



**Right where
you belong**

at Saddler Fields

gleeson

Homes designed to complement modern day living

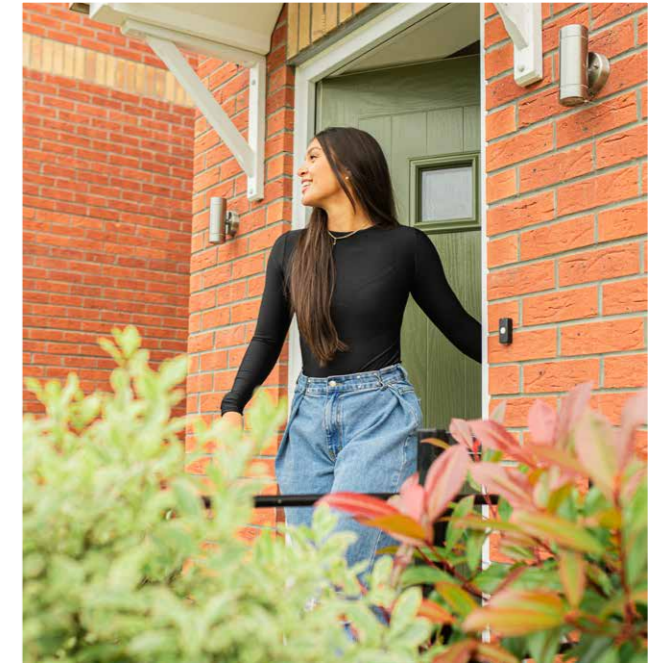


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



Where modern living meets a choice of beautifully designed homes

Welcome to Saddler Fields, a beautiful development featuring 92 thoughtfully designed homes, all equipped with eco-friendly Air Source Heat Pumps. With a fantastic choice of 2, 3 and 4 bedroom semi-detached and detached homes, this development offers something to suit all lifestyles. Explore our site plan to discover the choice of house styles available.



		
Carrowmore / Beltra 1 bedroom	Greystones 2 bedroom	Glin 3 bedroom
		
Neale 3 bedroom	Sandyford 3 bedroom	Moy 2 bedroom
		
Strade 3 bedroom	Milford 3 bedroom	Clifden 3 bedroom
		
Grange 4 bedroom	Dalkey 4 bedroom	Lanesborough 4 bedroom
AR	*	H
Affordable Rent (conditions apply)	Shared Ownership (conditions apply)	First Homes (conditions apply)



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

Living in Gosberton

Living in Gosberton offers a peaceful rural lifestyle with excellent local amenities. The village provides essential conveniences, including local shops, a post office and primary schools while nearby towns such as Spalding and Boston offer a wider range of shopping, leisure, and healthcare facilities. Outdoor enthusiasts will enjoy scenic walks and cycling routes, as well as easy access to the Lincolnshire Wolds and coastal areas for day trips. Gosberton is well-connected, with good road links via the A16 and A17, making travel to surrounding areas such as Spalding, Boston, Peterborough, and Lincoln straightforward.

Where peaceful living meets convenient links to nearby towns and the Lincolnshire coast.

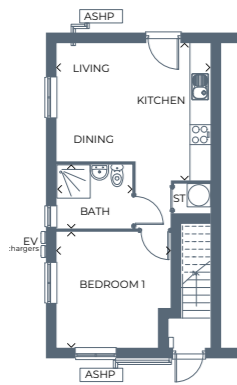




Carrowmore/Beltra

1 bedroom, apartment

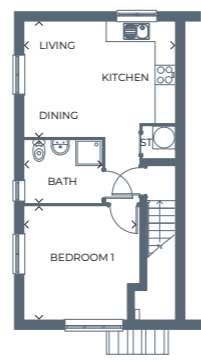
Featuring a bright and well designed open-plan space combining the kitchen, dining and living areas. A spacious bedroom and bathroom complete this home perfectly.



