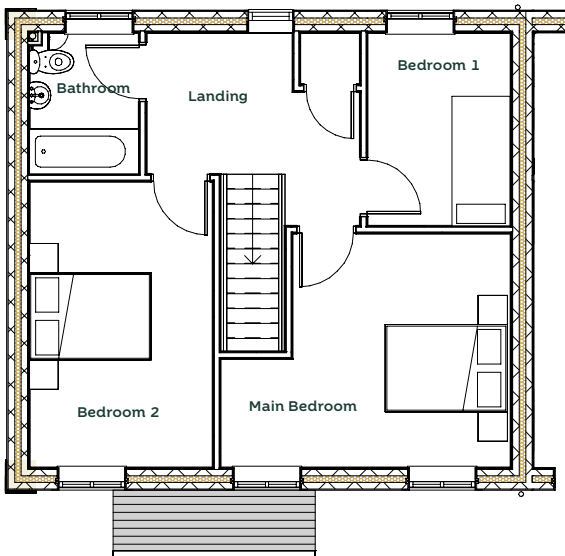
- Well-designed kitchen
- Open plan living space
- French doors from lounge/dining area
- Large main bedroom



## GROUND FLOOR

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<b>Kitchen</b>	16m <sup>2</sup>
<b>Living/Dining</b>	22m <sup>2</sup>
<b>Hall</b>	8m <sup>2</sup>
<b>W/C</b>	3m <sup>2</sup>



## FIRST FLOOR

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<b>Main Bedroom</b>	14m <sup>2</sup>
<b>Bathroom</b>	4m <sup>2</sup>
<b>Bedroom 1</b>	7m <sup>2</sup>
<b>Bedroom 2</b>	13m <sup>2</sup>
<b>Landing</b>	10m <sup>2</sup>

# The Hazel

 2 bedrooms |  1 bathroom



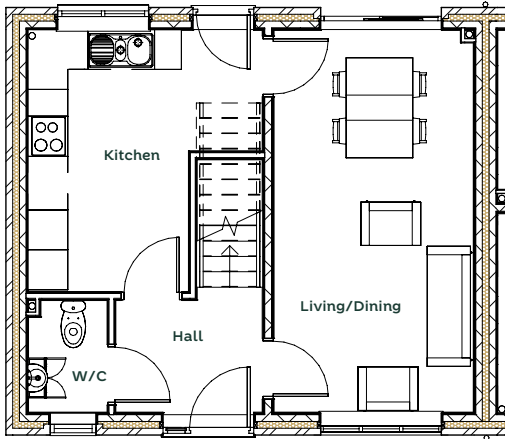
**Welcome to The Hazel, a two-bedroom semi-detached home that's the ideal choice for first time buyers.**

On the ground floor you will be greeted by a well-sized living/dining area that effortlessly accommodates both relaxation and dining. The kitchen provides plenty of storage and features rear access through French doors that lead from the lounge/dining area. Upstairs, you'll find a generously sized main bedroom, with a family bathroom located next door. Bedroom 2 offers fantastic flexibility, whether you envision it as a joint single bedroom or dedicated home office. The Hazel comes with front turf and a patio to the rear garden.

## KEY FEATURES

- Well-sized bedrooms
- Open plan living/dining area
- French doors leading from lounge and dining room
- Downstairs W/C

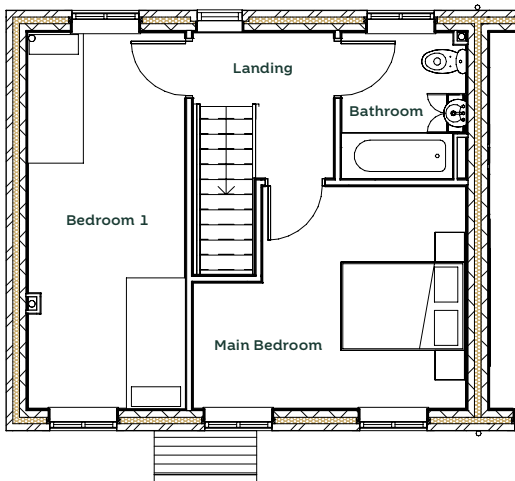




## GROUND FLOOR

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Kitchen	12m <sup>2</sup>
Living/Dining	17m <sup>2</sup>
Hall	6m <sup>2</sup>
W/C	2m <sup>2</sup>



## GROUND FLOOR

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Main Bedroom	13m <sup>2</sup>
Bathroom	4m <sup>2</sup>
Bedroom 1	14m <sup>2</sup>
Landing	6m <sup>2</sup>

