



ALLISON  
HOMES

# Oakley Rise

OAKLEY VALE NN18 8ST

ALLISON

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LIVINGSTONE ROAD (OFF LYVEDEN WAY), OAKLEY VALE, CORBY, NORTHAMPTONSHIRE NN18 8ST



- **THE HEMINGBY (2)**  
Two bedroom house  
Plots: 43, 44
- **THE ROXBY (4)**  
Two bedroom coach house  
Plots: 12, 37, 52, 57
- **THE UPTON (1)**  
Two bedroom coach house  
Plot: 16
- **THE BENINGTON (8)**  
Three bedroom house  
Plots: 38, 39, 40, 48, 49, 116, 117, 118
- **THE LINWOOD (4)**  
Three bedroom house  
Plots: 9, 17, 94, 100
- **THE MOULTON (4)**  
Three bedroom house  
Plots: 5, 47, 108, 124
- **THE NETTLEHAM (14)**  
Three bedroom house  
Plots: 27, 28, 30, 33, 79, 80, 95, 98, 99, 115, 125, 126, 141, 155
- **THE NEWTON (15)**  
Three bedroom house  
Plots: 1, 2, 23, 24, 25, 26, 34, 35, 102, 134, 135, 157, 158, 161, 162
- **THE NORMANBY (26)**  
Three bedroom house  
Plots: 3, 7, 11, 15, 18, 20, 29, 31, 32, 36, 45, 64, 82, 83, 89, 96, 101, 104, 105, 114, 127, 137, 142, 146, 156, 170
- **THE WINTHORPE (18)**  
Three bedroom house  
Plots: 13, 14, 55, 67, 68, 106, 107, 119, 120, 132, 133, 138, 139, 149, 150, 154, 168, 169
- **THE ANCASTER (14)**  
Four bedroom house  
Plots: 8, 22, 51, 58, 69, 70, 73, 81, 90, 121, 123, 136, 153, 164
- **THE BELTON (1)**  
Four bedroom house  
Plot: 145
- **THE DEMBLEBY (6)**  
Four bedroom house  
Plots: 76, 77, 78, 147, 165, 166
- **THE KEDDINGTON (13)**  
Four bedroom house  
Plots: 4, 6, 41, 42, 65, 66, 72, 75, 91, 92, 110, 151, 152
- **THE LUDBOROUGH (2)**  
Four bedroom house  
Plots: 10, 167
- **THE CARRINGTON (8)**  
Four bedroom house  
Plots: 84, 86, 87, 88, 130, 131, 159, 160
- **THE RAITHBY (8)**  
Four bedroom house  
Plots: 19, 62, 97, 109, 111, 113, 143, 148
- **THE REDBOURNE (13)**  
Four bedroom house  
Plots: 21, 50, 53, 56, 59, 63, 71, 74, 93, 103, 122, 144, 163
- **THE SOMERSBY (4)**  
Four bedroom house  
Plots: 46, 61, 85, 140
- **THE MIDDLETHORPE (5)**  
Five bedroom house  
Plots: 54, 60, 112, 128, 129



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Perfectly nestled on the south-west edge of the newly-rejuvenated Corby, Oakley Rise offers countryside living with all the amenities that a town can offer as part of the popular Oakley Vale development.

Oakley Rise is a mixture of new two, three, four and five bedroom houses being built by Allison Homes and it 'ticks the boxes' on so many levels.

Great commuter links, a varied choice of schools, stunning countryside and a tranquil pace of life all make Oakley Rise a wonderful place to set up home.

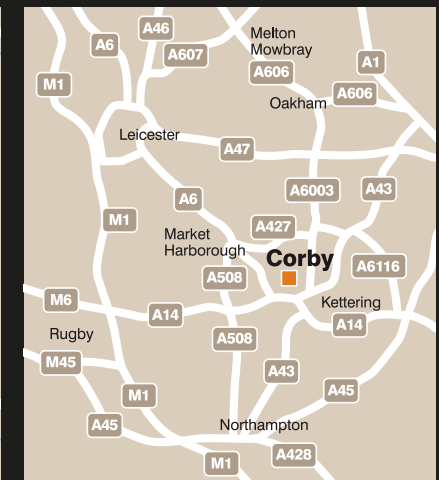
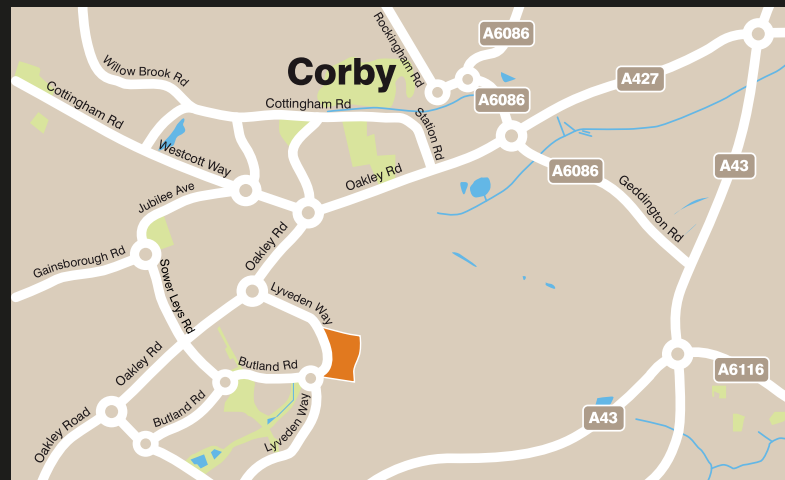
Corby's ongoing regeneration is based on a plan to create 50,000 homes and 47,000 jobs in the region by 2021. The town already boasts a modern shopping centre, restaurants, a theatre, library, Olympic-sized swimming pool and a brand-new cinema complex.

