



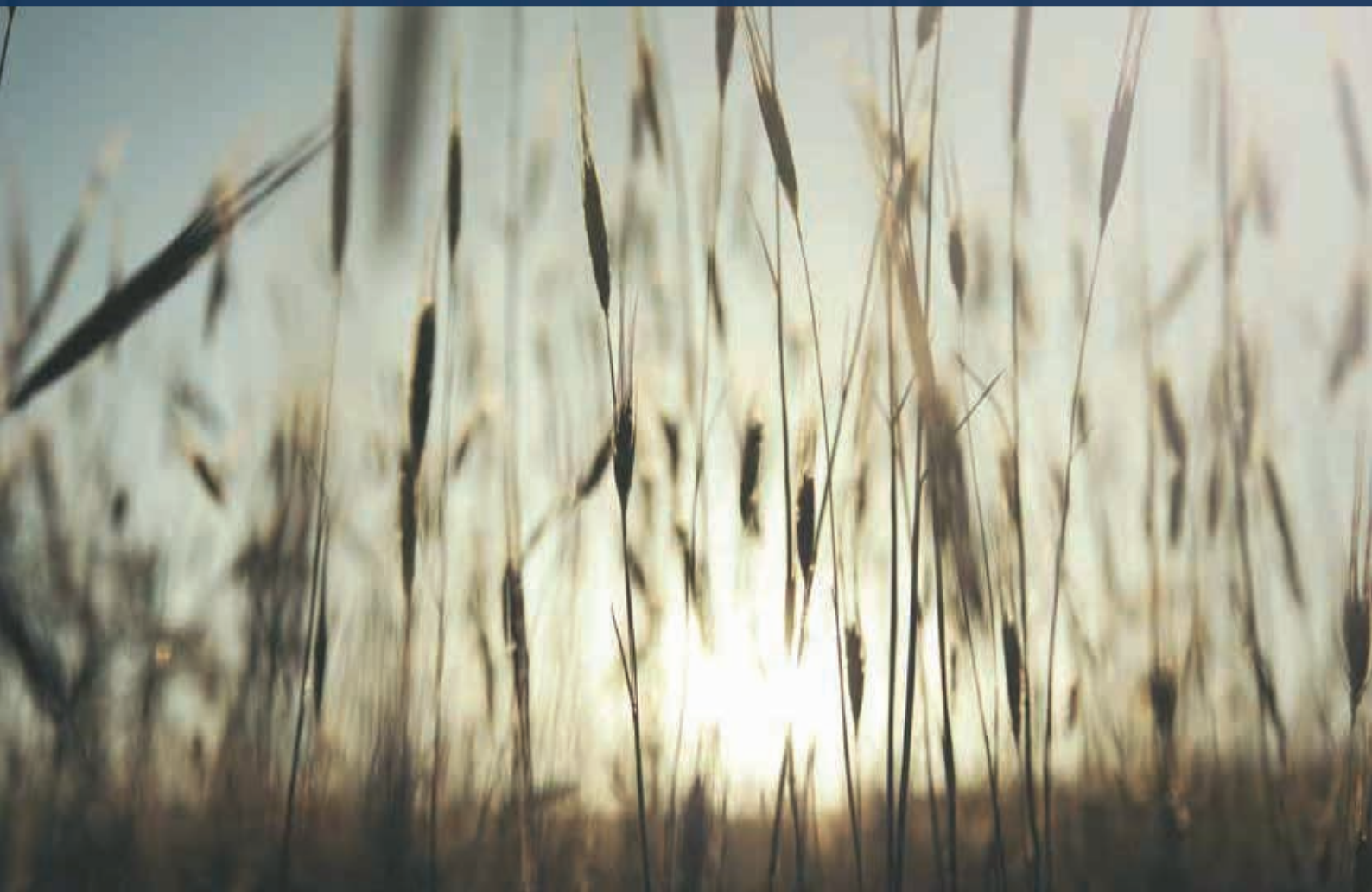
CREST
NICHOLSON

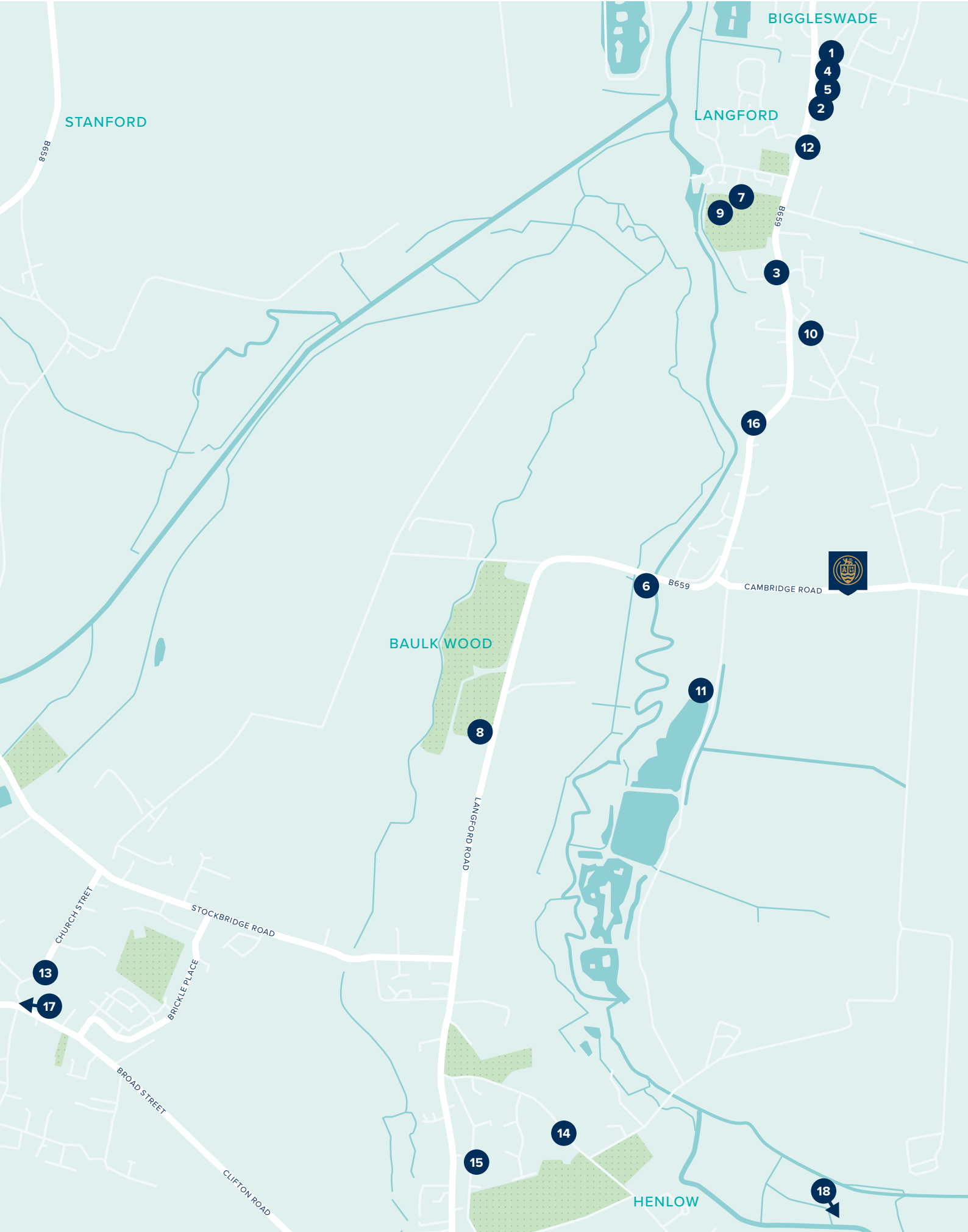
LEWIN PARK

LANGFORD • BEDFORDSHIRE

A thoughtfully crafted collection of 2, 3, 4 & 5 bedroom homes, set on the edge of the tranquil village of Langford, offering the best of rural living combined with easy access to London and major commuting routes.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN LANGFORD

A deceptively large community, Langford has the charm and easy-going nature that goes with village living, while providing a wealth of amenities to meet your daily needs.

On your doorstep

Why not take a stroll down to the beautiful River Ivel and then grab a spot of lunch at the village pub? For a little more variety the busy market town of Biggleswade is less than three miles away.

- 1 Langford Fish Bar
- 2 The Plough, Langford
- 3 Spice Lounge
- 4 The Village Store
- 5 Langford Pharmacy
- 6 Langford Garden Centre
- 7 Langford Cricket Club
- 8 Langford Football Club
- 9 Langford Village Hall
- 10 The Ivy Leaf Club
- 11 Ted Whiteman Waters

Education

There's a selection of local primary and secondary schools with "good and outstanding" Ofsted ratings.

- 12 Langford Village Academy (Age 4-11 years)
- 13 Clifton All Saints Academy (Age 4-11 years)
- 14 Henlow Church of England Academy (Age 9-13 years)
- 15 Raynsford Church of England Academy (Age 2-11 years)
- 16 Owlets Pre-School
- 17 Samuel Whitbread Academy (Age 13-18 years)
- 18 Etonbury Academy (Age 9-19 years)

Travel

Langford has great connections with all main transport links. Both the A1 and M1 are easily accessed and Biggleswade train station provides a regular direct service to London. Luton Airport is around 30 minutes by car.