# The Hawthorn

 2 bedrooms |  1 bathroom

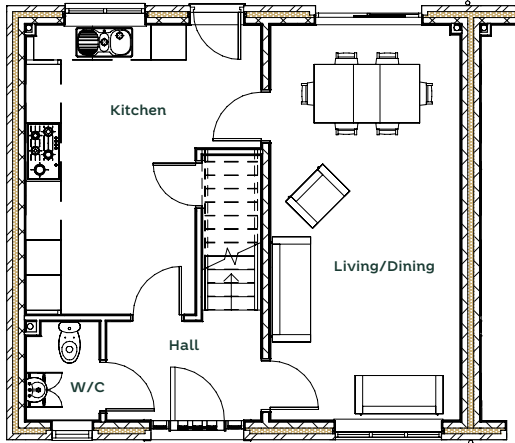


**Discover The Hawthorn, a two-bedroom semi-detached home that's been designed to enhance your lifestyle.**

On the ground floor you'll be welcomed by the open plan living/dining area that stretches the entire length of the home. The heart of the home is the generously sized kitchen that offers a spacious and inviting atmosphere, and access to the rear garden through French doors. A downstairs cloakroom completes the ground floor. Upstairs, you'll find two well-sized bedrooms and a family bathroom. The main bedroom boasts a generous layout and en-suite. A patio to the rear garden and turf to the front completes the Hawthorn.

## KEY FEATURES

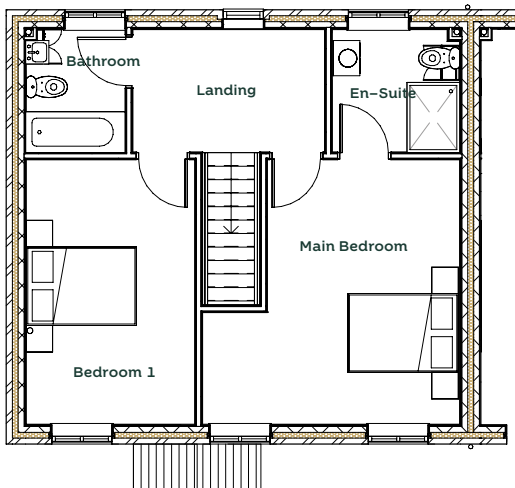
- Spacious bedrooms
- Large kitchen
- French doors from lounge/dining area
- En-suite W/C



## GROUND FLOOR

---

Kitchen	17m <sup>2</sup>
Living/Dining	22m <sup>2</sup>
Hall	7m <sup>2</sup>
W/C	2m <sup>2</sup>



## FIRST FLOOR

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Main Bedroom	17m <sup>2</sup>
En-Suite	5m <sup>2</sup>
Bathroom	4m <sup>2</sup>
Bedroom 1	13m <sup>2</sup>
Landing	10m <sup>2</sup>

# The Maple

 1 bedroom |  1 bathroom



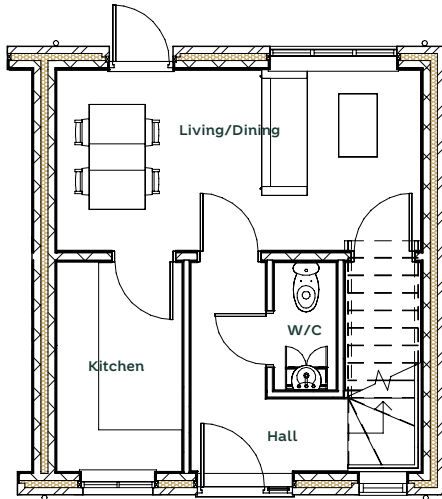
## Introducing The Maple, a one-bedroom terraced home that's been designed with comfort in mind.

The perfect first home to get you on the market. The ground floor features a charming kitchen and a downstairs cloakroom. Through the hallway, you are greeted by a bright and spacious living/dining area. Access to the garden is made available through French doors leading from the lounge/dining area. Upstairs, the generously sized landing leads to the main bedroom, which offers an abundance of space for storage. The family bathroom completed the home. The Maple is complete with front turf and a patio to the rear garden, in addition to other specifications and features.