Ground floor

Ground Floor - Carrowmore

Room	Metres	Feet & Inches
Kitchen / Dining / Living	4.59 x 3.99	15'1" x 13'1"
Bedroom 1	3.45 x 3.44	11'4" x 11'3"
Bathroom	2.25 x 1.88	7'5" x 6'2"



First floor

First Floor - Beltra

Room	Metres	Feet & Inches
Kitchen / Dining / Living	4.59 x 3.45	15'1" x 11'7"
Bedroom 1	3.66 x 3.46	12'0" x 11'4"
Bathroom	2.30 x 1.90	7'7" x 6'3"

Gross internal area 396.2ft² / 36.81m²

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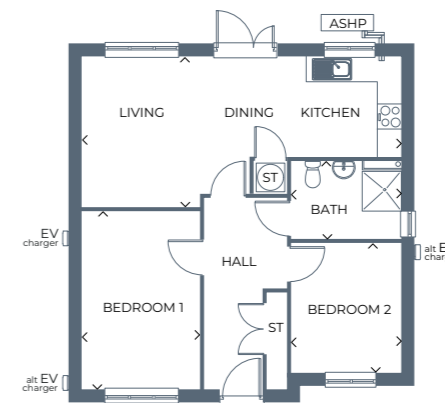
Gross internal area: 446.4ft² / 41.47m²



Moy

2 bedroom, bungalow

A stunning detached bungalow with a bright and well designed open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.61	25'5" x 11'10"

Room	Metres	Feet & Inches
Bedroom 1	4.31 x 2.85	14'1" x 9'4"
Bedroom 2	3.06 x 2.69	10' x 8'10"
Bathroom	1.87 x 2.7	6'2" x 8'10"

Gross internal area 654.2ft² / 60.78m²

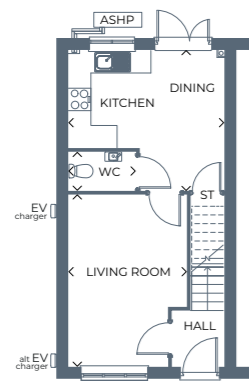
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Greystones

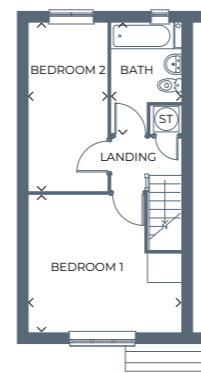
2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.74	13'7" x 12'3"
Living Room	4.59 x 3.16	15'1" x 10'4"
WC	1.80 x 1.05	5'11" x 3'5"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 4.14	12'4" x 13'7"
Bedroom 2	4.58 x 2.15	15'0" x 7'0"
Bathroom	3.02 x 1.90	9'11" x 6'3"

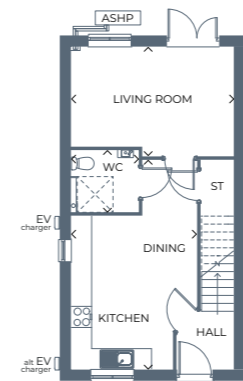
Gross internal area 750.7ft² / 69.74m²

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Glin

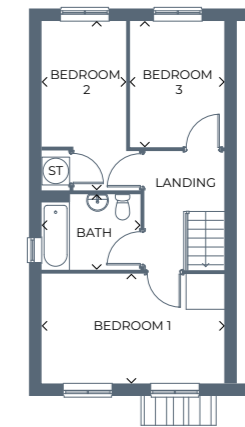
3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.20 x 2.35	10'6" x 7'8"
Bathroom	2.47 x 1.87	8'1" x 6'2"

Gross internal area 901.2ft² / 83.72m²

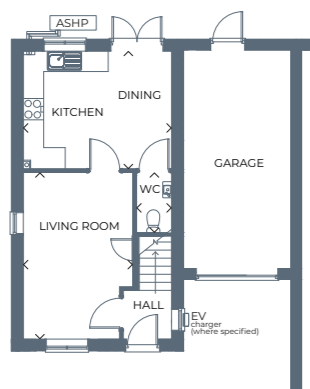
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Neale

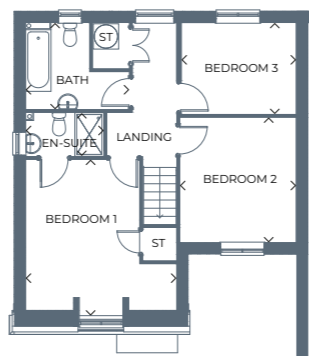
3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

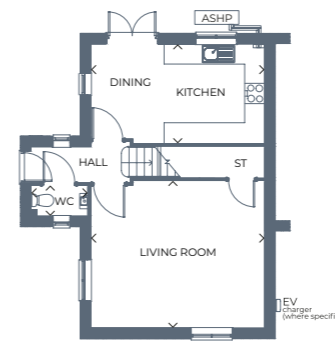
Gross internal area 1149.5ft² / 106.79m²

