

nature on your doorstep

Thoughtfully designed 3, 4 and 5-bedroom homes built with care

Welland Fields Lubenham

Country living at its best

“Whether you’re on the hunt for your first property; looking for more space for your family or are ready to downsize to something more manageable, the right home for you is waiting here at Welland Fields.”



Have you ever dreamt of living in a house in the country, with shops and a pretty village pub within walking distance and open fields all around you? It's time for your dream to come true...

The perfect rural life awaits you at Welland Fields, an exclusive development of three, four and five-bedroom luxury homes in the pretty Leicestershire village of Lubenham. Nature is on your doorstep here with beautiful country walks all around coupled with the convenience of a village location. Established trees and hedgerows surround the site, and the development itself boasts a meadow and community orchard giving Welland Fields a wonderfully tranquil feel.

The spacious homes offer everything you'd expect from a Grace Homes development – superior build quality, a high spec finish, and plenty of character.



the ideal location



Great schools, a pretty village on your doorstep and a bustling market town nearby. Sounds like the perfect spot for your new home.

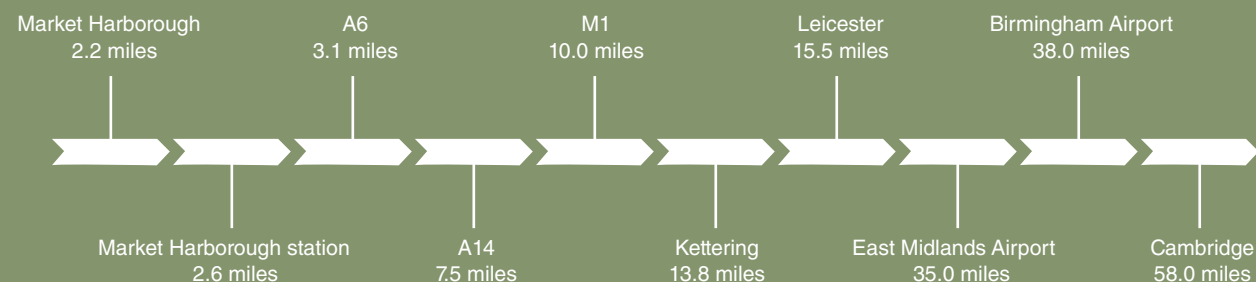
Welland Fields sits on the edge of the pretty village of Lubenham with its thriving primary school, pub, village hall and tea room, all just a short walk away. Lying at the heart of the fertile Welland Valley, Lubenham has a tangible sense of heritage with records of dwelling places dating back to the Bronze Age. But life here isn't stuck in the past. There's an active social scene with events held regularly at the village hall and a warm welcome guaranteed at The Coach & Horses pub.

Each June, the Open Gardens event attracts visitors from far and wide. The annual Scarecrow Weekend brings the whole village together every September for a fun event in which locals dress up scarecrows and display them outside their homes.

Just two miles away from Lubenham lies the charming town of Market Harborough with its independent retailers, restaurants, theatre and leisure centre. Further afield, London can be reached via direct trains from Market Harborough to London St Pancras in around an hour, and the A6, A14, M1 and M6 are all easily accessible for journeys to Leicester, Cambridge, Birmingham and further afield.

Lubenham All Saints Primary School offers a nurturing environment for children up to the age of 11, with many pupils moving on to the well-respected Market Harborough secondary schools: Welland Park Academy (rated 'Outstanding' by OFSTED) or Robert Smyth Academy (rated 'Good' by OFSTED). Notable independent schools in the area include Leicester Grammar (9 miles), Rugby School (17 miles), Uppingham School (18 miles), Wellingborough School (21 miles), and Oakham School (23 miles).

Approximate driving distances from LE16 9TG



“Excellent transport links, easy access to shops and facilities, plus the opportunity to be part of a thriving village community. Welland Fields offers all this – and more.”



