



THE
ARTISAN
COLLECTION

The Willows

AREA GUIDE



Wilsford Lane
Ancaster
Lincolnshire NG32 3PS
Telephone: 01400 530016
bellway.co.uk

Bellway



Beautiful homes, a beautiful village location

CAREFULLY CRAFTED, DESIGNED WITH MODERN LIVING IN MIND.

Nestled between Grantham and Sleaford, The Willows is a development of 3 and 4-bedroom homes in the beautiful village of Ancaster. Ideal for first-time buyers, families, second-steppers and downsizers, this development's rural setting marries perfectly with its close proximity to larger settlements.

In addition to its ideal location, all homes at this development encompass a range of design features including open-plan living spaces, contemporary fitted kitchens and en-suites. Each home is fitted with an air source heat pump to aid with energy efficiency, whilst the Artisan range showcased here is a guarantee of Bellway's quality.



Choose a fine quality of life in Ancaster

AMENITIES, ACTIVITIES AND ACCESS ARE IN ABUNDANCE AT THE WILLOWS.

The Willows offers an excellent location. The B6403 runs close to the development, giving residents easy access to the A17. From here, motorists can easily reach Newark, or bypass the town and join the M1 via the A617. Ancaster's railway station is just a three-minute drive from The Willows, with regular services departing to key destinations, including Nottingham, Grantham and Skegness. Connections at Grantham mean that London is easily reachable via train.

Ancaster's town centre is just a few minutes' walk from The Willows and independent stores are found in abundance here. A Post Office, butchers, grocery store and convenience chain can all be reached on foot, with further retail opportunities available in nearby destinations.

Grantham is home to The George Shopping Centre featuring all the well-known brands and high street stores you would expect, making it ideal for shoppers from The Willows. Located just a 15-minute drive from the development, homebuyers at The Willows can be assured of retail convenience.



Ancaster's rural location in Lincolnshire means that there are plenty of walking and cycling routes found locally. Two nature reserves, Ancaster Valley and Moor Closes, are also found nearby and these are excellent places to explore. Maintained by the Lincolnshire Wildlife Trust, these areas are home to various wildlife and fauna.

For indoor pursuits, the out-of-town park close to Ancaster features ten-pin bowling, laser tag, and go kating. Grantham, Sleaford and Newark are all within a half-hour drive and these more prominent areas feature further leisure opportunities for homeowners.

Families are well catered for at The Willows. Ancaster Church of England Primary School is just an eight-minute walk from the development and is one of several education centres in the local area. Other excellent schools can be found in Grantham, with travel times around 15 minutes to The King's School, Grantham and 20 minutes to Walton Academy.




The closest university to the development is the University of Lincoln, just over 30 minutes away by car. Other options within an hour's drive include University Centre Peterborough and Nottingham Trent University.







4 Bedroom Homes

-  **The Bowyer**
Plots 61, 66, 72, 76, 83, 84, 92 & 96
-  **The Sculptor**
Plots 4, 42, 50, 71, 78, 79, 85, 86 & 94
-  **The Scrivener**
Plots 1, 5, 40, 41, 48, 56, 73 & 74

3 Bedroom Homes

-  **The Quilter**
Plots 12, 13, 14, 49, 51, 54, 55, 57, 67, 70, 75, 80, 82, 87 & 88
-  **The Chandler**
Plots 3, 31, 58, 59, 63, 64, 65, 69, 81, 89, 90, 93 & 95
-  **The Thespian**
Plots 2, 30, 38, 39, 43, 46, 47, 52, 53, 60, 62, 68, 77 & 91

1-4 Bedroom Homes

-  **Affordable Homes**
-  **Sales & Show Home**

Key to plan

-  Visitor parking
-  Substation

Material finishes

-  - Red Brick Version
-  - Buff Brick Version
-  - Stone Version
-  - Weatherboard Version

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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The Bowyer

