



# THE GRANGE

Desborough, Kettering,  
Northamptonshire, NN14 2FY  
2 & 3 Bedroom New Homes



# THE GRANGE IS WITHIN EASY REACH OF THE MARKET TOWN OF KETTERING.



The Grange is ideally located to offer excellent transport links to explore North Northamptonshire.

The development is around a 30-minute drive from junction 19 of the M1, via the A14. For those with vehicles who are looking to commute for work, the towns of Market Harborough, Kettering, and Corby are all within a short drive. Coventry city centre and Leicester city centre, also both can be reached in under an hour by car.

There is a local shop within walking distance, or you can find all the everyday shops you require in Desborough.

The area offers families a number of infant and primary schools within driving distance. Older children have a number of options, for higher education, both the University of Northampton and the University of Leicester are around 20 miles away. You are also well placed to explore the outdoors, with numerous day

trips to woodland parks, historic sites and nature reserves on your doorstep.



Market Harborough



Kettering

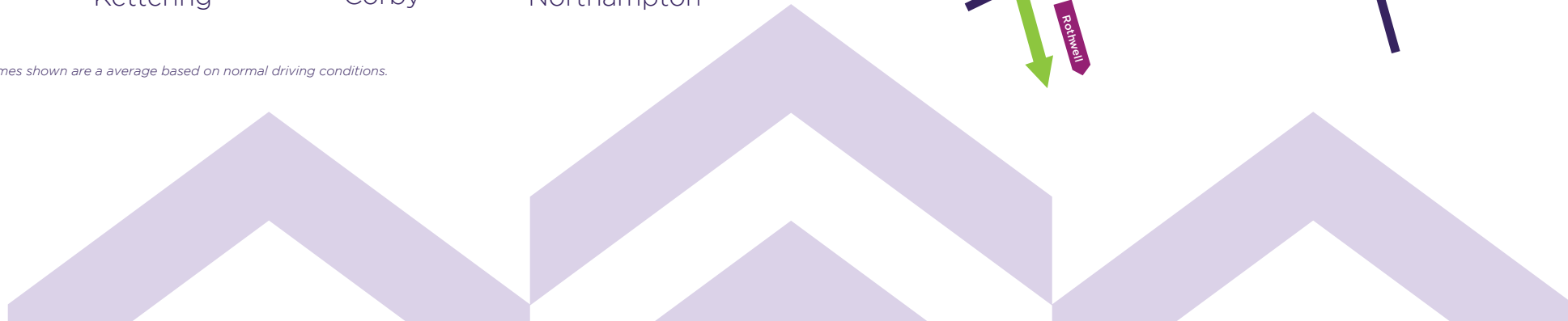
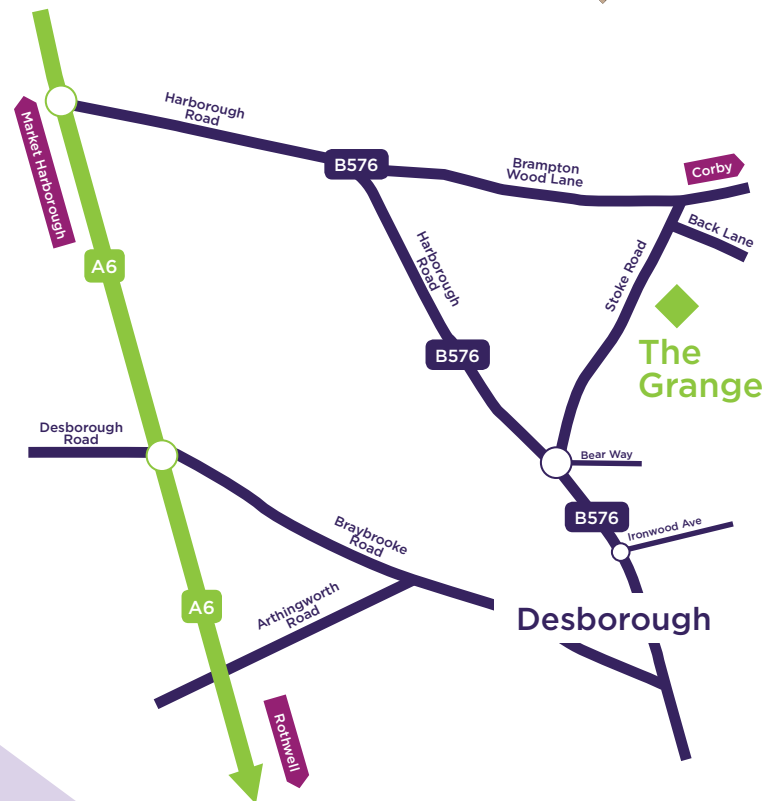


