



ROSE
GARDENS





INTRODUCING ROSE GARDENS

Rippon Homes is pleased to present Rose Gardens, a collection of 60 brand new homes set in the beautiful Lincolnshire village of Lea.

Comprising a mixture of detached and semi-detached houses and bungalows, which are perfect for both growing families and those looking to downsize in this idyllic village.

Conveniently situated at the junction of the A156 and B1241, close to local amenities, Lea has plenty to offer. The village hall fosters a close knit community through regular events, with lots of local amenities such as Lea Park, recreation ground with a football pitch, tennis court, and stunning woodland areas.



A SOUGHT AFTER LOCATION

The village is as suited for young families as it is for older generations.

The stunning rural setting enhances the quality of life for all ages, while the long established Frances Oliver Anderson Church of England primary school is currently rated Good by OFSTED, serving younger children well in their education.

Lincoln is less than 16 miles away by car or train for all the city amenities. Rich in history, with independent boutique shopping, great arts and culture and a wealth of places to eat and drink, it's an ideal place for a day trip.

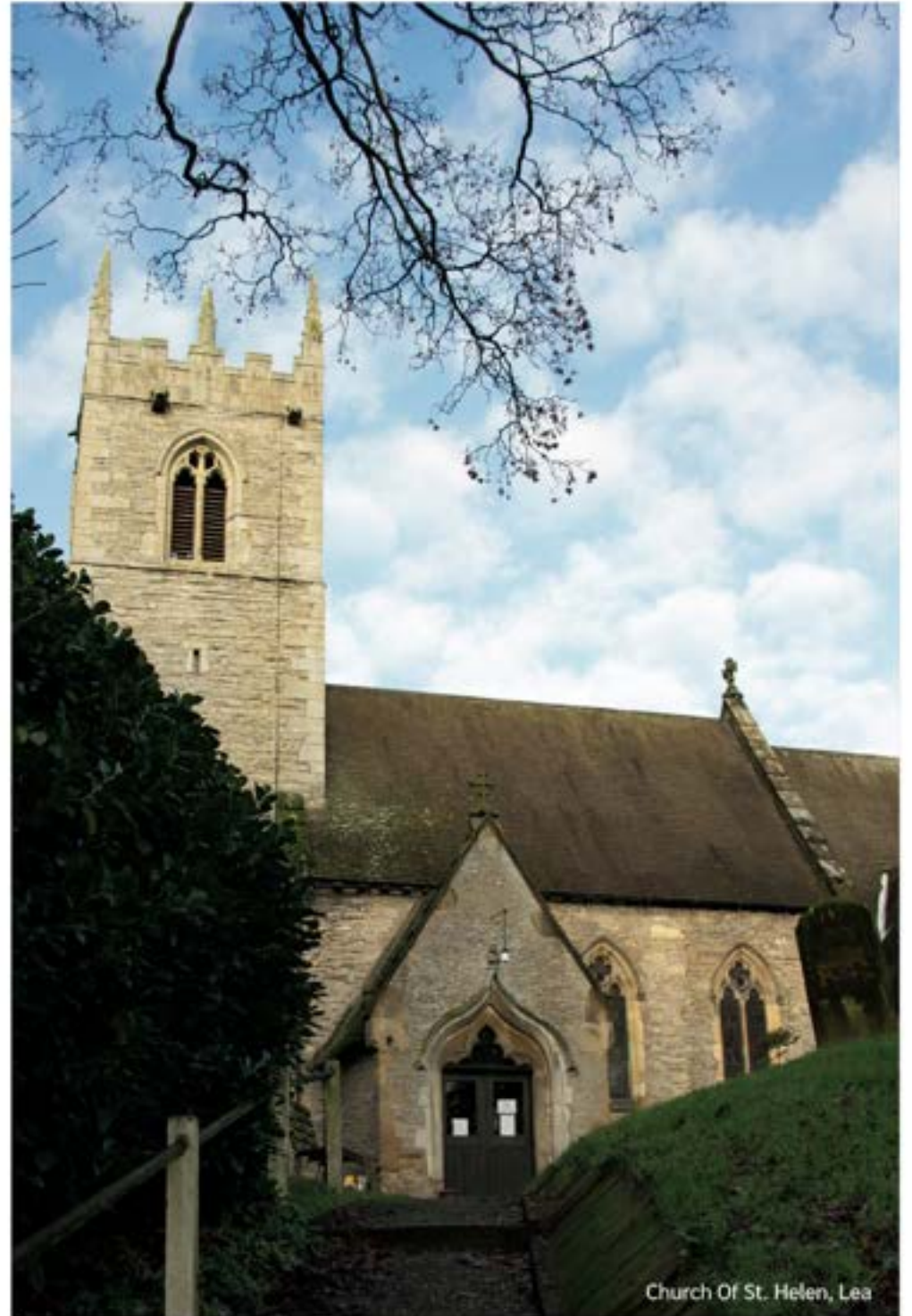
The nearby railway station provides regular services to Lincoln, Sheffield, Rotherham, and Doncaster while Lea itself sits on the bus route between Scunthorpe and Lincoln.



