

# AS GOOD AS NEW...

**Annington** focuses on the restoration of former Ministry of Defence properties, enhancing them to meet modern standards, for a new generation to create a home

While it may be tempting for first time buyers to exclusively consider new homes, have you explored the alternative of investing in an older property that has been restored, updated, and redecorated to provide the ideal living space?

Visualise the appeal of residing in a tranquil rural environment without the additional expense of a new-build premium. Discover the newest developments offered by **Annington**.

## LANCASTER PLACE, WITTERING

Annington launched Lancaster Place, in Cambridgeshire, in May, and the homes there are already selling fast, with prices starting from just £180,000. The three bedroom houses have been carefully refurbished, with new front doors; and specific units with half-height external wall insulation, new timber fences around the rear gardens, and new floor coverings throughout the property.

Every home now boasts an energy-efficient EPC C rating, having undergone gas and electrical testing, and offers the added convenience of allocated parking. Furthermore, each property has been

redecorated, ensuring a clean and bright atmosphere that rivals the freshness of a brand new home. The layouts encompass open-plan living and dining areas, along with generously proportioned bedrooms with built-in storage.

Lancaster Place is within easy walking distance of all the amenities that the village of Wittering has to offer, including a primary school, convenience stores, takeaways, cafe, parish church and busy village hall which hosts a variety of activities including fitness classes and Scout groups. Wittering has a strong sense of community and plenty to offer. It has its own league-playing bowls club and both adult and junior football teams, while Wittering Sports and Social Club provides members with entertainment and a space to meet others in the community. A few miles away, the market town of Stamford offers shopping, restaurants, and cafes, along with additional schooling possibilities and further education.

Situated just 13 miles from the city of Peterborough, Wittering has great road connections via the A1, plus train services from Stamford station, four miles away, connecting with Stansted airport, London,



Lancaster Place, Wittering

Cambridge, Peterborough, and Birmingham New Street, making it a great location for those who need to commute for work or even for those weekend trips away.

For more information about homes available at Lancaster Place, visit [lancasterplace.co.uk](http://lancasterplace.co.uk)

## WORTHING FIELDS, SWANTON MORLEY

At Worthing Fields, **Annington** has embarked on an impressive programme to revitalise former military houses and recreate a thriving neighbourhood. These houses have been carefully transformed into comfortable and energy-efficient homes, with solar PV panels, 300mm of loft insulation, and low energy lighting; as a result, they have achieved an EPC C rating. Thorough testing has been conducted on the electrics, water, and lighting systems. Included in the property are new front doors, updated floor coverings, smart new blinds for all windows, timber fences surrounding the rear garden, and a complete redecoration, enhancing the overall aesthetic appeal of these homes.

Houses have a variety of layouts, offering ample open-plan living spaces, sizable bedrooms, and in certain instances, an extra room suitable for a separate study or playroom, with each property enjoying the accessibility of allocated parking. Worthing Fields is on the outskirts of Swanton Morley, a small Norfolk village where residents will find various amenities on their doorstep, including a primary school with an Ofsted



Worthing Fields, Swanton Morley

"Good" rating, GP surgery, convenience store, butcher, delicatessen, two country

pubs, a village green, a 14th century church and three commons.

There's a frequent bus service to nearby Dereham, only three miles away, which hosts a regular farmers' market and has a variety of shops, cafes and restaurants to enjoy. The beautiful cathedral city of Norwich is around 20 miles away, from where trains to London Liverpool Street take just over an hour and a half.

Homes at Worthing Fields are available this summer, with prices from £170,000.

For more information, or to arrange to visit the new marketing suite, see [worthingfields.co.uk](http://worthingfields.co.uk)

Louise Saunders, Head of Sales and Marketing for **Annington**, said, "Both of these locations offer fantastic opportunities for first time buyers to get on to the housing ladder, avoiding the premium on new build homes while knowing that they are moving into somewhere that will be fresh, clean, and that they can call home."

To find out more about **Annington** and the benefits of buying refurbished homes, and properties available around the country, visit [annington.co.uk](http://annington.co.uk)