*"Grace Homes is not a mass house builder
and the quality of finish is world's apart.
It feels like they think of everything."*

A home built with care

**A house builder with experience,
expertise and the willingness to
go that extra mile. Who better to
build your dream home?**


















We're all about quality at Grace Homes and as you step foot inside your new home at Welland Fields you'll be delighted by our attention to detail. Top-of-the-range kitchens, high quality bathrooms and underfloor heating come as standard. The generously-proportioned rooms are flooded with light and the lawned gardens are framed with timber fencing and elegant, curved walls. This is luxury living at its best.

But the main difference between one of our homes and a standard new build? The fact that we care. We believe in excellence in everything we do. We choose the highest quality materials and employ only the very best tradespeople who share our high standards of craftsmanship. The result? A home which is undeniably a cut above the rest.



the site plan

Welland Fields brings together a collection of unique homes with intriguing features such as slate-clad porches and windows painted in subtle heritage colours. Gardens are generous, and the position of each home has been carefully thought out. In all, there is a rural feel and a clear sense of community which lends itself to a calm and harmonious way of life.

 Bosworth	 Brighthurst	 Bushby	 Coton	 Cottesbrooke	 Deene
 Fawsley	 Foxton	 Glooston	 Hardwick	 Kedleston	 Mowsley
 Oakthorpe	 Pickwell	 Welham	 Weston	 Affordable Home	



At Grace Homes, we pride ourselves on providing an exceptional finish, top-end appliances and an attention to detail which is second to none. Quality and excellence lie at the heart of everything we do.

To help create the perfect house we offer you the freedom to personalise your home through a wide range of kitchen furniture, work surfaces, tiling, and decoration*.



the specification

Kitchen

- Silestone quartz surfaces and upstand*
- Porcelanosa floor tiles*
- Appliances by Siemens:
 - Gas hob
 - Integrated multi-function oven (double oven to four bedroom homes)
 - Integrated fridge freezer
 - Integrated dishwasher

Utility (where applicable)

- Porcelanosa floor tiles*
- Silestone quartz work surfaces and upstands*
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, en suites and cloakroom

- Vanity units to all master en-suites and cloakrooms
- Villeroy & Boch basins, baths and WCs
- Hansgrohe brassware throughout
- Porcelanosa tiling to floors and specified wall areas*

Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms

Heating and hot water

- Gas central heating system with the latest generation condensing boiler for energy efficiency
- Fully programmable underfloor heating on the ground floor
- Thermostatically-controlled radiators upstairs
- Most homes have a working fireplace in reclaimed brickwork with either an oak beam or brickwork arch and oak mantle in the living room, ideal for multi-fuel and wood burning stoves

Windows and doors

- High-quality front doors and timber double glazed windows with energy-efficient, low-emissivity glass with Chromatech Argon sealed units
- Windows painted in a mix of subtle heritage colours
- Folding-sliding doors link the kitchen-family room to the garden in every four-bedroom home
- Garages have remote-controlled timber up-and-over doors

Internal joinery

- Oak internal doors with brushed stainless steel ironmongery
- Stylish staircase with oak handrail

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors have a multi-point locking system

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths in natural stone
- Outside tap
- Parking areas feature tegular paving (please refer to the site plan for the specific locations of garages and parking)

Peace of mind

- 10 year LABC New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders

* Choice available dependent on stage of build

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



“The overall quality in terms of build, fittings, attention to detail and finish are what drew us to Grace Homes.”

“From reserving our home to the release of the keys, the service from Grace Homes was outstanding.”

You're in safe hands

We pride ourselves in putting you, the customer, at the heart of everything we do. The result? A reputation for excellence and quality which is second to none.

At Grace Homes we care about our customers, which means that we care about the homes we create for them. We specialise in building small-scale developments which complement the architectural heritage of an area through the use of carefully-sourced materials and expert craftsmanship. The result is a home which you can be proud of. A home which not only looks beautiful, but has a superior build quality and stunning finishes throughout.

But it doesn't stop there. Our reputation for 'above and beyond' customer service is well deserved. Our sales team will be with you every step of the way throughout the purchase process and, where possible, you can even choose some of the fixtures and fittings for your new home. Our aim is to create a property for you which is truly unique and exceeds all your expectations. To put it simply, we want to build your perfect home.