Lea Methodist Church



The Pilgrims Trail, Old Hall



Church Of St. Helen, Lea





WELCOME TO RIPPON HOMES

Established by Edward Rippon in 1953 and founded on the principles of high-quality homes in desirable locations. We have been a trusted name in home building for over 70 years.

Over the decades we have been, and continue to be, committed to our founding principles, by providing you with an exceptional place to call home, throughout select locations within the East Midlands, South Yorkshire, and Lincolnshire.

We take pride in the quality of our homes and that is why our team of craftspeople pay attention to every detail that goes into all aspects of their construction, from their design to the enviable specification within.

When you choose a Rippon Home, you can trust that you are making a sound investment in your future. Our homes are built to the highest standards, using only the finest materials and construction techniques. We believe in creating homes that are not only beautiful and functional, but also sustainable and energy-efficient too.

At Rippon Homes, we also understand that a home is more than just a place to live. It's a place where memories are made, and families grow together. That's why we take great pride in creating homes that are not only beautiful and functional, but also designed to last a lifetime.

We invite you to explore the world of Rippon Homes and discover the perfect home for you.



THE SALISBURY THREE BEDROOM BUNGALOW WITH GARAGE

A pretty double fronted bungalow with good storage in the central hallway which leads to a spacious living room overlooking the front garden, and follows to a fully fitted kitchen / dining room with a door to the rear garden.

A lovely master bedroom with en-suite shower room, two further generous bedrooms, and a family bathroom. With a single garage, this makes it a great choice for your new home.



GROUND FLOOR

Lounge	4.017 x 4.746	13'2" x 15'7"
Kitchen/Dining	3.106 x 3.075	10'2" x 10'1"
Master Bedroom	3.781(Max) x 3.936(Max)	12'5" x 12'11"
Bedroom 2	2.769 x 3.885(Max)	9'1" x 12'9"
Bedroom 3	2.352 x 3.075	7'9" x 10'1"
Bathroom	1.694 x 2.765	5'7" x 9'1"

GROUND FLOOR



All room dimensions are shown \leftrightarrow x \updownarrow (Max) = Maximum dimensions. (Min) = Minimum dimensions. (E/W) = Excluding Wardrobes.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.
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THE HASLEMERE

THREE BEDROOM BUNGALOW WITH DOUBLE GARAGE

A stunning L-shaped bungalow with spacious living area leading from the welcoming entrance hall. A well-proportioned living room and bay window overlook the front while the family sized kitchen / dining room has double doors accessing the rear garden.

A master bedroom with an en-suite shower room and fitted wardrobe, two further bedrooms, family bathroom and excellent additional storage. A double garage makes this a versatile home for families and for downsizers.

GROUND FLOOR



GROUND FLOOR

Lounge	5.180(Max) x 3.745	17' x 12'3"
Kitchen/Dining	2.756(Max) x 6.585	9' x 21'7"
Master Bedroom	3.377(Max) x 4.196	11'1" x 13'9"
Bedroom 2	2.933(Min) x 3.823	9'7" x 12'7"
Bedroom 3	2.263 x 2.723	7'5" x 8'11"
Bathroom	2.008 x 2.723	6'7" x 8'11"

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THE DALE

THREE BEDROOM SEMI DETACHED HOME WITH PARKING

A spacious open plan living room offers views over the front garden and access to the kitchen / dining room where double doors lead out to the rear garden.