FOUR BEDROOM HOME



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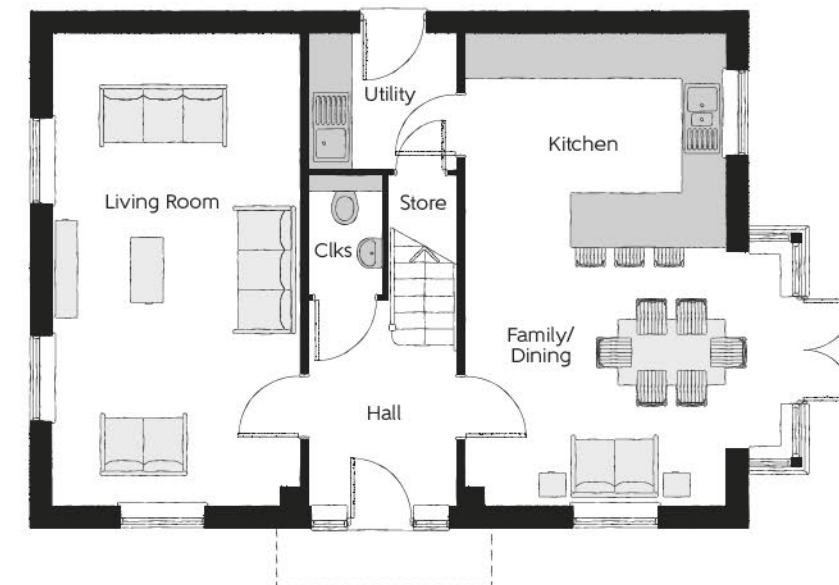
The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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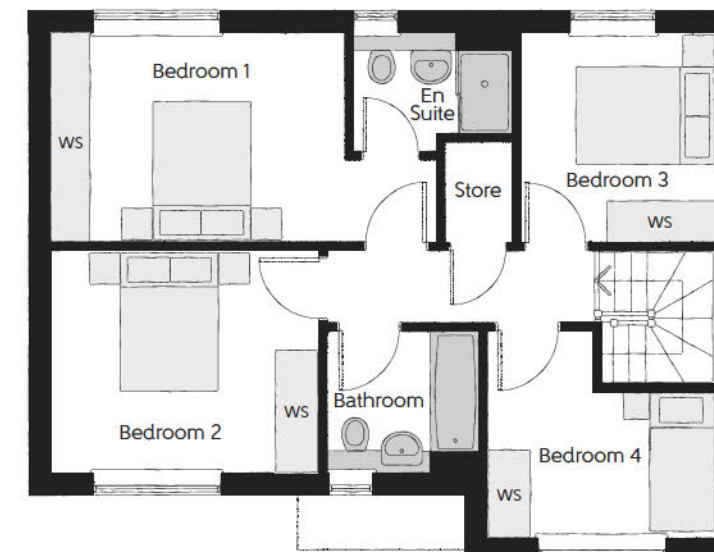
The Sculptor

FOUR BEDROOM HOME



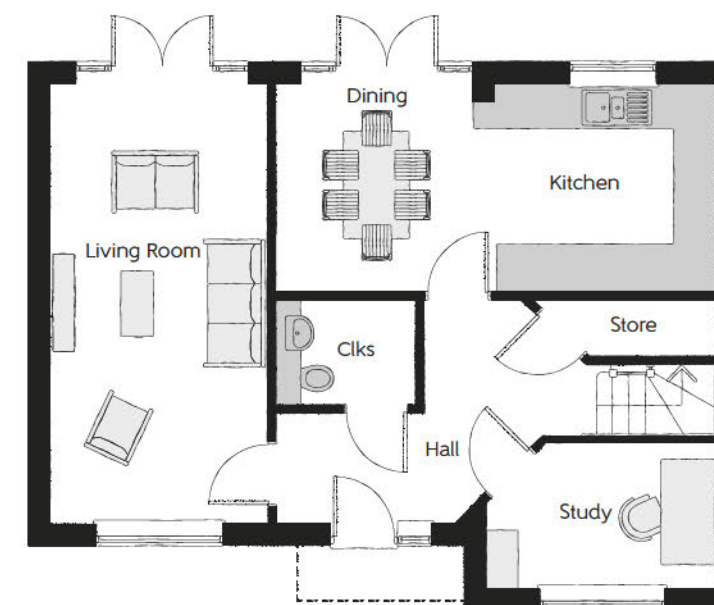
The Sculptor

Four bedroom home



First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max) (max)	10'4" x 9'5" (max) (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m (max) (max)	10'4" x 6'7" (max) (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ----- Reduced Head Height