- London St Pancras – 44 minutes
- Stevenage – 16 minutes
- Peterborough – 35 minutes
- Cambridge – 1hour 10 minutes



- Biggleswade Train Station – 3 miles
- Cambridge – 22 miles
- Bedford – 15 miles
- Luton Airport – 17 miles
- Northampton – 18 miles





LEWIN PARK

Lewin Park, Cambridge Road,
Langford, Biggleswade, SG18 9PL

For all enquiries please call

01234 232 268

crestnicholson.com/Lewin-park

WELL-CONNECTED COUNTRYSIDE LIVING

Lewin Park is a stunning collection of traditional 2, 3, 4 & 5 bedroom homes set within the tranquil village of Langford. The village is surrounded by the beautiful countryside of Central Bedfordshire and is just nine miles from the Chilterns Area of Outstanding Natural Beauty

Langford is a great place to live for those who love the outdoors, but also need easy access to modern facilities and commuter routes. The village is dominated by the picturesque River Ivel, which is never more than a stone's throw away. This will give you lots of opportunities for pleasant walks when you can enjoy the surrounding countryside views.

The village is geared up for modern family living, so there's no need to visit large towns for when you need the daily essentials. The Plough pub is well rated and serves a wide range of good value, tasty meals. Nearby is a curry house, fish and chips takeaway, convenience store and pharmacy. For something a little more active you will be spoilt with Langford's array of sports clubs. From cricket and football to bowls to tennis

- and even fishing, there is ample opportunity to get involved in local community life.

For a little more hustle and bustle the market town of Biggleswade is perfect, whether for shopping or grabbing a coffee and bite to eat. The town is just an eight-minute drive away – or you could get there by bike, or the local bus. It is a popular place to meet and socialise, and there is a fine selection of hotels, pubs and restaurants - some of which date back hundreds of years. There is also no shortage of shopping, whether at small independents or larger chain stores, and of course there's an abundance of charming cafés. The traditional market is held on Saturday and Tuesday giving you lots of opportunities to purchase local fresh produce, and maybe pick up a bargain or two.

For more serious shopping and just a six-minute drive from Lewin Park, the A1 Retail Park has recently opened to the south of Biggleswade. It offers a broad range of high street shops including M&S, Next, Boots and Wilko.

True outdoor lovers who fancy a hike or just a pleasant weekend stroll will really appreciate Pegsdon Hills. One of the jewels of the Chilterns Area of Outstanding Natural Beauty, the area boasts steep hills and tranquil valleys offering magnificent views of the countryside – perfect for a day out in the fresh air.





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LEWIN PARK LANGFORD PHASE 1 & 2

DEVELOPMENT PLAN

A thoughtfully crafted collection of 2, 3, 4 & 5 bedroom homes, set on the edge of the tranquil village of Langford, offering the best of rural living combined with easy access to London and major commuting routes.

2,3,4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

The Edworth

3 BEDROOM HOMES

The Leighton

The Hinxworth

The Redgrave

The Chelmsford

4 BEDROOM HOMES

The Filey

The Richmond

The Kingsbridge

The Marlborough

The Bingham

The Winkfield

The Salcombe

The Salcott

The Seaford

5 BEDROOM HOMES

The Windsor

The Roydon

S.106 affordable rented properties

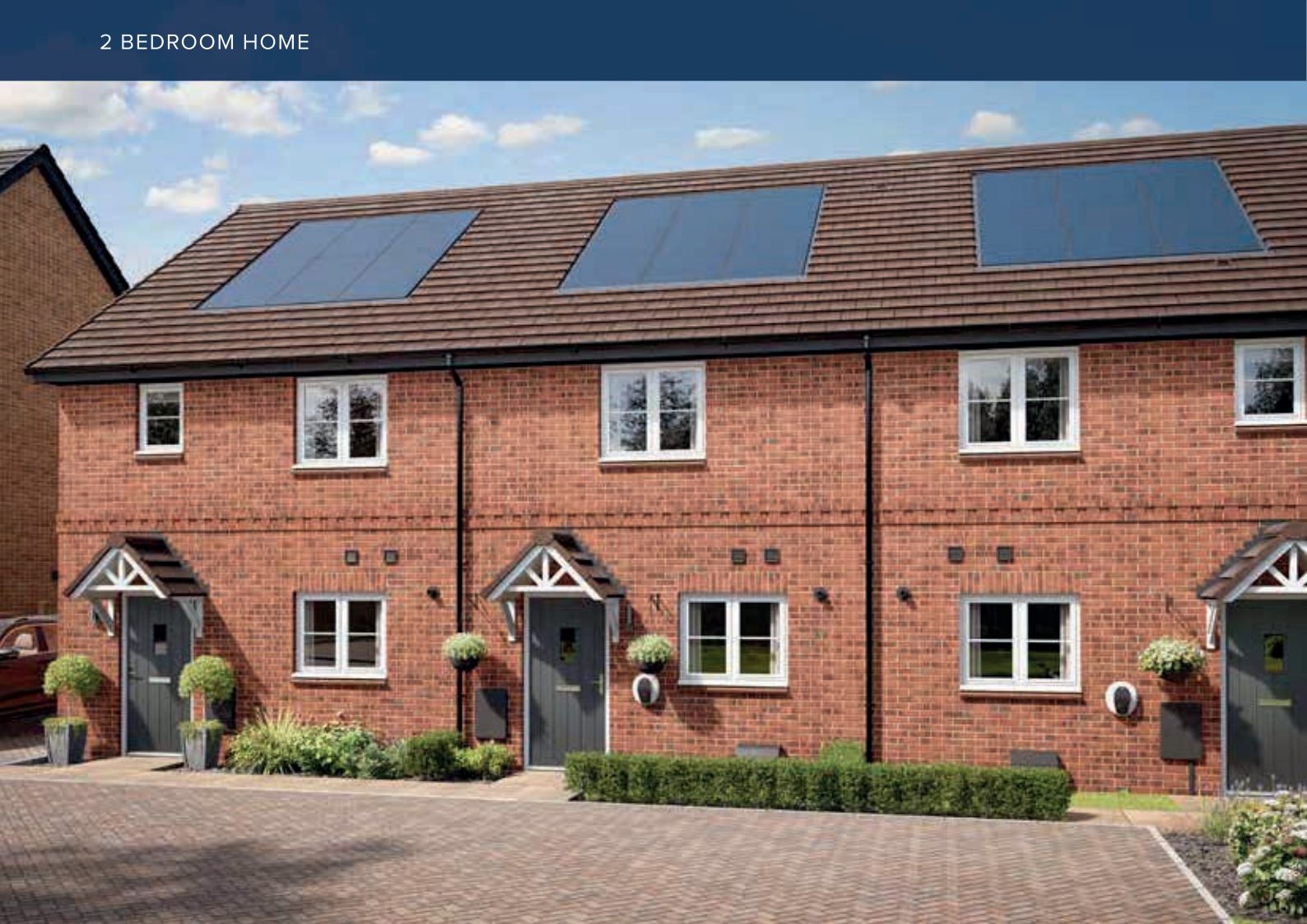




THE EDWORTH

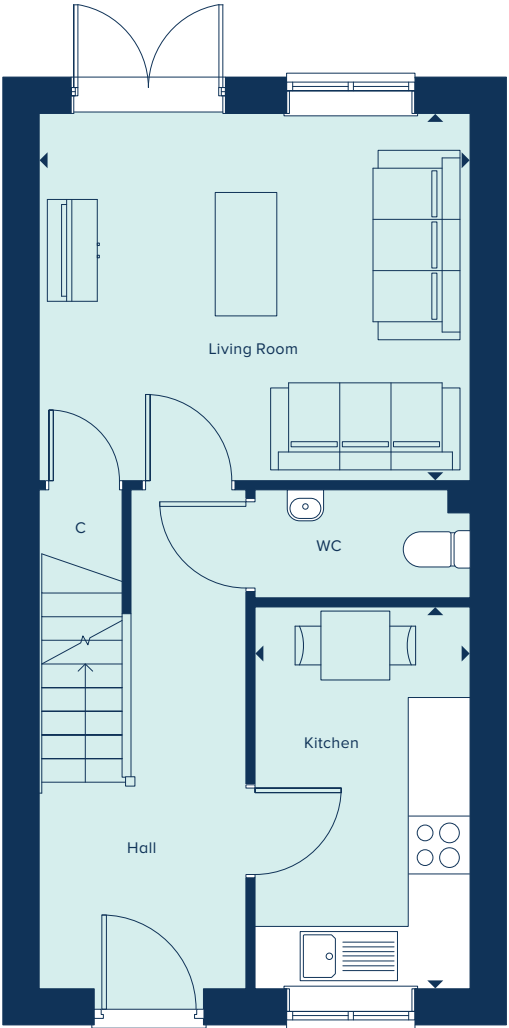
The Edworth is a beautifully designed two-bedroom home offering modern comfort and practical living. The stylish kitchen sits at the front, while the bright, open-plan living and dining area opens onto the garden through elegant French doors - perfect for entertaining or relaxing. Upstairs, two well-sized bedrooms and a contemporary bathroom provide calm, private spaces to unwind. With thoughtful design and timeless appeal, The Edworth is ideal for first-time buyers or young families seeking a home that fits modern life.