Stairs ascend from the living room to a master bedroom, two further good-sized bedrooms and a family bathroom. Ideal for first time buyers and growing families.



GROUND FLOOR

Lounge	3.549(Min) x 4.667	11'8" x 15'4"
Kitchen/Dining	5.166(Max) x 2.864	16'11" x 9'5"
WC		

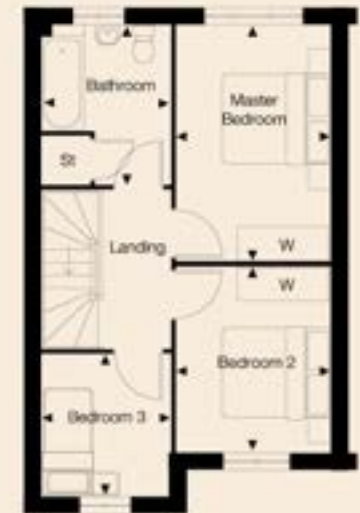
FIRST FLOOR

Master Bedroom	2.754 x 4.211	9'0" x 13'10"
Bedroom 2	2.748 x 3.318	9'0" x 10'11"
Bedroom 3	2.281 x 2.534	7'6" x 8'4"
Bathroom	2.309 x 2.858(Max)	7'7" x 9'5"

GROUND FLOOR



FIRST FLOOR



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THE BAKEWELL

THREE BEDROOM DETACHED HOME WITH GARAGE

This lovely double fronted home features a versatile entrance hall with a WC and stairs to first floor. A spacious living room overlooks the rear garden, and a large kitchen / dining room offers views of the front and rear with doors opening out onto the back garden.

An en-suite to the master bedroom, two further good-sized bedrooms, family bathroom and single garage make this a wonderful choice of home.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	3.649(Max) x 4.241	12'0" x 13'11"
Kitchen/Dining	2.498 x 5.868	8'2" x 19'3"
WC		

FIRST FLOOR

Master Bedroom	2.975(Min) x 3.496(Max) / 2.671(E/W)	9'9" x 11'6" / 8'9"
Bedroom 2	2.776 x 3.192(Max)	9'1" x 10'6"
Bedroom 3	2.560 x 2.591	8'5" x 8'6"
Bathroom	3.397 x 1.074	11'2" x 3'6"

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THE ROTHBURY

THREE BEDROOM DETACHED HOME WITH GARAGE

This pretty double fronted home has a large entrance hall giving access to a WC and stairs to the first floor. The spacious living room offers triple aspect views, and the family sized kitchen / dining room has dual aspect with double doors to the rear garden.

An en-suite shower room to the master bedroom along with two further good-sized bedrooms, family bathroom and single garage makes this a very popular choice for your new home.



GROUND FLOOR

Lounge	3.354 x 4.644	11'0" x 15'3"
Kitchen/Dining	3.064(Max) x 4.644(Max)	10'1" x 15'3"
WC		

FIRST FLOOR

Master Bedroom	3.064(Max) x 3.337	10'1" x 10'11"
Bedroom 2	3.345 x 2.291(Max)	11'0" x 7'6"
Bedroom 3	3.345 x 2.290(Max)	11'0" x 7'6"
Bathroom	2.308 x 1.736	7'7" x 5'8"

GROUND FLOOR



FIRST FLOOR



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THE FOXTON

THREE BEDROOM DETACHED HOME WITH GARAGE

A welcoming entrance hall gives access to a WC and the attractive dog leg staircase to the first floor. Downstairs is a very spacious living space, with an attractive living room to the front of the house.

There is also an L-shaped fully fitted kitchen and dining area with double doors leading to the rear garden and a useful storage cupboard.

Upstairs is the master bedroom with en-suite shower room, two further well-proportioned bedrooms, and family bathroom. With a single garage too, this is the perfect choice for a spacious three bedroom family home.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.698 x 4.044	12'2" x 13'3"
Kitchen/Dining	6.373(Max) x 2.808(Max)	20'11" x 9'3"
WC		

FIRST FLOOR

Master Bedroom	3.698(Max) x 3.034	12'2" x 9'11"
Bedroom 2	3.172 x 2.374	10'5" x 7'9"
Bedroom 3	2.658 x 2.531	8'9" x 8'4"
Bathroom	2.585 x 1.723	8'6" x 5'8"

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THE CRANMORE

THREE BEDROOM DETACHED HOME WITH GARAGE

A lovely home with entrance vestibule leading to the living room overlooking the front garden. A WC and useful utility area can be found off the spacious kitchen / dining room.