Every new home we build comes with a 10-year LABC New Homes Warranty which gives buyers extra reassurance that their home has been built to the highest standards. We also subscribe to the Consumer Code for Homebuilders which ensures you receive reliable information to allow you to make informed decisions about your house purchase, and gives you extra reassurance in relation to our levels of customer service. For more information please visit [consumercode.co.uk](https://www.consumercode.co.uk)



An award-winning housebuilder



We're proud to say the construction industry has recognised our many achievements over the years:

- Winner: Best High Volume New Housing Development, LABC Building Excellence Awards
- Winner: Development of the year, Worcester Bosch Environment 2020 Awards
- Winner: Andy Redgwell, Site Manager White Lodge Farm, LABC Residential Site Agent of the Year
- Highly Commended: Annie Wicklow, Sales Manager, Unsung Hero, The Bricks
- Highly Commended: Development 11-50 units North, The Bricks



Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the course of the development. Trees, planting and the public open space shown are indicative and actual numbers and positions may vary. The Site Plan does not form any part of a warranty or contract.

Find out more about
Welland Fields
01536 740019

Bosworth

A detached three-bedroom home with a single garage.

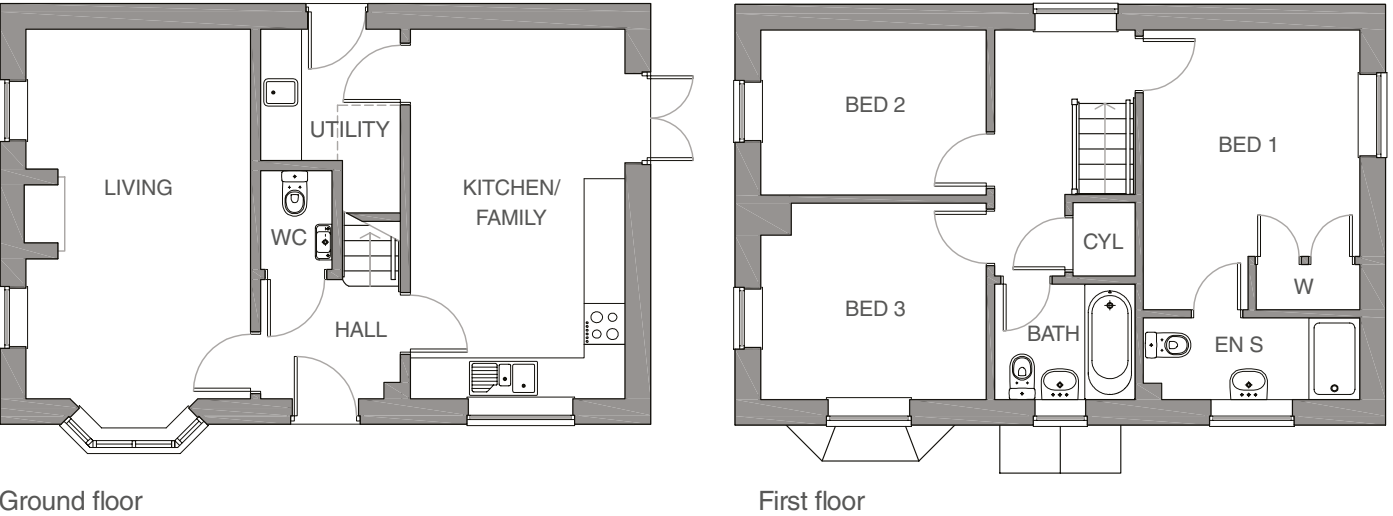
This image is of Plot 9.



Bosworth

This striking three-bedroom, detached property is spacious and filled with light. On one side of the hallway lies a generous kitchen-family room with French doors that open onto the garden. On the other side of the hallway the large bay window in the living room creates a bright and airy space in which to relax. During the winter months the attractive working fireplace makes this the perfect place to snuggle up.

All of the upstairs rooms centre around the large landing. There is a master bedroom with an en suite shower room and built-in wardrobes, as well as two additional bedrooms and a stylish family bathroom. This property comes with a detached single garage and two parking spaces.