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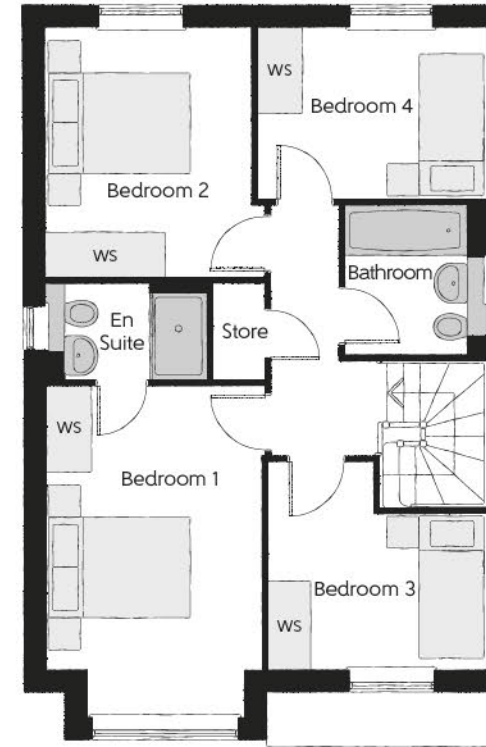
The Scrivener

FOUR BEDROOM HOME



The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m (max)	10'6" x 10'11" (max)
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.72m x 4.94m (inc. bay)	12'2" x 16'2" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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The Chandler

THREE BEDROOM HOME



The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.05m	17'11" x 10'0"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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The Chandler

THREE BEDROOM HOME



The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.05m	17'11" x 10'0"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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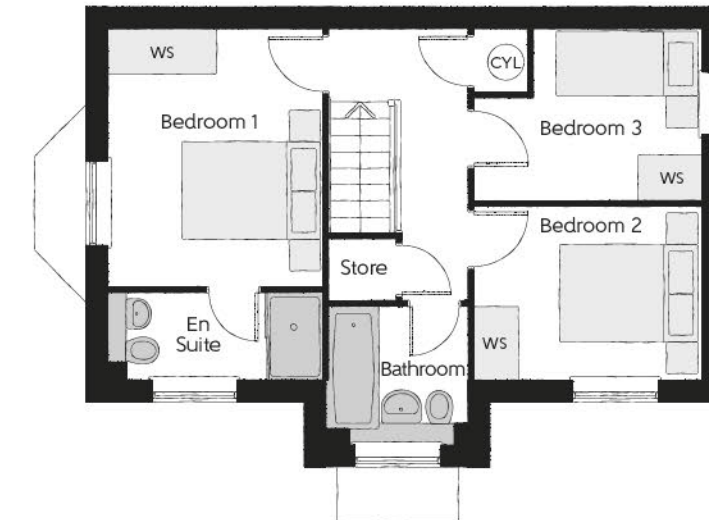
The Thespian