## KEY FEATURES

- Spacious first floor layout
- Open plan living/dining area
- French doors to rear garden
- Downstairs cloakroom

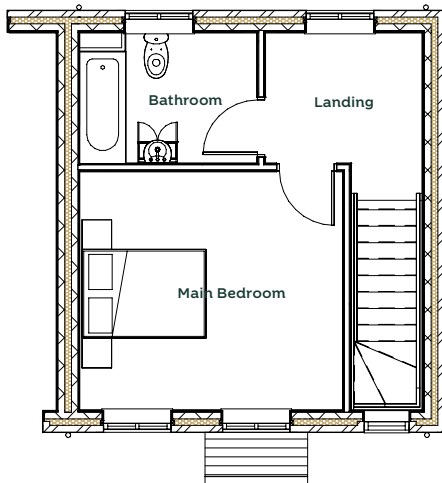




## GROUND FLOOR

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Kitchen	5m <sup>2</sup>
Living/Dining	14m <sup>2</sup>
Hall	6m <sup>2</sup>
W/C	2m <sup>2</sup>
Cupboard	2m <sup>2</sup>



## FIRST FLOOR

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Main Bedroom	15m <sup>2</sup>
Bathroom	5m <sup>2</sup>
Landing	9m <sup>2</sup>





# House specification

All homes at The Meadows come with the following specifications as standard.

Please see our house types for any house type specific exterior or interior differences.

Exterior			
Fascias and soffit are white	✓	Patio area in back garden with rotavated soil (turf is available at an extra cost)	✓
Dry verge is anthracite to match roof tiles	✓	All doors, windows and garage doors come in varied colours, depending on the house type.	✓
Front turf	✓		
Interior			
All walls & ceilings are painted in white, contract strong, matte paint	✓	All internal woodwork and windowsills are finishes with oil-based, satin white paint	✓
Grey internal doors with black matte handles	✓	Flooring included throughout <ul style="list-style-type: none"><li>LVT in hallways, kitchen, bathrooms &amp; en-suite</li><li>Carpet in bedrooms and on stairs</li></ul>	✓
Electrics, lighting & heating			
LED spot downlights in kitchen & bathrooms	✓	1 USB port in each room	✓
TV & phone points in living room & each bedroom	✓	Smoke & carbon monoxide detectors	✓
Air heat source pump – Zeno by Warmflow	✓	White light switches & sockets	✓
White thermostatically controlled radiators	✓		
Main bathrooms & W/C			
Roper Rhodes shower and controls	✓	Ultra Finishing basin and taps	✓
Roper Rhodes basin & cabinets	✓	Full height tiling in bath & shower	✓
Chrome heated towel radiator	✓	Basin with surround splash back	✓
Ultra Finishing shower trays & enclosure	✓		

Kitchen			
Fully fitted kitchen	✓	Indesit 70/30 integrated fridge-freezer	✓
Indesit oven with black glass and stainless-steel top and stainless-steel extractor fan	✓	Mixer tap in brushed steel	✓
Electric ceramic hob with 4 burners	✓	1.5 bowl sink, light grey composite	✓
Worktops are square edge wood-effect laminate (Textured and Grained)	✓	LED low-energy spotlights	✓
Black satin cupboard door handles, knobs on all doors, cups on all drawers and pull-outs (e.g. pull out bin, dishwasher)	✓	White sockets & light switches	✓
En-suite			
White ceramic basin & taps	✓	Full height tiling to walls in shower	✓
Shower cubical with bifold door	✓	Ultra Finishing basin and taps	✓
Roper Rhodes shower and controls	✓	Heated chrome towel rail	✓
External			
Turf at front garden	✓	Blocked paved driveway parking space	✓
Back garden with side pathway & patio and rotavated soil (turf available at extra cost)	✓	Outside tap	✓
Fencing & gate	✓	Remote controlled roller garage door	✓
Porch and front door light	✓		

PROUDLY SOLD BY  **william h brown**

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# Why buy with us...



## WHY STINDERS HOMES?

Stinders Homes mission is to redefine the standard of quality for home development. Building upon their history of unwavering dedication and success, their customer first approach ensures transparency and support at every step of your journey. Renowned for our unwavering quality in process and delivery, rest assured when you choose Stinders Homes, you're choosing a developer that cares.



## ICW WARRANTY

All homes at The Meadows comes with an ICW Structural Warranty. This warranty provides you with complete peace of mind about the structural integrity of your home from the moment you move in and for years to come.



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**With 129 offices across the UK, William H Brown is bolstered by national strength with a vast pool of local knowledge.**

By only partnering with trusted and established housing developers, you can be sure a William H Brown property is the right one for you. If you have any questions, the team are here to help.

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For more information or to book a viewing please contact William H Brown.

 **01775 711711** |  **spalding@williamhbrown.co.uk**





THEMEADOWSQADRING.CO.UK

Proudly sold by William H Brown

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The Meadows, Nursery Lane, Quadring PE11 4PJ