ROOM SIZES

Ground Floor	Metres	Feet
Living	5.86 x 3.30	19'3" x 10'10"
Kitchen/Family	3.15 x 5.43	10'4" x 17'10"
Utility	2.05 x 1.93	6'9" x 6'4"
WC	1.05 x 1.45	3'5" x 4'9"

First Floor	Metres	Feet
Bed 1	3.18 x 4.11	10'5" x 13'6"
En suite	3.18 x 1.20	10'5" x 3'11"
Bed 2	3.32 x 2.89	10'11" x 9'6"
Bed 3	3.32 x 2.42	10'11" x 7'11"
Bathroom	2.07 x 1.70	6'9" x 5'7"

For more information or to arrange an appointment to view Welland Fields, please contact our sales team on:
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The computer-generated image and floor plans are based on Plot 9. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.

Bringhurst

A detached four-bedroom home with an integrated single garage.

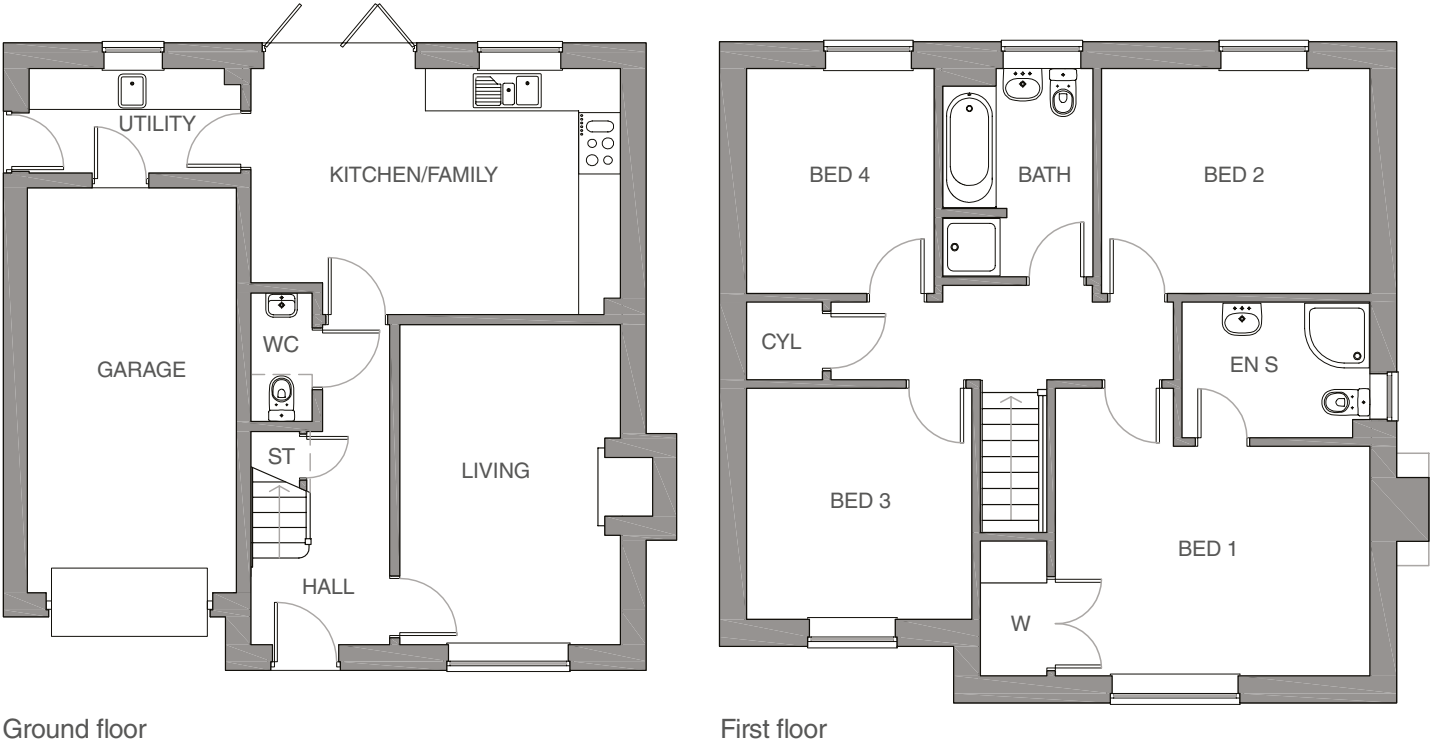
This image is of Plot 7.