2 BEDROOM HOME



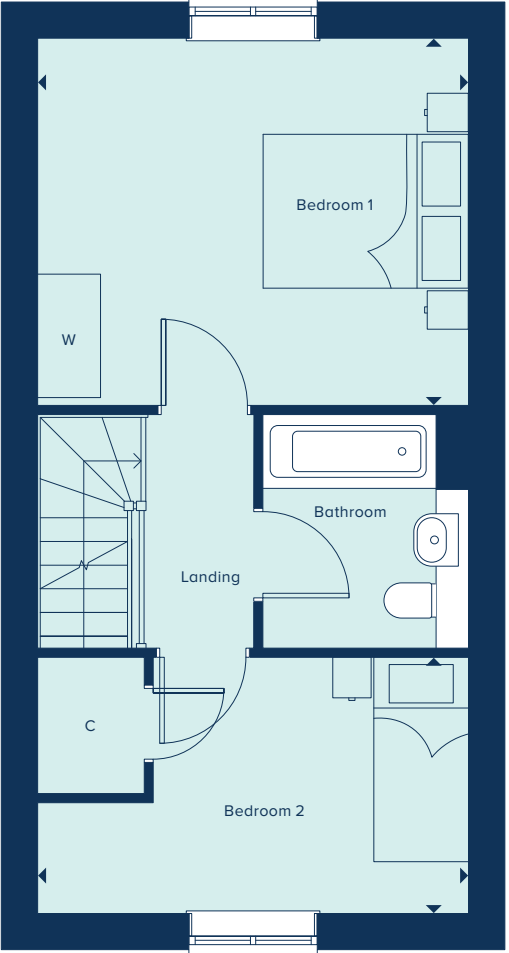
THE EDWORTH
2 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN	
3.75m x 2.13m	12'3" x 7'0"
LIVING ROOM	
4.24m x 3.61m	12'9" x 11'8"



FIRST FLOOR

BEDROOM 1	
4.24m x 3.61m	13'9" x 11'8"
BEDROOM 2	
4.24m x 2.53m	13'9" x 8'3"

C Cupboard W Wardrobe

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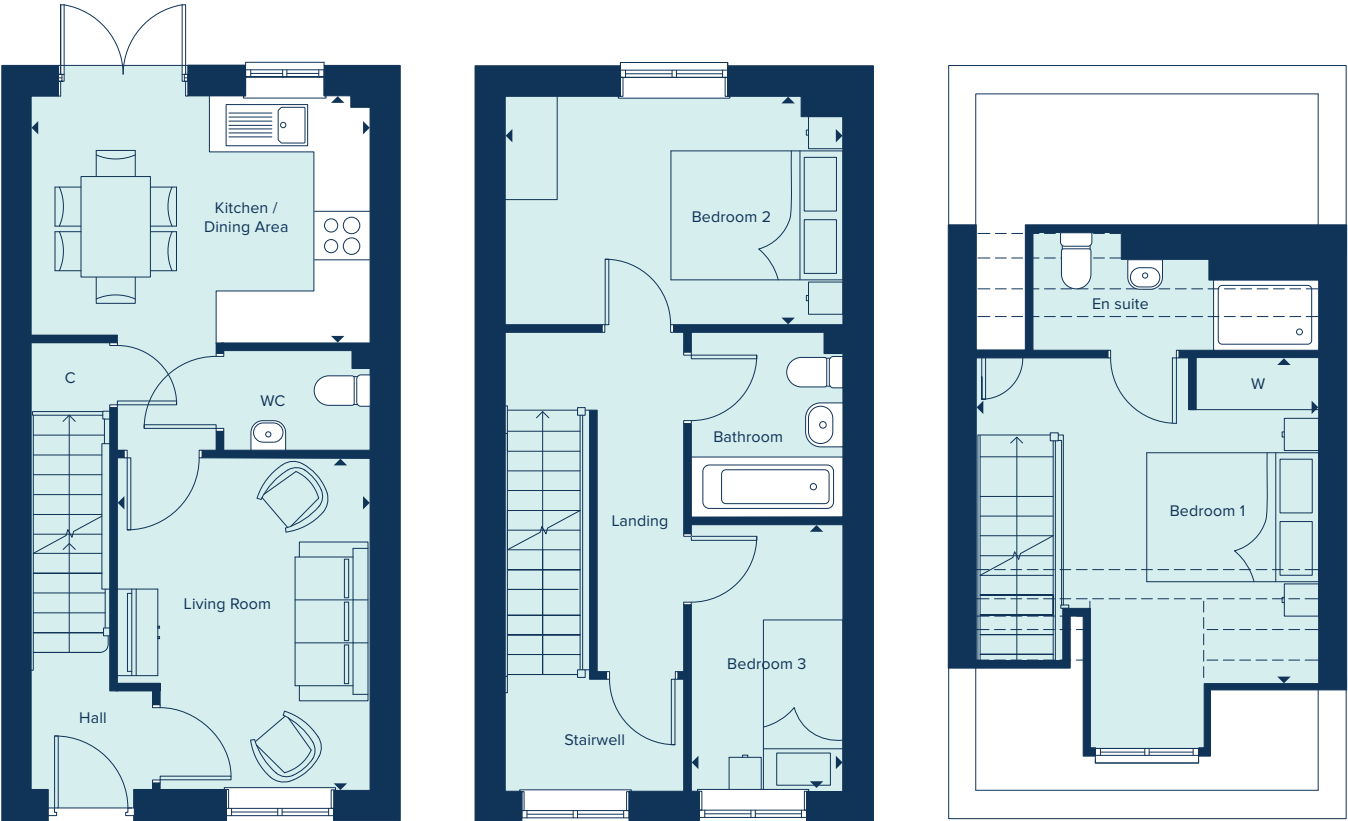
THE LEIGHTON
3 Bedroom Home

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THE LEIGHTON

The Leighton is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR			
KITCHEN / DINING AREA			
3.94m x 2.86m	12'11" x 9'4"		
LIVING ROOM			
3.89m x 2.93m	12'9" x 9'7"		
FIRST FLOOR			
BEDROOM 2			
3.94m x 2.66m	12'11" x 8'8"		
BEDROOM 3			
3.10 m x 1.77m	10'2" x 5'9"		
SECOND FLOOR			
BEDROOM 1			
3.94m x 3.77m	12'11" x 12'4"		

C Cupboard W Wardrobe

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THE HINXWORTH

The Hinxworth is an elegant three-bedroom home combining contemporary design with everyday practicality. The beautifully crafted kitchen and dining area create a welcoming space for family gatherings, while the spacious living room opens onto the garden through French doors, perfect for entertaining or relaxing in style. Upstairs, three generous bedrooms and a sleek family bathroom provide a calm retreat, with refined finishes and thoughtful details enhancing every corner of this modern home.

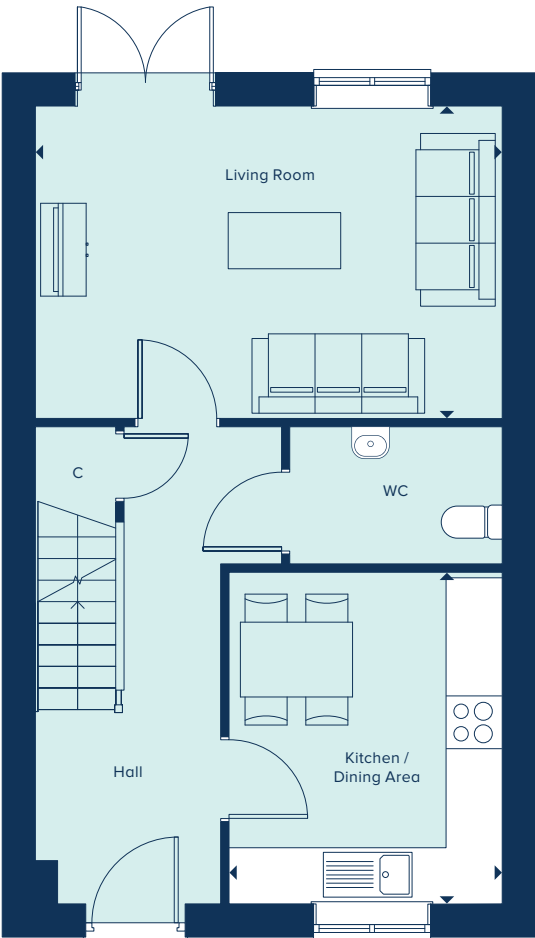
3 BEDROOM HOME



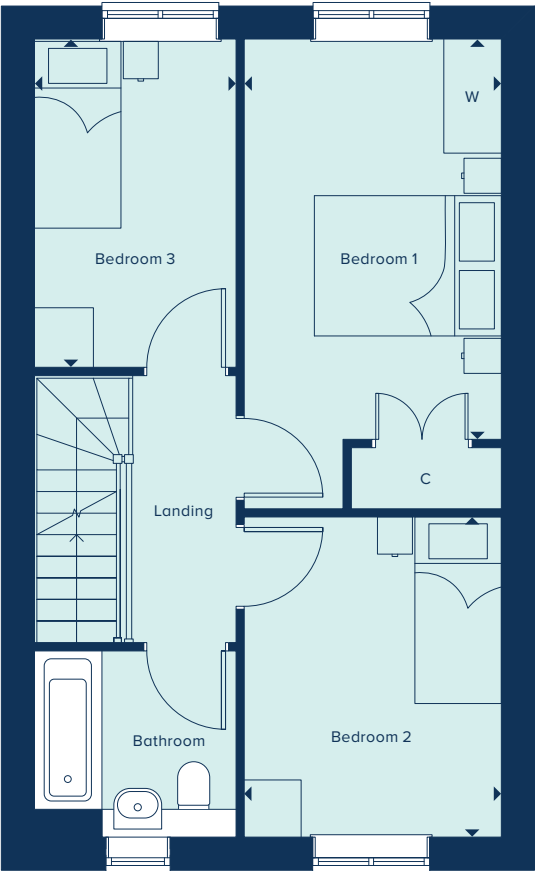
THE HINXWORTH

3 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING AREA		
3.54m	x 2.91m	11'7" x 9'7"
LIVING ROOM		
4.98m	x 3.33m	16'4" x 10'11"