Corby



Northampton

**Please note:** Car journey times shown are an average based on normal driving conditions.



# THE GRANGE SITE PLAN

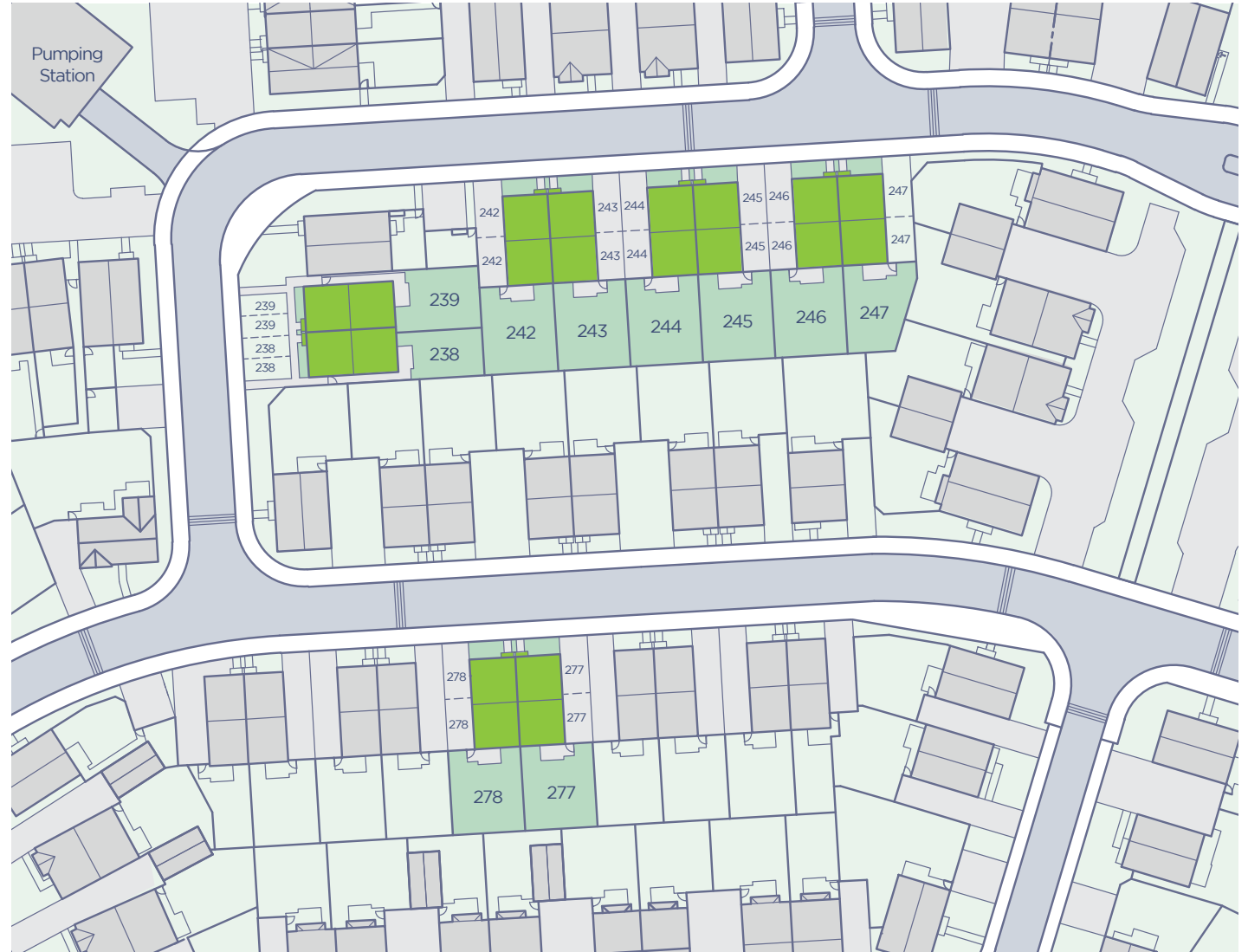
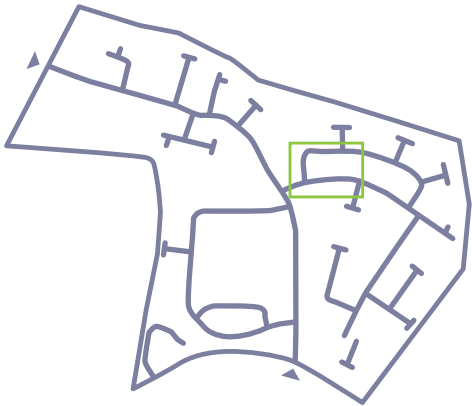