Bringhurst

This detached property with four bedrooms and integrated single garage has been designed with a busy lifestyle in mind. The hub of the home is the luxurious kitchen/family room with folding-sliding doors that lead into the garden. The convenient utility room has access to both the garden and garage. The living room has a working fireplace and provides the perfect retreat at the end of a busy day.

Upstairs, the master bedroom has a stylish en suite shower room and built-in wardrobes. There are three further bedrooms and a family bathroom with a separate shower. To the front of the property there are two parking spaces.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.24 x 4.70	10'8" x 15'5"
Kitchen/Family	5.43 x 3.61	17'10" x 11'10"
Utility	3.11 x 1.54	10'2" x 5'1"
WC	0.90 x 1.88	2'11" x 6'2"
First Floor	Metres	Feet
Bed 1	4.38 x 4.01	14'4" x 13'2"
En suite	2.62 x 1.89	8'7" x 6'2"
Bed 2	3.74 x 3.14	12'3" x 10'4"
Bed 3	3.14 x 3.22	10'4" x 10'7"
Bed 4	2.62 x 3.14	8'7" x 10'4"
Bathroom	2.09 x 2.90	6'10" x 9'6"

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The computer-generated image and floor plans are based on Plot 7. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.

Bushby

A detached four-bedroom home with a double garage.

This image is of Plot 6.

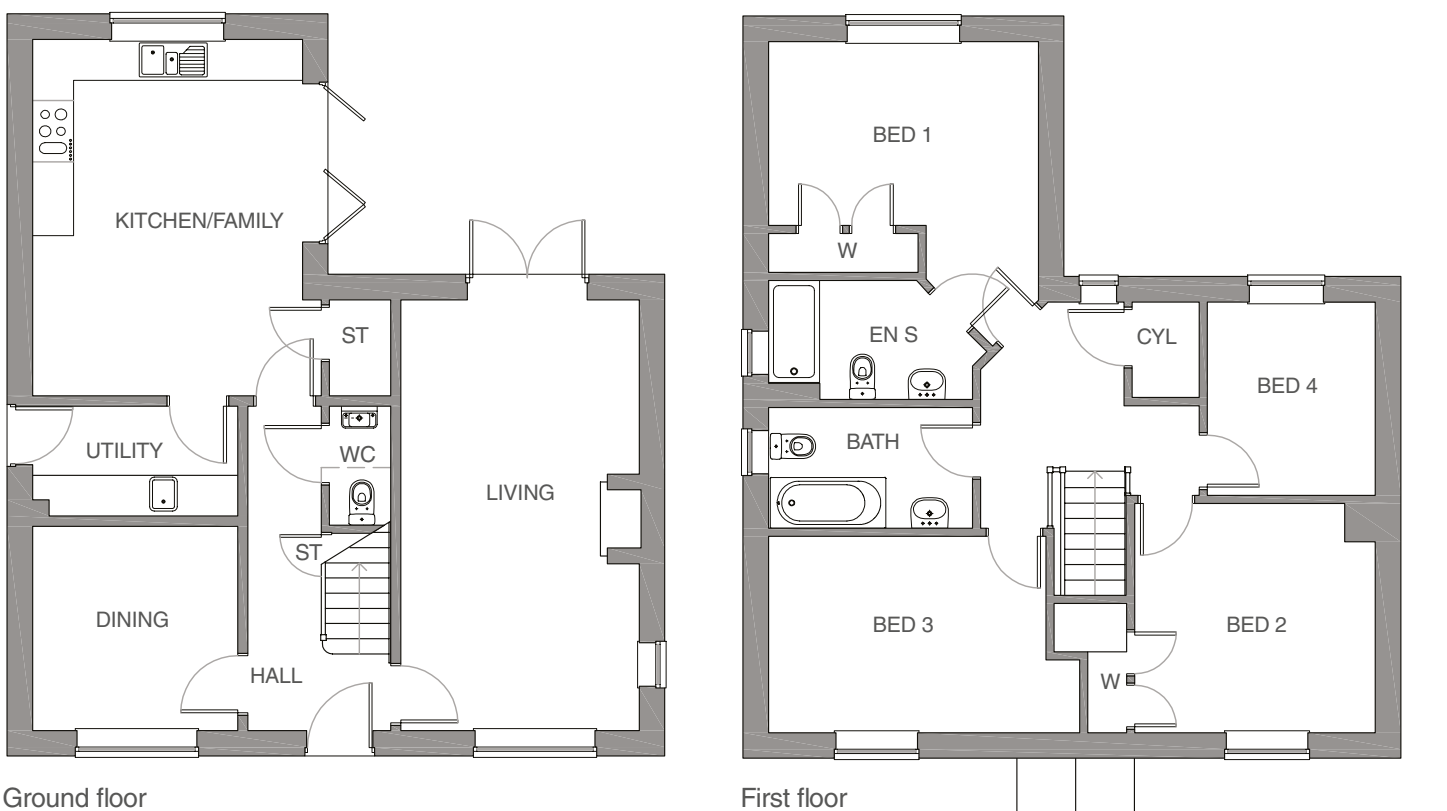
Other homes of the same style are located on Plots 20 and 26. Plots 20 and 26 are handed.