FIRST FLOOR		
BEDROOM 1		
4.27m	x 2.74m	14'0" x 9'0"
BEDROOM 2		
3.41m	x 2.74m	11'2" x 9'0"
BEDROOM 3		
3.50m	x 2.15m	11'6" x 7'0"

C Cupboard W Wardrobe

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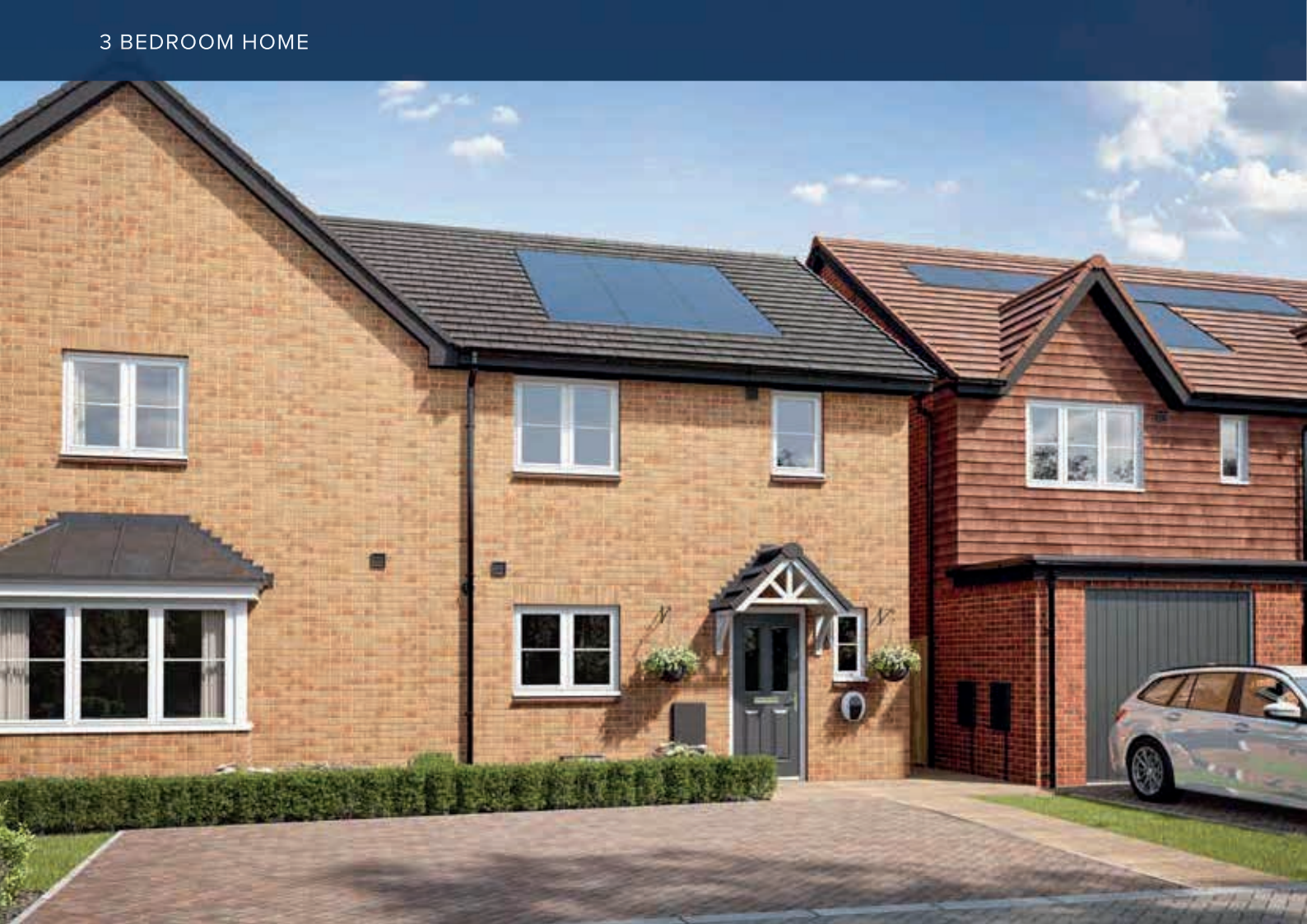




THE REDGRAVE

The Redgrave is a thoughtfully designed two storey, three bedroom home which features a spacious open kitchen and dining area in addition to a separate living room which features French doors to the rear garden. Bedroom one benefits from a built-in wardrobe and en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

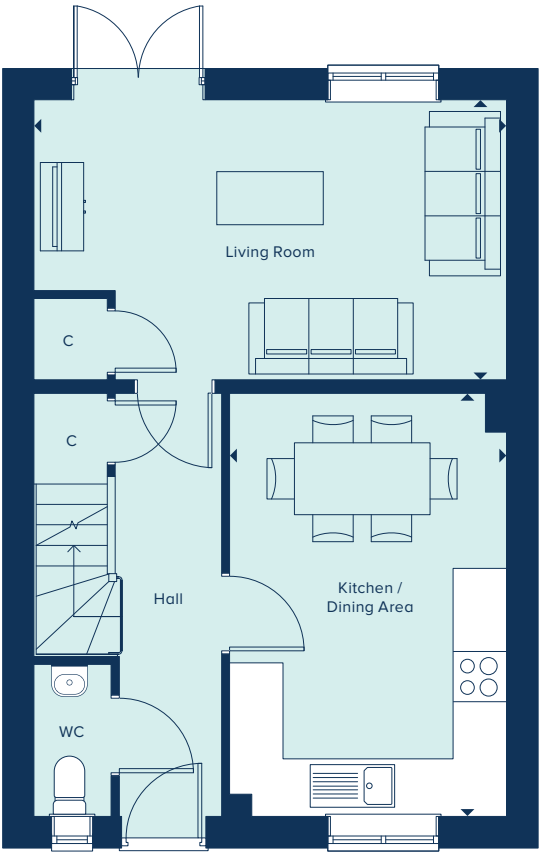
3 BEDROOM HOME



THE REDGRAVE

3 Bedroom Home

crestnicholson.com



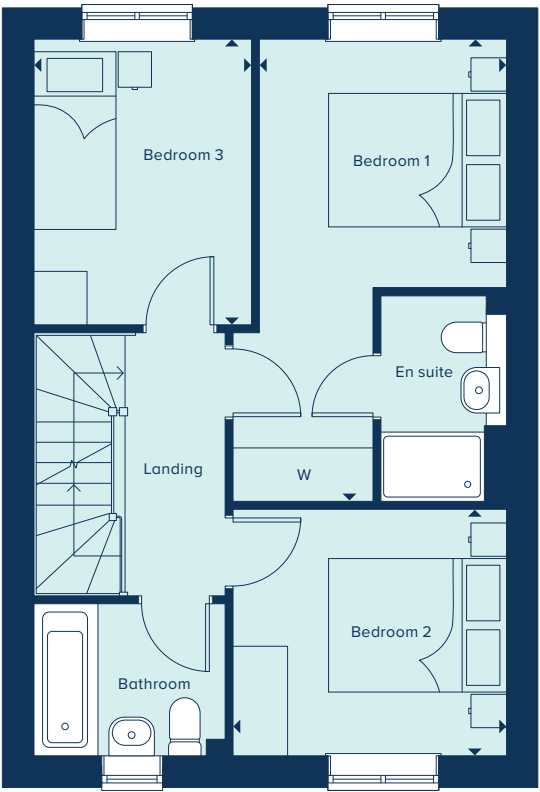
GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"



FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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THE CHELMSFORD

The Chelmsford is a generously sized three-bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen-dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME



THE CHELMSFORD

3 Bedroom Home

[crestnicholson.com](https://www.crestnicholson.com)