THREE BEDROOM HOME



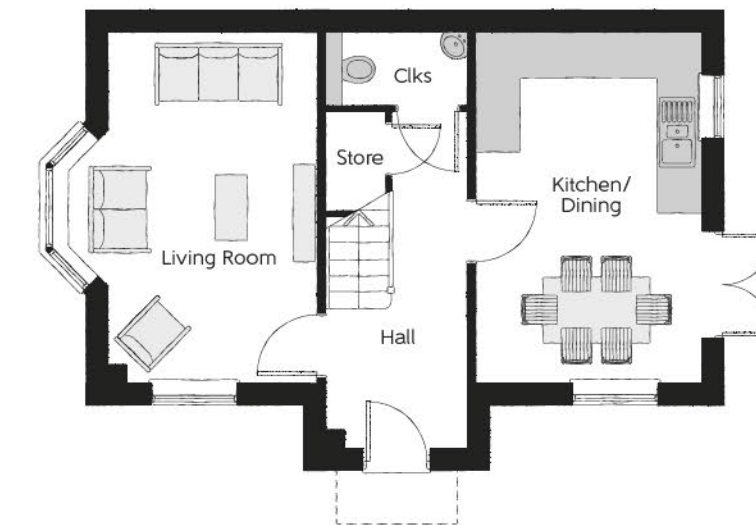
The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m (max)	10'5" x 7'9" (max)
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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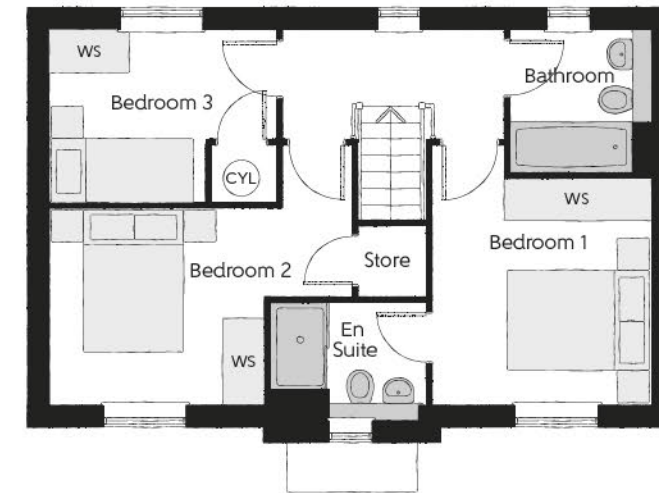
The Quilter

THREE BEDROOM HOME



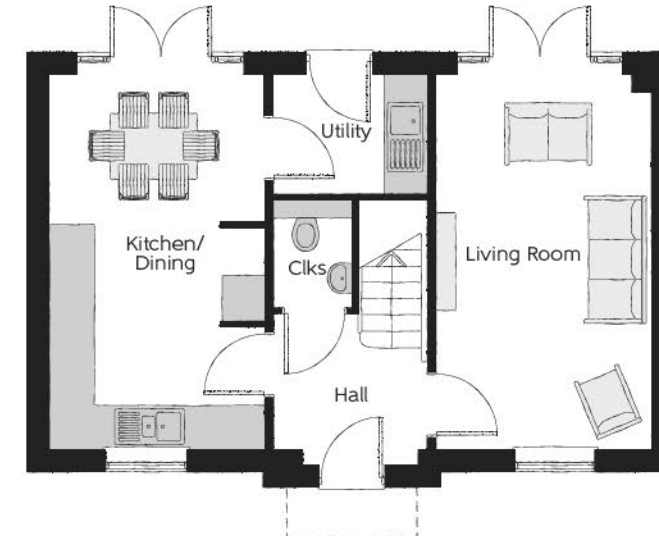
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m (max)	10'2" x 7'11" (max)
Bathroom	1.91m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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			1 & 2 Bedroom Homes		
			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
		White Gloss 120x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
KITCHEN	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
	Frontals	Bellway Band B options ##	●	●	●
		Bellway Band C options ##	●	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●
WET ROOMS		Zanussi Single Oven ZOHNX3X1	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Microwave ZVENM6X1	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●
		Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●	●
		Zanussi Dishwasher ZDLN1511	●	●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡‡	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡‡	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal #	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●
		Mira MINIMAL Single Thermostatic Shower ###	●	●	●

			1 & 2 Bedroom Homes		
			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ** ††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ** ††	●	●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡‡	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	●	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower †††	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††	●	●	●
	Heating	Under Floor Heating Ground Floor / Low Surface Temperature Radiators First Floor	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOOb	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Alarm DET ~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
EXTERNALS & MISC	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power Point to incurtilage Garages ^^^	●	●	●
	Drives	Bitmac Black ^	●	●	●
	Landscaping - Front	Medalion Turf & Landscape Planting ^^^	●	●	●
	Landscaping - Rear	Rotovated Topsoil ^^^	●	●	●
	Renewables	Air Source Heat Pump ^^	●	●	●

* fire rated as necessary

** full height around bath where shower provided as standard

*** at build stage

† where layout allows

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(ii) applicable

soft close mechanism to doors & drawers

where provision of shower tray allows

~ where shown on layouts

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

Make your new home as individual as you are with Additions



Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

- Turf
- Wardrobes





How to find us