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Sandyford

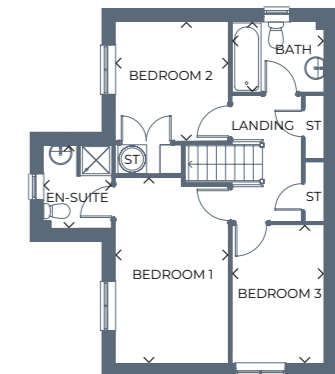
3 bedroom, semi-detached home

This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 980.6ft² / 91.1m²

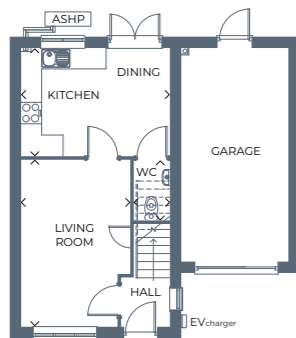
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Strade

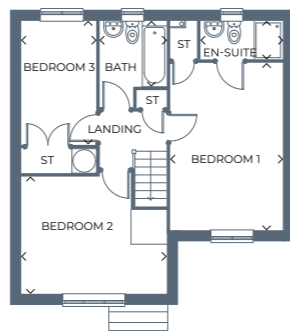
3 bedroom, detached home

This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.01	13'7" x 9'11"
Living Room	4.66 x 3.06	15'3" x 10'0"
WC	1.69 x 0.98	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	1.08 x 2.33	3'7" x 7'8"
Bedroom 2	3.24 x 4.15	10'8" x 13'7"
Bedroom 3	2.15 x 3.53	7'11" x 11'7"
Bathroom	1.86 x 1.89	6'1" x 6'2"

Gross internal area 1117.5ft² / 103.82m²

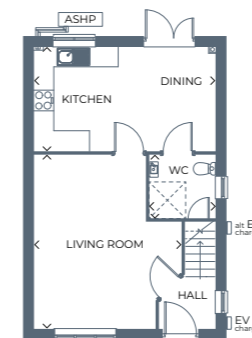
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Milford

3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.

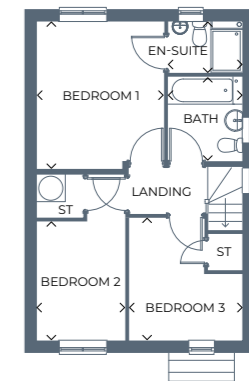


Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

Gross internal area 916.4ft² / 85.14m²

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First floor

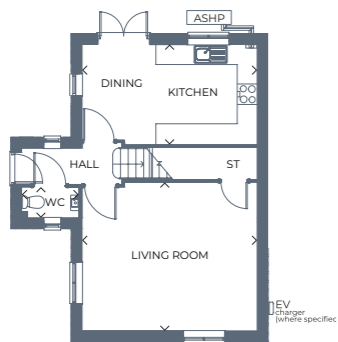
Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"



Clifden

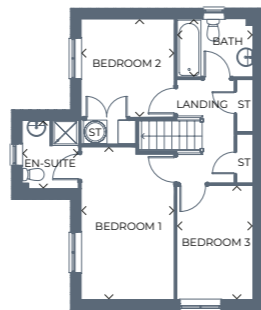
3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

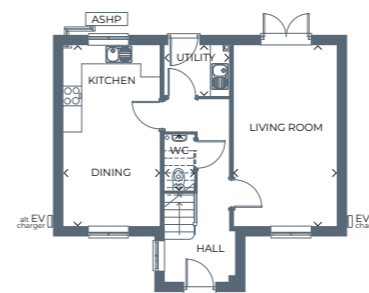
Gross internal area 982.1ft² / 91.24m²

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Grange

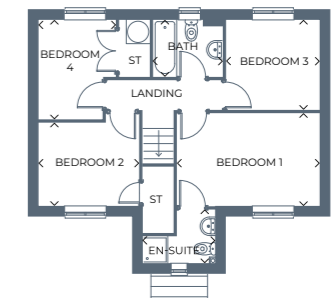
4 bedroom, detached home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.52 x 2.94	18'1" x 9'8"
Living Room	5.52 x 3.12	18'1" x 10'3"
Utility	1.97 x 1.55	6'5" x 5'1"
WC	1.70 x 0.90	5'7" x 3'0"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.25 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.59	7'0" x 5'3"
Bedroom 2	2.47 x 2.99	8'1" x 9'10"
Bedroom 3	2.80 x 2.67	9'2" x 8'9"
Bedroom 4	2.28 x 2.95	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

Gross internal area 1068.4ft² / 99.26m²

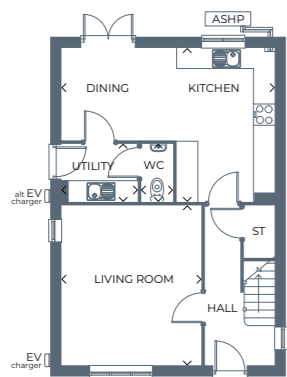
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Dalkey