Stairs up to the first floor landing lead to the master bedroom and en-suite shower, with two further good-sized bedrooms and a family bathroom. A single integral garage makes this a great home for couples and young families.

GROUND FLOOR

Lounge	3.576 x 5.211	11'9" x 17'1"
Kitchen/Dining	5.169 x 3.142	17'0" x 10'4"
WC		

FIRST FLOOR

Master Bedroom	3.571 x 3.547(Max)	11'9" x 11'8"
Bedroom 2	3.739 x 3.414(Max)	12'3" x 11'2"
Bedroom 3	2.667 x 2.417	8'9" x 7'11"
Bathroom	2.504 x 2.075	8'3" x 6'10"



GROUND FLOOR



FIRST FLOOR



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THE NEWTON

FOUR BEDROOM
DETACHED HOME
WITH GARAGE

The entrance vestibule in this family home leads to a lovely living room overlooking the front garden. A spacious kitchen / dining room features double doors to the rear garden with a WC and utility off.

A galleried landing leads to the spacious master bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom. A single integral garage makes this new home excellent value.

GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

Lounge	3.633(Max) x 4.669	11'11" x 15'4"
Kitchen/Dining	5.284 x 3.150(Min)	17'4" x 10'4"
WC		

FIRST FLOOR

Master Bedroom	3.633 x 3.011	11'11" x 9'11"
Bedroom 2	3.484 x 2.633(Max)	11'5" x 8'8"
Bedroom 3	2.722 x 2.646	8'11" x 8'8"
Bedroom 4	2.875 x 2.370	9'5" x 7'9"
Bathroom	2.494 x 1.596	8'2" x 5'3"



THE WOODFORD

FOUR BEDROOM
DETACHED HOME
WITH GARAGE

Excellent family sized accommodation including central hallway leading to cloaks / WC and useful storage cupboard. There is a spacious dual aspect living room, family sized kitchen / dining area with double doors to rear garden and a separate dining room / study.

First floor accommodation does not disappoint with a master bedroom with en-suite, three further bedrooms and a family bathroom. With a single garage it is the perfect choice for a family home.



GROUND FLOOR

Lounge	3.483(Max) x 4.572	11'5" x 15'0"
Kitchen/Dining	5.567 x 2.779(Max)	18'3" x 9'1"
Study/Dining	2.792 x 2.545	9'2" x 8'4"
WC		

FIRST FLOOR

Master Bedroom	3.416 x 3.564(Max)	11'3" x 11'8"
Bedroom 2	3.189 x 2.804	10'6" x 9'2"
Bedroom 3	2.499 x 2.546	8'2" x 8'4"
Bedroom 4	2.287 x 2.723	7'6" x 8'11"
Bathroom	1.658 x 2.543	5'5" x 8'4"

GROUND FLOOR



FIRST FLOOR



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THE WINDSOR

FOUR BEDROOM DETACHED HOME WITH GARAGE

Stunning double fronted home with entrance hall and cloaks / WC. A spacious living room with views over the front and rear garden, a family sized dual aspect kitchen / dining room and utility room. Stairs lead to the galleried landing and a master bedroom with en-suite, three further good sized bedrooms and a family bathroom. A double or single garage dependent on plot make this home a first choice for many families.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	3.434 x 5.882	11'3" x 19'4"
Kitchen/Dining	3.433(Min) / 3.674(Max) x 5.882	11'3" / 12'1" x 19'4"
Utility	2.064 x 1.535	6'9" x 5'0"
WC		

FIRST FLOOR

Master Bedroom	2.948 x 3.630(Max)	9'8" x 11'11"
Bedroom 2	2.549 x 3.530	8'4" x 11'7"
Bedroom 3	3.585 x 2.265	11'9" x 7'5"
Bedroom 4	3.463 x 2.165	11'4" x 7'1"
Bathroom	2.272 x 2.510(Max)	7'5" x 8'3"

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THE RICHMOND

FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE

A stunning family home which benefits from an impressive reception hallway with storage space and cloakroom along with an elegant staircase rising to the first floor. On the ground floor is a spacious lounge and sizeable kitchen, with utility room. Both rooms enjoy French doors opening out to the rear garden bringing the outdoor in. Downstairs are also a separate formal dining room and useful study.