## The Tilman

3 Bed Semi-Detached


**238, 239, 242, 243, 244,  
245, 246, 247, 277 & 278**


◆ Properties not for sale through  
Platform Home Ownership




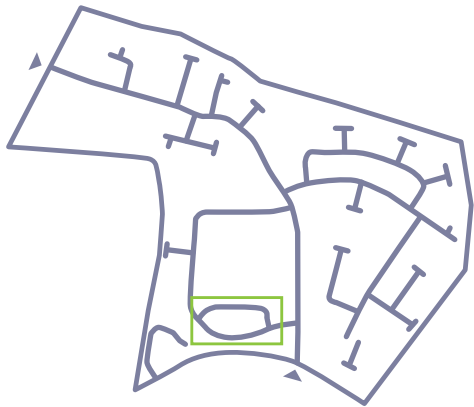
Please note: The site plan can change as the build progresses.

# THE GRANGE SITE PLAN

 **The Baker**  
2 Bed Semi-Detached  
**464, 465, 470, 471, 472 & 473**

 **The Tilman**  
3 Bed Semi-Detached  
**466, 467, 468 & 469**

 Properties not for sale through  
Platform Home Ownership



**Please note:** The site plan can change as the build progresses.



Computer generated image.

## THE BAKER

2 Bedroom  
Semi-Detached home

The Baker is a stylish two bed semi-detached new home comprising of a well appointed front aspect kitchen, with a spacious living/dining area with access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.44m x 2.69m	11'3" x 8'10"
Living/Dining	5.16m x 4.13m	16'11" x 13'7"



### FIRST FLOOR

Bedroom 1	4.13m x 3.50m	13'7" x 11'6"
Bedroom 2	4.13m x 3.05m	13'7" x 10'0"
Bathroom	2.20m x 1.97m	7'3" x 6'6"

### TOTAL FLOOR AREA

81.33m<sup>2</sup> - 875.41 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image.