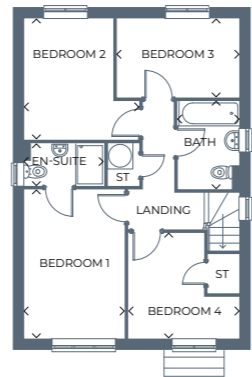
4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"

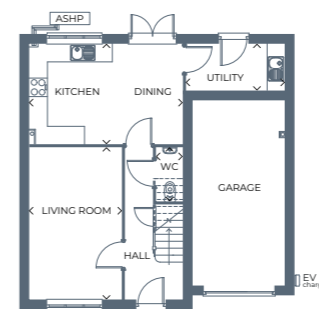
Gross internal area 1155.2ft² / 107.32m²

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Lanesborough

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and a great-sized living area.

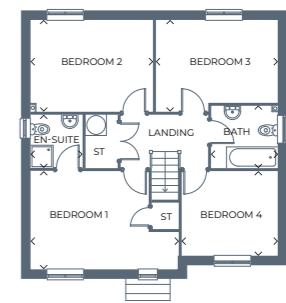


Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.23	16'3" x 10'7"
Living Room	4.85 x 2.98	15'11" x 9'9"
Utility	3.20 x 1.49	10'6" x 4'11"
WC	1.74 x 0.87	5'9" x 2'10"

Gross internal area 1068.4ft² / 99.26m²

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First floor

Room	Metres	Feet & Inches
Bedroom 1	4.95 x 3.24	16'3" x 10'8"
En-suite	1.74 x 1.78	5'9" x 5'10"
Bedroom 2	4.10 x 3.03	13'6" x 9'11"
Bedroom 3	4.05 x 3.03	13'4" x 9'11"
Bedroom 4	3.19 x 2.79	10'6" x 9'2"
Bathroom	2.22 x 2.07	7'3" x 6'9"

Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

✓ Standard features ⭐ Upgrades available, subject to build stage

Kitchens

Kitchen units, doors and handles from **Symphony Kitchens** ✓ ⭐

Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓ ⭐

Stainless steel splashback supplied from **Symphony Kitchens** ✓ ⭐

Oven, hob and integrated cooker hood by **Beko** ✓ ⭐

Bathroom

Taps from **Methven** ✓

Standard splashback tiling from **Porcelanosa** ✓ ⭐

Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓ ⭐

White sanitaryware by **Twyford** ✓

Finishing touches

Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

Peace of mind

Two year **Gleeson warranty** from legal completion date ✓

A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Upgrades and extras are subject to build stage and availability

[Read more](#)

Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

First-time Buyer Assist

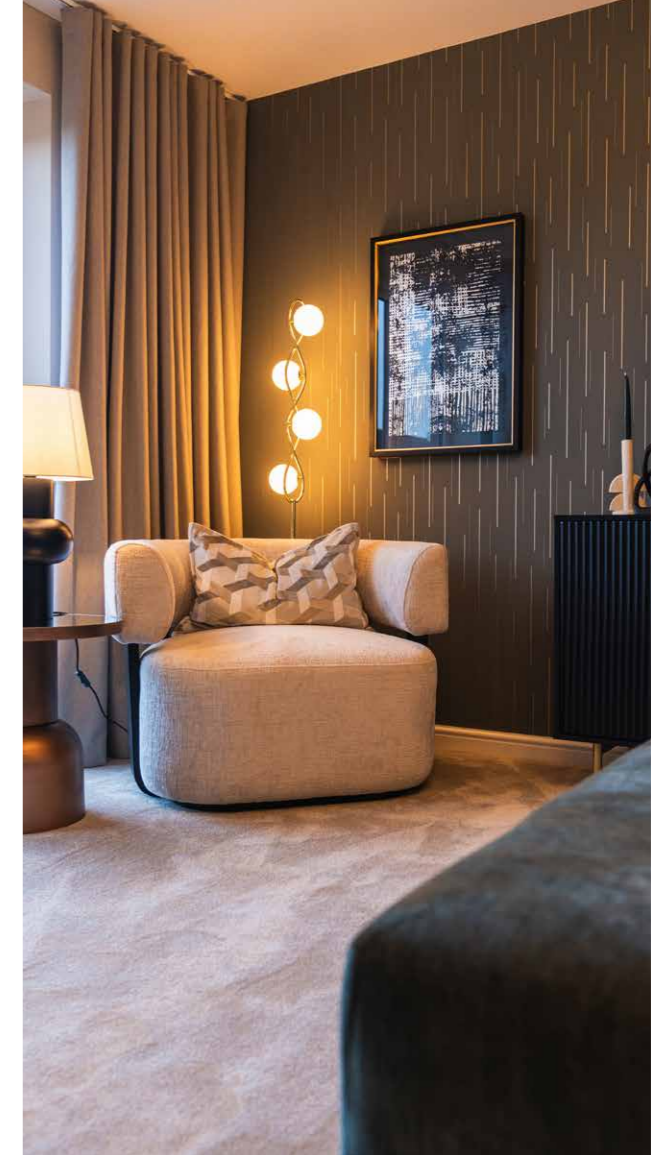
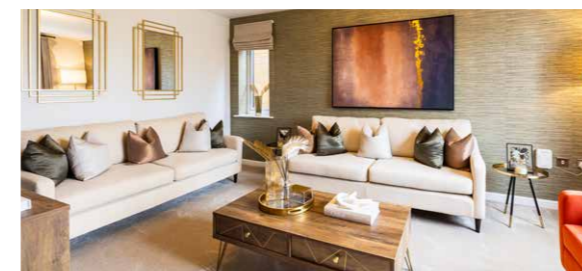
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