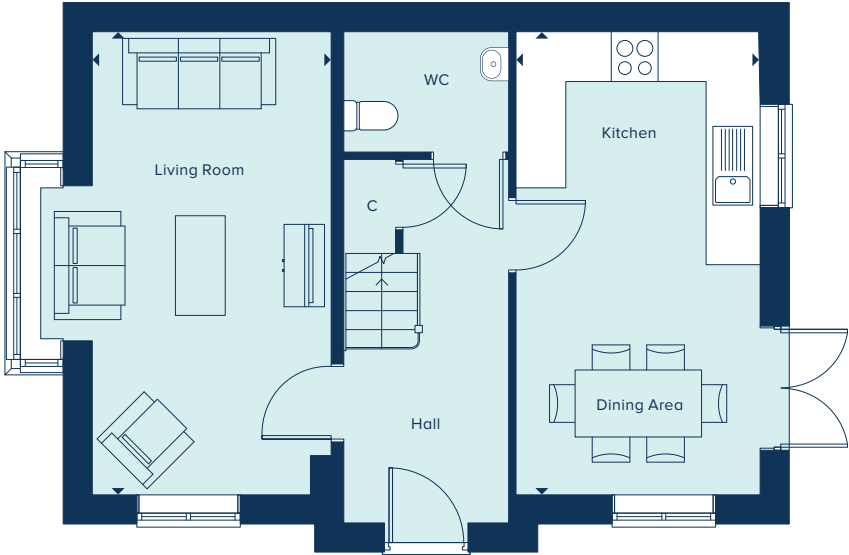
GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

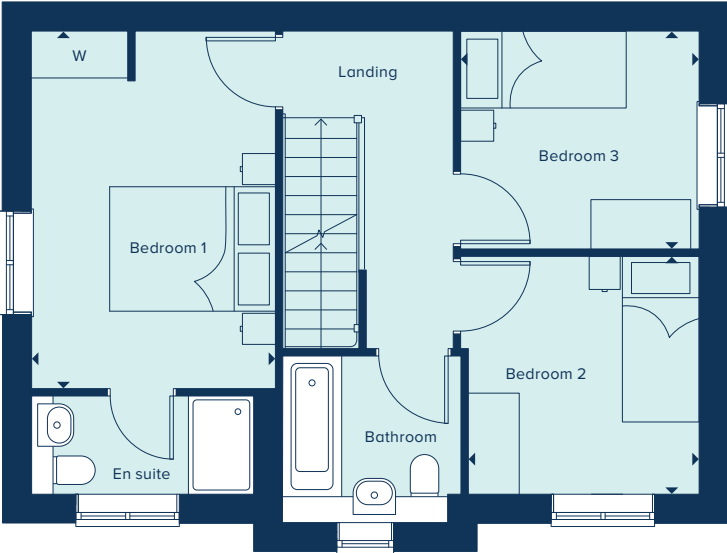
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.87m x 2.76m 9'5" x 9'1"

BEDROOM 3

2.87m x 2.62m 9'5" x 8'7"



C Cupboard W Wardrobe

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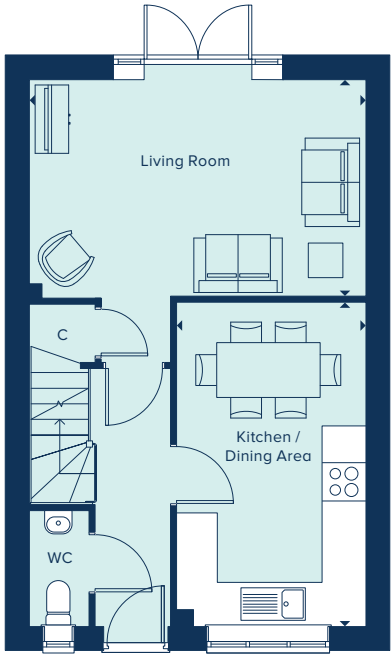
THE FILEY
4 Bedroom Home

crestnicholson.com

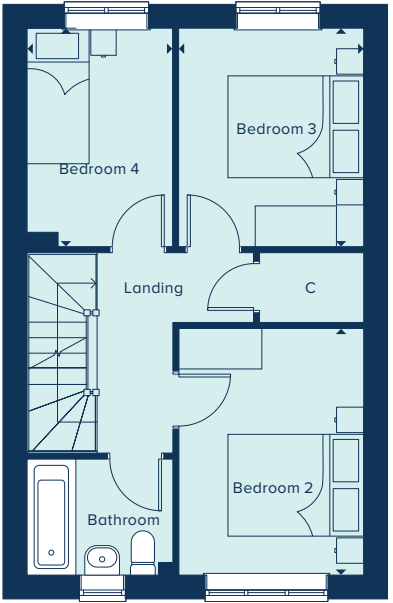
THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

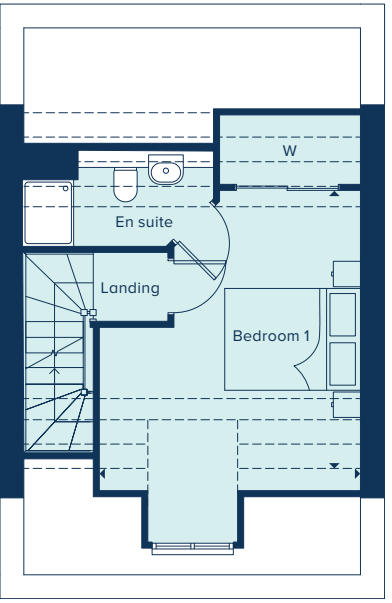
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.96m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.63m x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'7" x 8'11"	
BEDROOM 4		
3.22m x 2.14m	10'7" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
4.07m x 3.85m	13'4" x 12'7"	

C Cupboard W Wardrobe ● Specification

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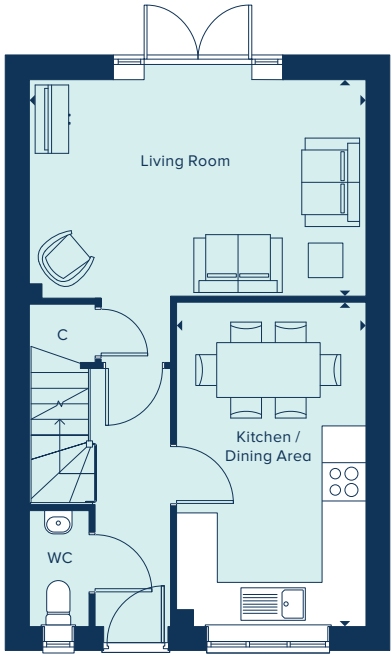
THE FILEY
4 Bedroom Home

crestnicholson.com

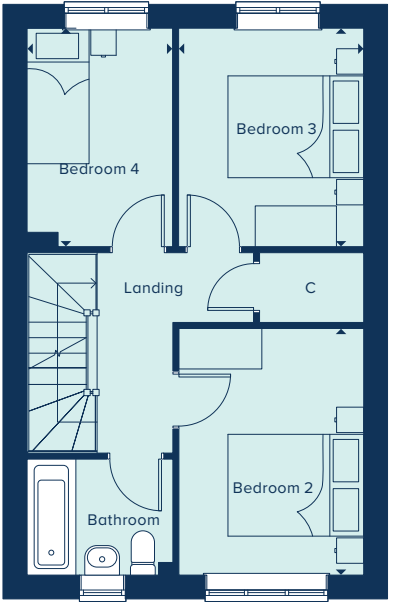
THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

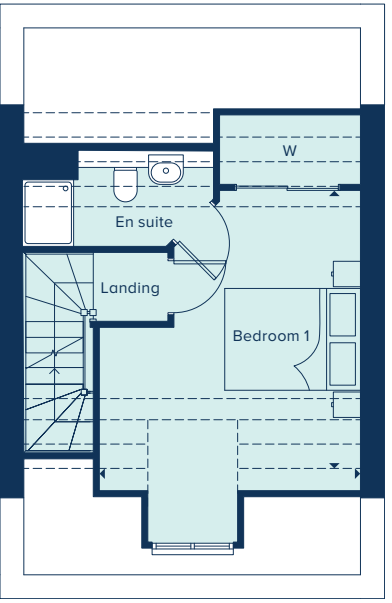
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.96m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.63m x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'7" x 8'11"	
BEDROOM 4		
3.22m x 2.14m	10'7" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
4.07m x 3.85m	13'4" x 12'7"	

C Cupboard W Wardrobe ● Specification

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THE RICHMOND

With flexible open-plan living space and generously sized bedrooms, the Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