## THE TILMAN

3 Bedroom  
Semi-Detached home

The Tillman is a stylish three bed semi-detached new home comprising of a well appointed front aspect kitchen, with a spacious living/dining area with access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

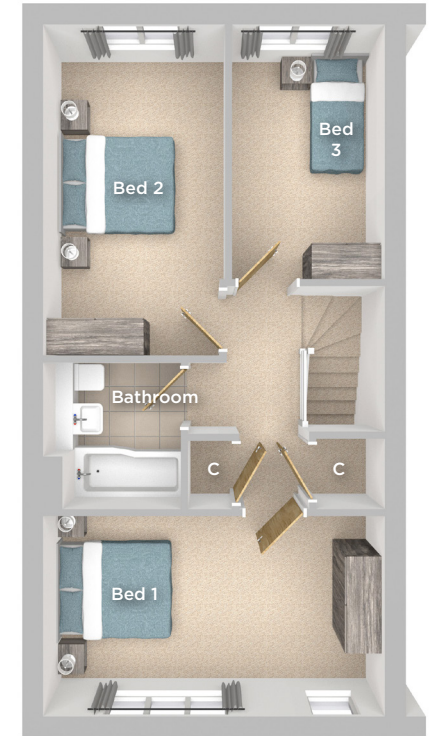
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen  
3.40m x 3.14m 11'2" x 10'4"

Living/Dining  
5.09m x 4.84m 16'8" x 15'10"



### FIRST FLOOR

Bedroom 1  
4.84m x 2.86m 15'10" x 9'4"

Bedroom 2  
4.73m x 2.59m 15'6" x 8'6"

Bedroom 3  
3.66m x 2.19m 12'0" x 7'2"

Bathroom  
2.13m x 1.97m 7'0" x 6'5"

**TOTAL FLOOR AREA**  
95.27m<sup>2</sup> - 1025.48 sq.ft

△ External access C Cupboard/Storage

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# THE GRANGE, DESBOROUGH

Northamptonshire NN14 2FY

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
238	<b>The Tilman</b> 3 Bed Semi-Detached House	4 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
239	<b>The Tilman</b> 3 Bed Semi-Detached House	6 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
242	<b>The Tilman</b> 3 Bed Semi-Detached House	12 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
243	<b>The Tilman</b> 3 Bed Semi-Detached House	14 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
244	<b>The Tilman</b> 3 Bed Semi-Detached House	16 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
245	<b>The Tilman</b> 3 Bed Semi-Detached House	18 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
246	<b>The Tilman</b> 3 Bed Semi-Detached House	20 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
247	<b>The Tilman</b> 3 Bed Semi-Detached House	22 Fennel Way, Desborough, Kettering, Northants NN14 2GX.					
277	<b>The Tilman</b> 3 Bed Semi-Detached House	14 Meadowsweet Drive, Desborough, Kettering, Northants NN14 2AG					
278	<b>The Tilman</b> 3 Bed Semi-Detached House	12 Meadowsweet Drive, Desborough, Kettering, Northants NN14 2AG.					
464	<b>The Baker</b> 2 Bed Semi-Detached House	23 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					

Sales@Platformhg.com  
Platformhomeownership.com  
0333 200 7304

Please note:  
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.



# THE GRANGE, DESBOROUGH

Northamptonshire NN14 2FY

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
465	<b>The Baker</b> 2 Bed Semi-Detached House	21 Meadowsweet Drive, Desborough, Kettering, Northants NN14 2AG.					
466	<b>The Tilman</b> 3 Bed Semi-Detached House	19 Meadowsweet Drive, Desborough, Kettering, Northants NN14 2AG.					
467	<b>The Tilman</b> 3 Bed Semi-Detached House	17 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
468	<b>The Tilman</b> 3 Bed Semi-Detached House	15 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
469	<b>The Tilman</b> 3 Bed Semi-Detached House	13 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
470	<b>The Baker</b> 2 Bed Semi-Detached House	11 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
471	<b>The Baker</b> 2 Bed Semi-Detached House	9 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
472	<b>The Baker</b> 2 Bed Semi-Detached House	7 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					
473	<b>The Baker</b> 2 Bed Semi-Detached House	5 Watercress Lane, Desborough, Kettering, Northants NN14 2AW.					

For more information contact:  
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**BUILDING HOMES FOR  
A BETTER FUTURE**

For more information contact:

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