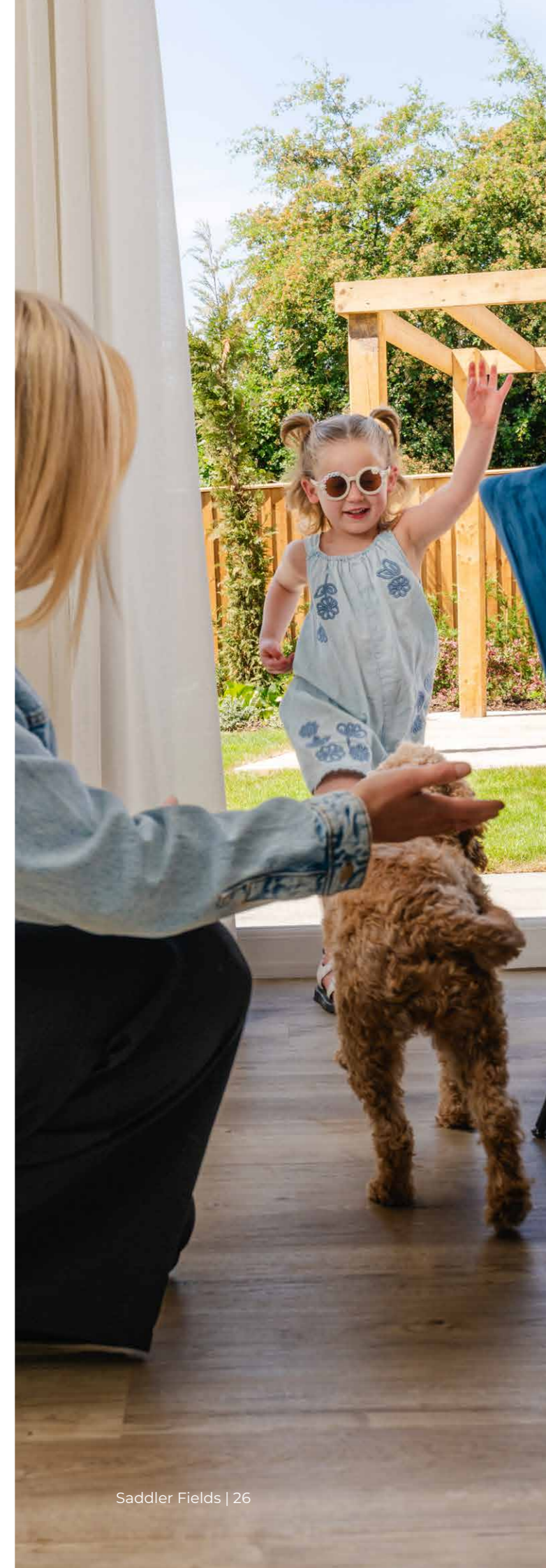
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)

How to find us

Visit us Saddler Fields, York Gardens, Gosberton, Spalding, PE11 4HT

Contact us 01775 557 869

gleesonhomes.co.uk/developments/saddler-fields

How to find us

From the A152, follow the signs into Gosberton and continue along the High Street until you reach Welby Drive on your left. Turn onto Welby Drive and follow the road as it leads directly into York Gardens, where the development is located.



All information correct at time of production, 1 May 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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