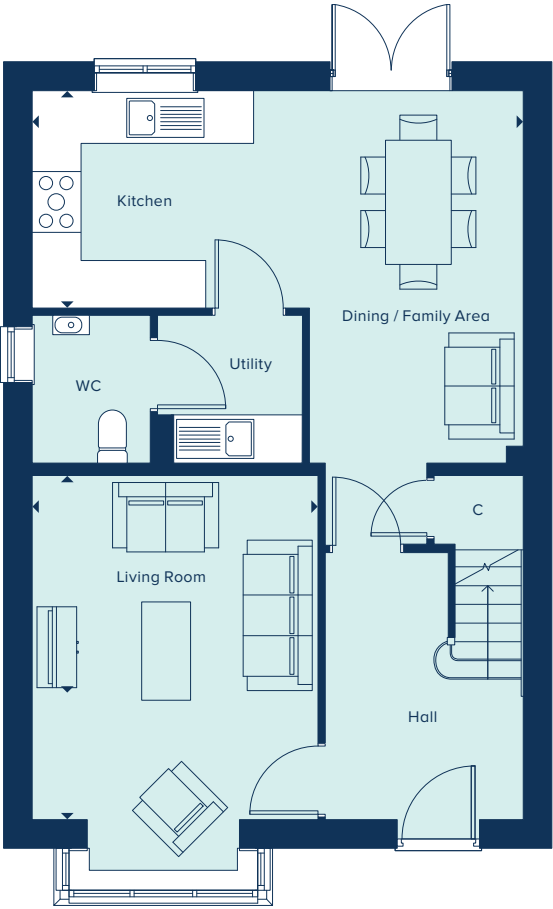
4 BEDROOM HOME



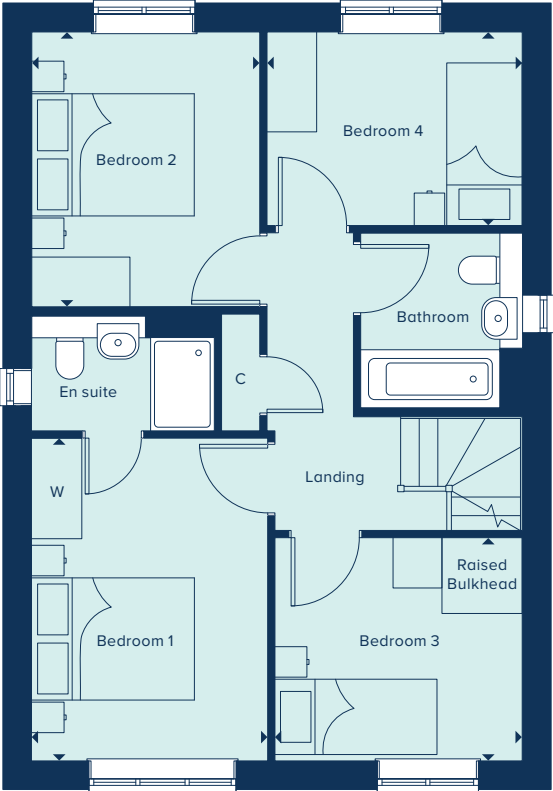
THE RICHMOND

4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.14m x 2.67m	20'1" x 8'9"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.95m x 2.91m	12'11 x 9'6"	
BEDROOM 2		
3.38m x 2.81m	11'1" x 9'2"	
BEDROOM 3		
3.04m x 2.74m	9'11" x 9'0"	
BEDROOM 4		
3.14m x 2.38m	10'3" x 7'9"	

C Cupboard W Wardrobe ● Specification

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THE KINGSBRIDGE

Set over two-storeys, The Kingsbridge is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



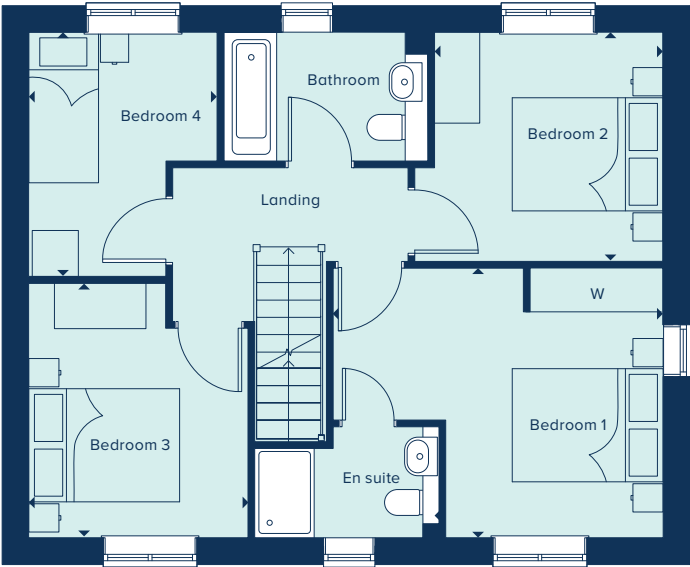
THE KINGSBRIDGE
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.70m x 2.91m	21'11" x 9'6"	
LIVING ROOM		
4.81m x 3.29m	15'9" x 10'9"	
STUDY		
3.36m x 2.47m	11'0" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.59m	14'3" x 11'9"	
BEDROOM 2		
3.03m x 3.01m	9'11" x 9'10"	
BEDROOM 3		
3.38m x 2.91m	11'1" x 9'6"	
BEDROOM 4		
3.23m x 2.49m	10'7" x 8'2"	



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

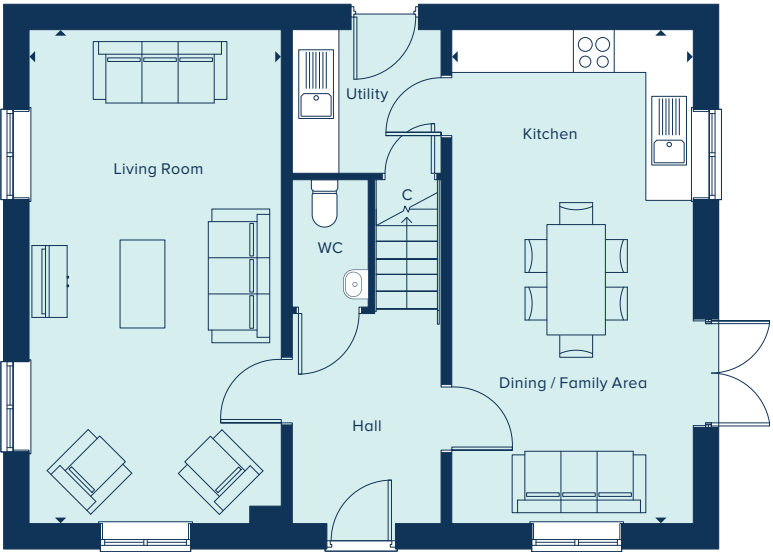
4 BEDROOM HOME



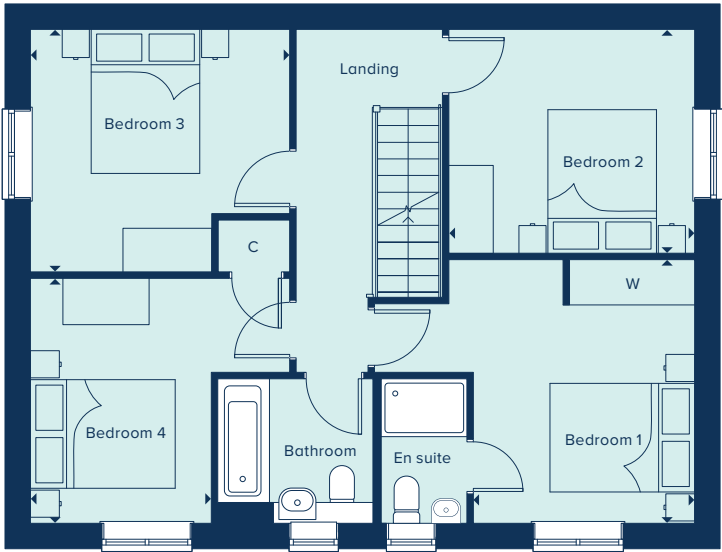
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.82m x 3.34m	22'4" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.06m	11'11" x 10'0"	
BEDROOM 2		
3.40m x 3.10m	11'2" x 10'2"	
BEDROOM 3		
3.59m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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THE BINGHAM

The Bingham is a detached family home. Downstairs there is a separate living room complete with a bay window. Through the hallway towards the rear of the property you come to the kitchen/dining room – this is a generous space which, along with the attached utility, stretches the full width of the home. Moving upstairs there are four double bedrooms all situated around a central landing. There is also a family bathroom and convenient en-suite to bedroom one.

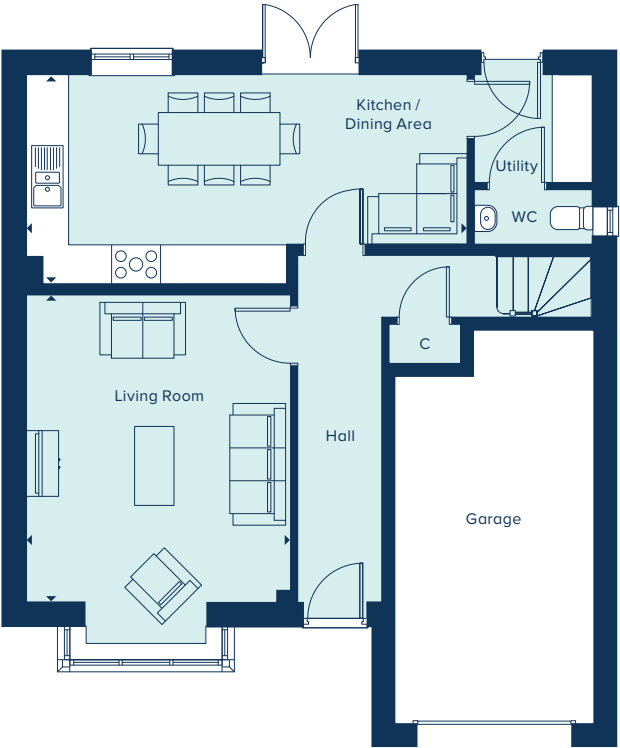
4 BEDROOM HOME



THE BINGHAM

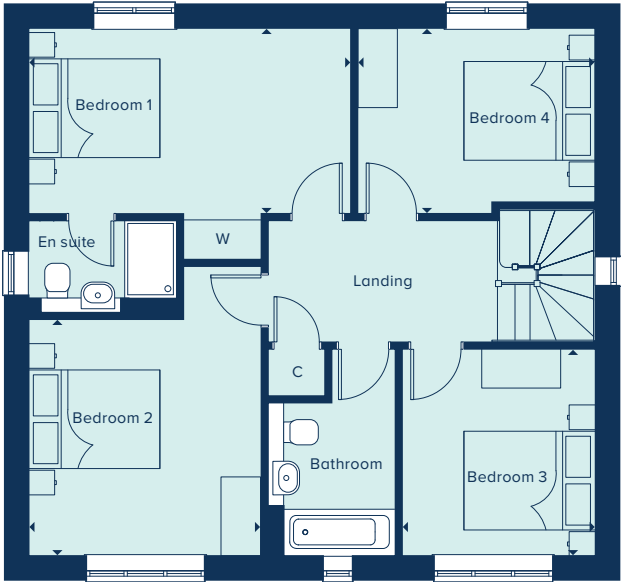
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING AREA	
6.72m x 3.19m	22'0" x 10'6"
LIVING ROOM	
4.69m x 4.03m	15'4" x 13'3"