Bushby

This detached four-bedroom home is spacious and filled with light. As you enter the property the double aspect living room with working fireplace greets you on one side, and on the other is the dining room which could alternatively be used as a study or playroom. The generous kitchen/family room has a handy utility room and folding-sliding doors that open onto the garden.

On the first floor, all of the rooms centre around the large landing. The master bedroom has built-in wardrobes and an en suite with a luxurious walk-in shower enclosure. There are three further bedrooms and a family bathroom. Bedroom two also has built-in wardrobes. This property comes with a detached double garage and ample parking.



Ground floor

First floor

The computer-generated image and floor plans are based on Plot 6. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.50 x 6.36	11'6" x 20'10"
Kitchen/Family	3.97 x 5.24	13'0" x 17'2"
Utility	3.01 x 1.62	9'11" x 5'4"
Dining	3.01 x 3.00	9'11" x 9'10"
WC	0.90 x 1.75	2'11" x 5'9"
First Floor	Metres	Feet
Bed 1	4.47 x 3.97	14'8" x 13'0"
En suite	3.21 x 1.75	10'6" x 5'9"
Bed 2	3.53 x 3.37	11'7" x 11'1"
Bed 3	4.57 x 2.89	15'0" x 9'6"
Bed 4	2.47 x 2.84	8'1" x 9'4"
Bathroom	3.00 x 1.77	9'10" x 5'10"

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Coton

A detached four-bedroom home with a double garage.