Local amenities in Oakley Vale include a local shopping district, a family-friendly pub, a large supermarket and the Oakley Vale Community Centre. As well as good schools, Oakley Vale has a number of recreational play parks perfect for children of all ages. Everything you need is within easy walking distance.

If you want to travel further afield for pleasure or work, there's easy access to Peterborough, Market Harborough and Kettering as well as further afield to London, Luton and Bedford. The surrounding countryside offers a wonderful selection of tranquil lakes, rural trails and traditional pubs.

**Oakley Rise,**  
Livingstone Road (off Lyveden Way),  
Oakley Vale,  
Corby,  
Northamptonshire NN18 8ST

For more information contact  
Allison Homes on 01778 391555



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# OAKLEY RISE

Livingstone Road (off Lyveden Way), Oakley Vale, Corby NN18 8ST.

## SPECIFICATION

### Internal

#### GENERAL

	THE HEMINGBY	THE ROXBY	THE UPTON	THE NEWTON	THE WINTHORPE	THE LINWOOD	THE MOULTON	THE NORMANBY	THE NETTLEHAM	THE BENINGTON	THE KEDDINGTON	THE RAITHY	THE DEMBLEBY	THE CARRINGTON	THE LUDBOROUGH	THE BELTON	THE SOMERSBY	THE REDBOURNE	THE ANCASTER	THE MIDDLETHORPE
Ceilings plain finish (inc. all dwellings c/w sloping ceilings)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Walls emulsion finish (one colour throughout)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Doors 2 panel smooth	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ironmongery Serrazotta SZC052	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
120mm MDF pencil round moulded skirting painted white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
70mm MDF pencil round moulded architrave painted white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Staircase, softwood with stop chamfered newels and balusters all white painted, with painted handrails and newel caps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Wardrobes to master bedroom where applicable	■	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### KITCHEN

Fitted kitchen units, chosen from ranges displayed in site sales office to design available	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of 40mm worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated single oven, gas hob and chimney style extractor	■	■	■	■	■	■	■	■	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Integrated double oven, gas hob and chimney style extractor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■
Integrated fridge freezer	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated dishwasher	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Washing machine space where shown if no utility room	n/a	■	■	■	■	■	■	■	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tiled floor to kitchen and utility room/area	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
One and half bowl sink and mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### CLOAKROOM (where available)

White WC and cistern, wash basin and taps	■	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Splash back tiling above basin	■	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### BATHROOM

White WC and cistern	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White basin and pedestal complete with mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White 1700mm bath with mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver point	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Extractor fan with external switch	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Full height tiling to shower area if no en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Half tiling to all other walls	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bath shower mixer and bath screen	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

#### EN SUITE

White WC and cistern	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White basin and pedestal complete with pillar taps	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower cubicle with thermostatic shower and riser rail	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Extractor fan with external switch	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver point	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Half tiling to all walls	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### UTILITY ROOM

40mm worktop	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■
Tiled floor	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■

#### HEATING AND HOT WATER (refer to house style internal specification sheet)

Wall mounted boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Prefinished radiators	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic radiator valves to all habitable rooms	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### ELECTRICAL (refer to dwelling style internal specification sheet)

ALL WHITE FITTINGS	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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Smoke alarm to current legislation to hall and landing if applicable

Telephone points to:	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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Lounge (1 point)

Bedroom 1 (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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TV points to:

Bedroom 1 (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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Bedroom 2 (1 point)

Lounge (1 point)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■
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Downlighters to kitchen

Downlighters to bathroom and en suite if applicable	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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### External

#### GENERAL

Bricks as plot material schedule	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Roof tiles as per site schedule	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCU windows, fascia and soffit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Paths and driveways (refer to footpath plan)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Slab footpaths to houses	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Tarmac driveways	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### EXTERNAL DOORS

Front insulated composite doors (see site schedule for style and colour)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
French doors (refer to dwelling style)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome effect door furniture	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome effect door bell	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### GARDENS

Fencing as per development fencing plan	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Rear garden (where applicable) to be rotavated and levelled	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External tap (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### EXTERNAL LIGHTING

Front door outside light	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Rear entrance outside light where applicable	■	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■