FIRST FLOOR

BEDROOM 1	
4.91m x 2.83m	16'1" x 9'3"
BEDROOM 2	
3.61m x 3.55m	11'10" x 11'7"
BEDROOM 3	
3.16m x 2.94m	10'4" x 9'8"
BEDROOM 4	
3.62m x 2.83m	11'10" x 9'3"

*Window omitted to Plots 92, 111 & 113 ONLY

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD

Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

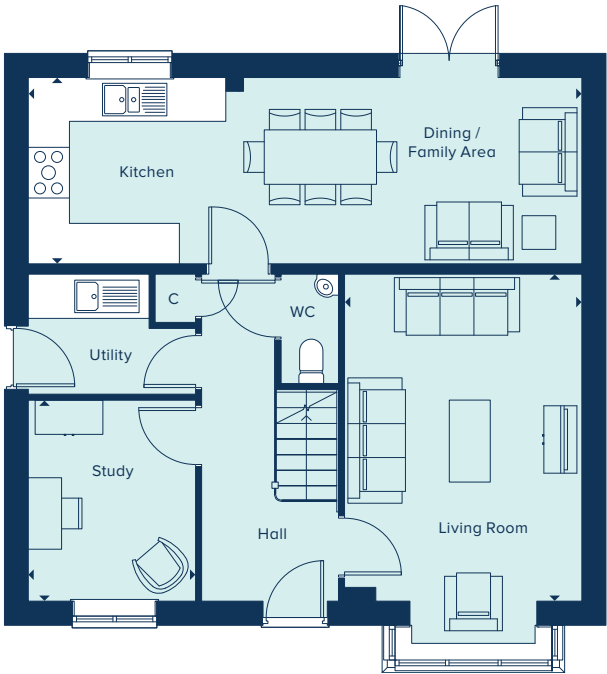
4 BEDROOM HOME



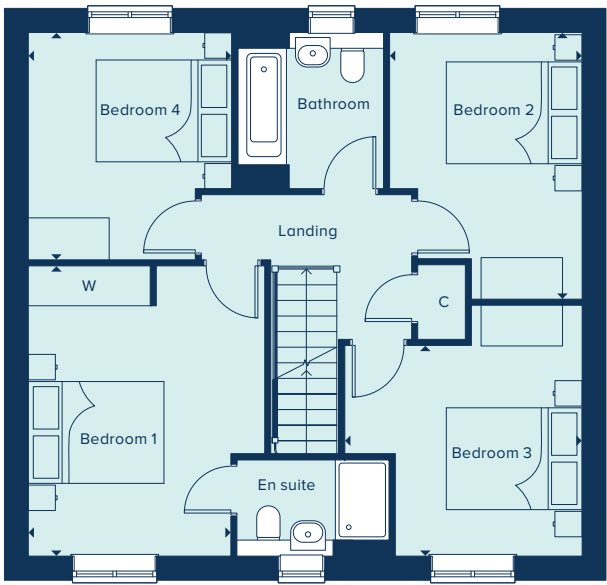
THE WINKFIELD
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.16m x 2.75m	26'9" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.47m	9'8" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.28m x 3.48m	14'0" x 11'5"	
BEDROOM 2		
3.93m x 2.84m	12'11" x 9'4"	
BEDROOM 3		
3.50m x 3.10m	11'6" x 10'2"	
BEDROOM 4		
3.35m x 3.00m	11'0" x 9'10"	



C Cupboard W Wardrobe ● Specification

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THE SALCOMBE

The Salcombe is a stunning four bedroom home with a generous kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living room offers a calming space to unwind at the end of the day, whilst the study is ideal for home working or could be used as a playroom. Featuring four double bedrooms, with an en suite to the main and second bedroom, this is a perfect home for a growing family.

4 BEDROOM HOME



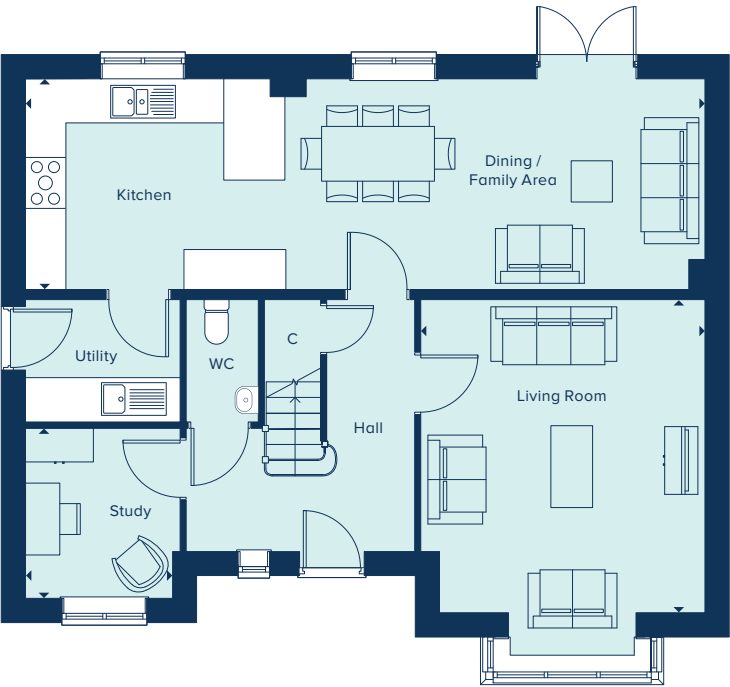
THE SALCOMBE

4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
9.97m x 3.09m	32'7" x 10'1"	
LIVING ROOM		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.49m x 2.27m	8'2" x 7'5"	



FIRST FLOOR

BEDROOM 1		
3.89m x 3.11m	12'9" x 10'2"	
BEDROOM 2		
3.14m x 3.12m	10'3" x 10'3"	
BEDROOM 3		
3.42m x 3.10m	11'2" x 10'2"	
BEDROOM 4		
3.73m x 2.96m	12'3" x 9'9"	



C Cupboard AC Airing Cupboard W Wardrobe • Specification

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THE SALCOTT

The Salcott is a stunning four bedroom home with an open plan kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living space offers a calming place to unwind at the end of the day whilst the study is ideal for home working or could be used as a playroom. With four double bedrooms, bedroom one and two benefit from an en suite, making The Salcott the perfect home for a growing family.

4 BEDROOM HOME

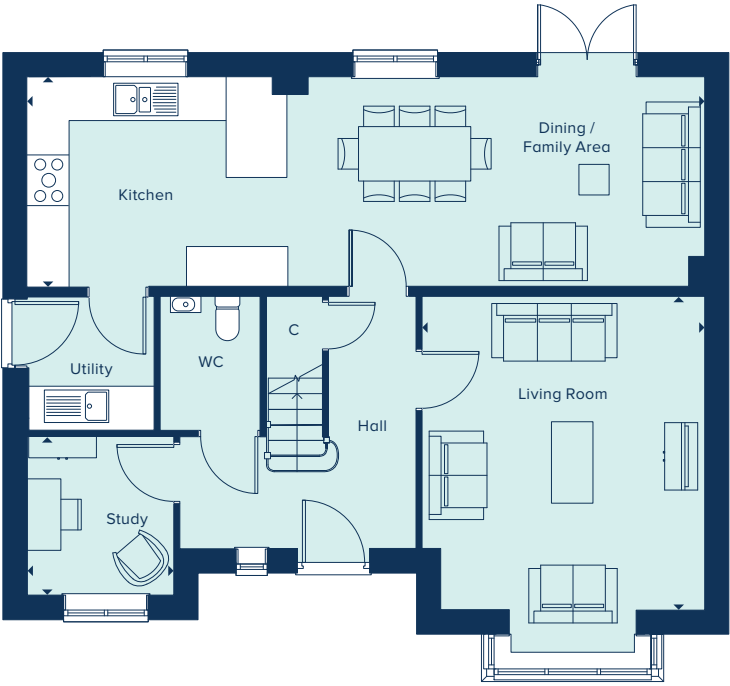


THE SALCOTT

4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
9.97m x 3.09m	32'7" x 10'1"	
LIVING ROOM		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.34m x 2.16m	7'8" x 7'1"	



FIRST FLOOR		
BEDROOM 1		
3.89m x 3.10m	12'9" x 10'2"	
BEDROOM 2		
3.14m x 3.12m	10'3" x 10'3"	
BEDROOM 3		
3.40m x 3.10m	11'2" x 10'2"	
BEDROOM 4		
3.71m x 2.95m	12'2" x 9'8"	