A light and airy galleried landing gives access to a master bedroom with an en-suite shower room and fully fitted dressing area. There are three further well-proportioned bedrooms and a family bathroom. A double garage provides an abundance of space and design in this new family home.

GROUND FLOOR

Lounge	3.330 x 5.472	10'11" x 17'11"
Kitchen/Breakfast	2.275(Min) / 3.257(Max) x 6.471	7'4" / 10'8" x 21'2"
Dining	3.033 x 3.640(Max)	9'11" x 11'11"
Study	2.406 x 2.640	7'11" x 8'8"
Utility	1.723 x 2.112	5'8" x 6'11"
WC		

FIRST FLOOR

Master Bedroom	3.257 x 3.761	10'8" x 12'4"
Dressing	2.371 x 1.238	7'9" x 4'1"
Bedroom 2	3.302 x 2.971	10'10" x 9'9"
Bedroom 3	2.744 x 2.972	9'0" x 9'9"
Bedroom 4	2.246 x 2.411	7'4" x 7'11"
Bathroom	1.973 x 1.928	6'6" x 6'4"



GROUND FLOOR

4D20



4D20DG



FIRST FLOOR



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*Entertaining
in style*

*Living
in comfort*





FOCUS ON THE



Amazing standard

SPECIFICATION

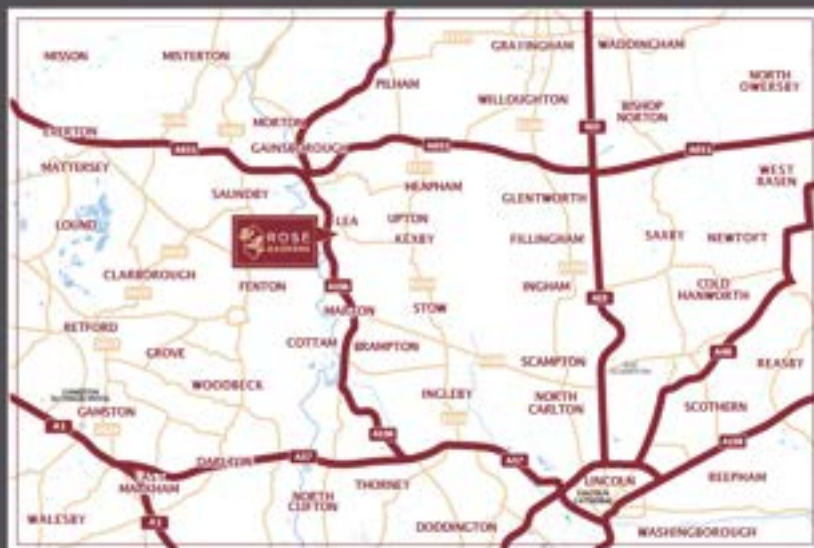


You can concentrate on personalising your new home from an already outstanding specification.

- 🏠 Air Source Heat Pumps
- 🏠 Carpets & Flooring as standard
- 🏠 Turfed rear gardens as standard
- 🏠 USB points to Kitchen
- 🏠 Outside Tap
- 🏠 Light & Power to garage

Plus the opportunity to upgrade and personalise your home, subject to build.

ROSE GARDENS HOW TO FIND US



OFF WILLINGHAM ROAD, LEA, LINCOLNSHIRE, DN21 5EW



SCAN QR CODE TO SEE ROSE GARDENS LOCATION.



ROSE GARDENS

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OFF WILLINGHAM ROAD, LEA, LINCOLNSHIRE DN21 5EW
01427 368 018
ROSEGARDENS-SALES@RIPPONHOMES.CO.UK
RIPPONHOMES.CO.UK

CRAFTSMANSHIP | CARE | COMFORT



LIKE WHAT YOU SEE?
PLEASE SCAN THE QR CODE TO LEAVE YOUR REVIEW.



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