C Cupboard W Wardrobe AC Airing Cupboard • Specification

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THE SEAFORD

An ultimately flexible home, The Seaford can accommodate a large or extended family. It features generous downstairs living spaces, five bedrooms, a family bathroom and an en suite to bedroom one. There's ample potential for a home office, a games room or a home cinema. The Seaford offers a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

4 BEDROOM HOME



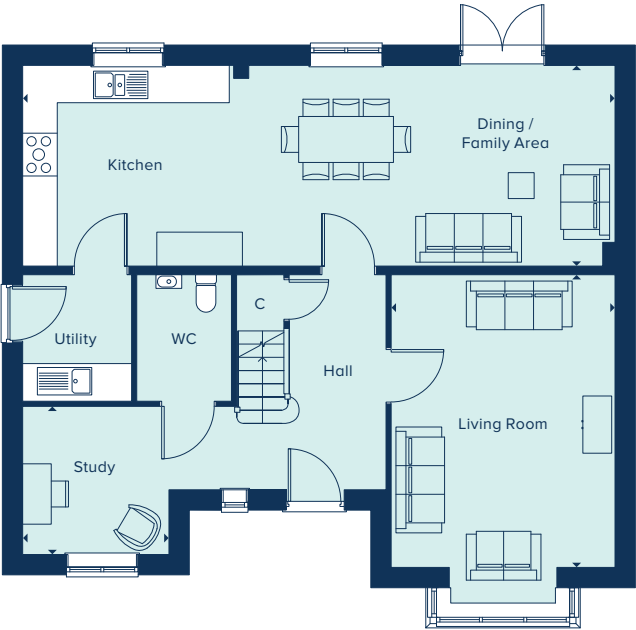
THE SEAFORD

4 Bedroom Home

crestnicholson.com

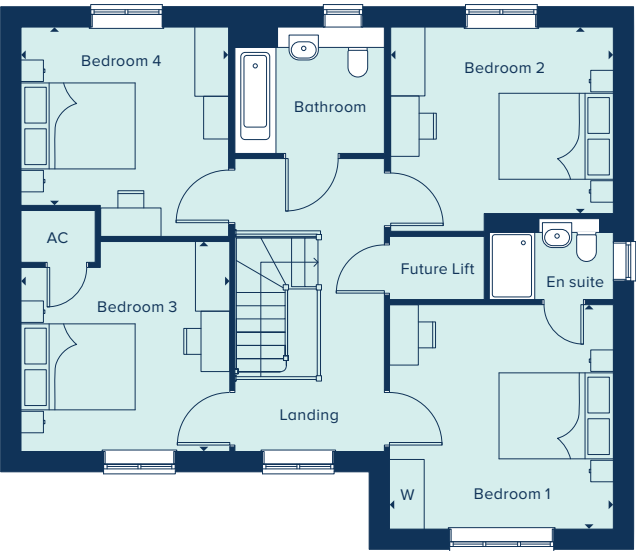
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
10.36m x 3.49m	34'0" x 11'5"	
LIVING ROOM		
5.09m x 3.9m	16'8" x 12'9"	
STUDY		
2.58m x 2.55m	8'5" x 8'4"	



FIRST FLOOR

BEDROOM 1		
3.90m x 3.90m	12'9" x 12'9"	
BEDROOM 2		
3.87m x 3.25m	12'8" x 10'8"	
BEDROOM 3		
3.65m x 3.63m	11'11" x 11'11"	
BEDROOM 4		
3.65m x 3.63m	11'11" x 11'11"	



AC Airing Cupboard C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, utility room, double garage and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

5 BEDROOM HOME

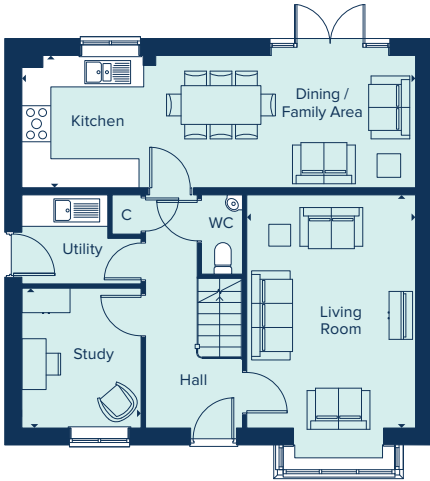


THE WINDSOR
5 Bedroom Home

crestnicholson.com

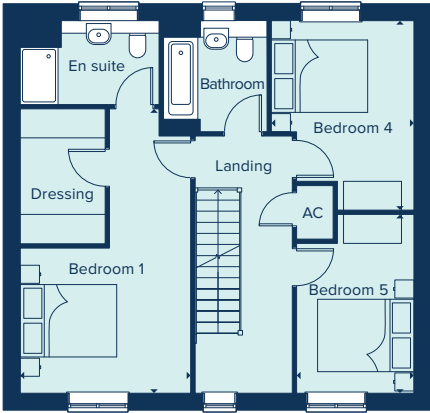
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.17m x 2.74m	27'0" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.48m	9'6" x 8'1"	



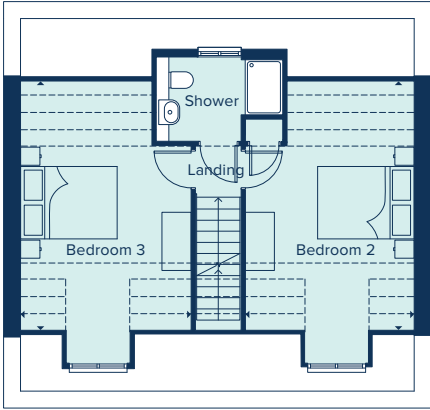
FIRST FLOOR

BEDROOM 1		
5.90m x 3.53m	19'3" x 11'7"	
BEDROOM 4		
3.93m x 3.00m	12'10" x 9'8"	
BEDROOM 5		
3.71m x 2.43m	12'2" x 7'11"	



SECOND FLOOR

BEDROOM 2		
4.52m x 3.50m	14'10" x 11'6"	
BEDROOM 3		
4.52m x 3.54m	14'10" x 11'7"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA		
6.18m x 3.38m	20'3" x 11'1"	
FAMILY ROOM		
3.63m x 3.45m	11'11" x 11'4"	
LIVING ROOM		
6.03m x 3.90m	19'9" x 12'9"	



FIRST FLOOR

BEDROOM 1		
3.96m x 3.23m	13'0" x 10'7"	
BEDROOM 2		
3.33m x 3.60m	10'10" x 8'6"	
BEDROOM 3		
3.96m x 2.71m	13'0" x 8'10"	
BEDROOM 4		
3.88m x 3.51m	9'5" x 11'6"	
BEDROOM 5		
3.28m x 2.71m	10'9" x 8'11"	



AC Airing Cupboard C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
			●	●	
KITCHEN					
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●	●
Electric single built-in oven in stainless steel	●	●			
Electric built-under 1 ½ oven in stainless steel			●		
Electric built-in double oven in stainless steel				●	●
4 ring gas hob in stainless steel	●	●	●		
5 ring gas hob in stainless steel				●	●
Stainless steel splashback behind hob	●	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●	●
Energy efficient integrated dishwasher			●*	●	●
Energy efficient integrated washing machine	●	●	●**	●**	
Single bowl granite sink and drainer in Arctic white	●	●	●		
1.5 bowl granite sink and drainer in Arctic white				●	●
Aquafocus chrome mixer tap	●	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM					
Contemporary white sanitaryware	●	●	●	●	●
Chrome mixer taps with shower fittings	●	●	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●	●	●
Full height tiling to enclosed shower cubicle	●	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted	●	●	●	●	●
Heated chrome towel rail to bathrooms and en suites	●	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●	●

● Homes under 1350 sq ft ● Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
			●	●	
UTILITY ROOM					
Sink to utility rooms ***	●	●	●	●	●
External door to utility rooms ****	●	●	●	●	●
ELECTRICAL					
Low energy LED downlighters in white to kitchen	●	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●	●
Low energy lighting in all other areas	●	●	●	●	●
TV and data point to living room and TV point to bedroom 1	●	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●	●
USB double socket to kitchen, bedroom 1 and lounge	●	●	●	●	●
DECORATION					
White emulsion to all rooms and ceilings	●	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●	●
JOINERY AND DOORS					
Front door with multipoint locking system and chrome ironmongery	●	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●	●
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	●	●	●	●	●
HEATING					
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●	●
EXTERNAL FINISHES					
Front gardens to be landscaped	●	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●	●
External low energy security light fitted by front door	●	●	●	●	●
External tap	●	●	●	●	●
SECURITY AND PEACE OF MIND					
Smoke, heat and carbon monoxide detectors	●	●	●	●	●
Two years warranty and aftercare	●	●	●	●	●
Complete ten year warranty	●	●	●	●	●

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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LEWIN PARK

Lewin Park, Cambridge Road,
Langford, Biggleswade, SG18 9PL

For all enquiries please call

01234 232 268

crestnicholson.com/Lewin-park



House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this development plan is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This development plan does not in any way constitute or form any part of a contract of sale transfer or lease. A number of new homes on our developments are designated as affordable homes in accordance with the requirements of the section 106 planning agreement. These are specifically shown on the development plan as affordable housing and/or affordable rent or shared ownership properties to make it clear that they are not available for general sale. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales executive for further details. October/1012959 2025