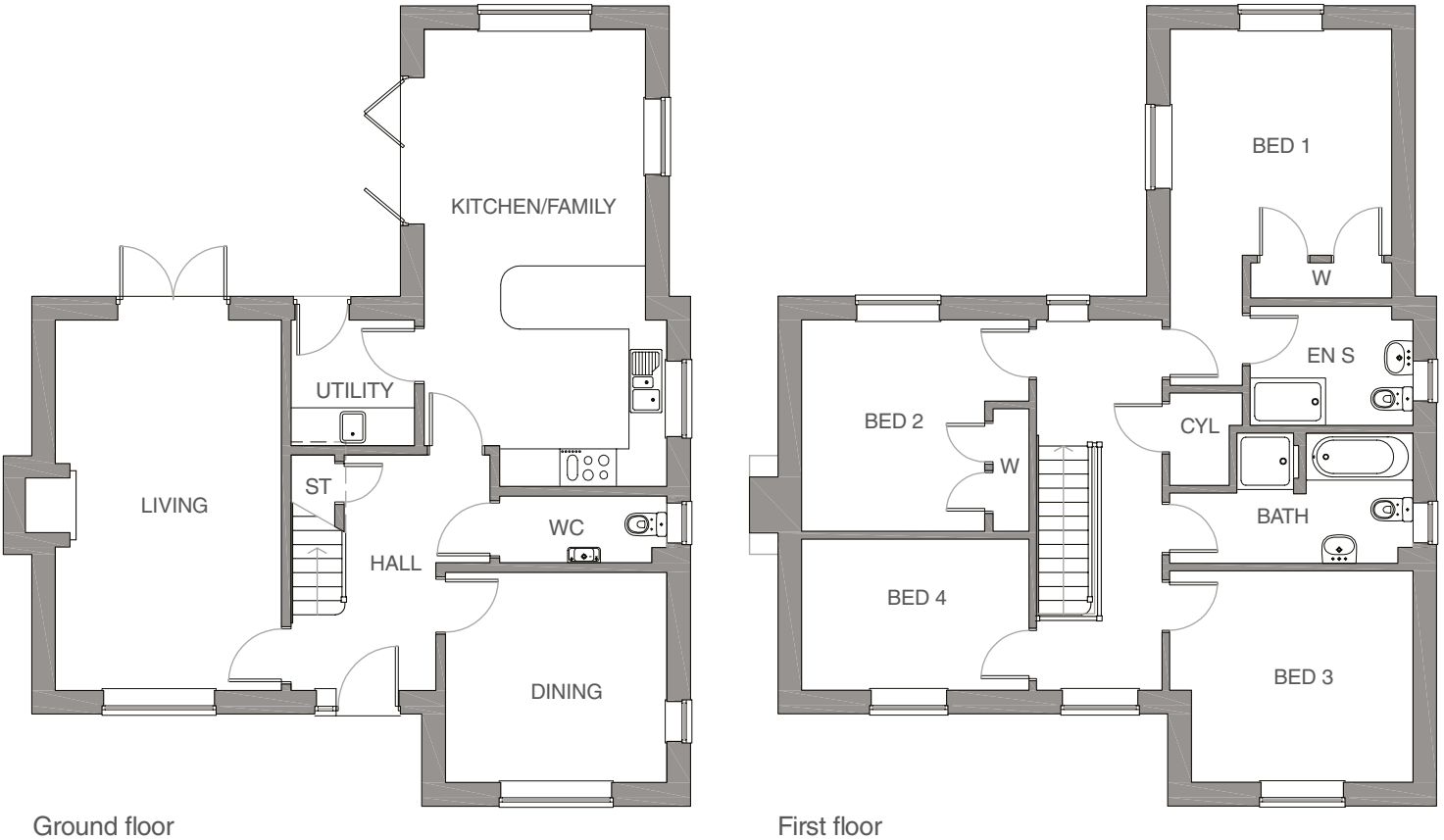
This image is of Plot 1.
Another home of the same style is located on Plot 19.



Coton

This impressive four-bedroom property offers plenty of space for a growing family. At the heart of the home is the generous kitchen/family room with folding-sliding doors that lead into the garden. The light-filled living room also gives access to the patio, and in the winter months you can curl up on the sofa in front of the working fireplace.

Upstairs, the generous landing leads to the master bedroom with its stylish en suite shower room. There are three further bedrooms and a family bathroom with a separate shower cubicle. There are large, built-in wardrobes in the master bedroom and bedroom two. This luxurious property comes with a double garage and plenty of parking space.



The computer-generated image and floor plans are based on Plot 1. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.59 x 5.88	11'9" x 19'3"
Kitchen/Family	3.85 x 7.26	12'8" x 23'10"
Utility	1.96 x 1.99	6'5" x 6'6"
Dining	3.52 x 3.34	11'7" x 10'11"
WC	2.66 x 1.06	8'9" x 3'6"
First Floor	Metres	Feet
Bed 1	4.29 x 3.52	14'1" x 11'7"
En suite	1.89 x 2.59	6'2" x 8'6"
Bed 2	3.61 x 3.36	11'10" x 11'0"
Bed 3	3.86 x 3.36	12'8" x 11'0"
Bed 4	3.61 x 2.40	11'10" x 7'10"
Bathroom	3.86 x 2.07	12'8" x 6'9"

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Cottesbrooke

A detached three-bedroom home with a single garage.

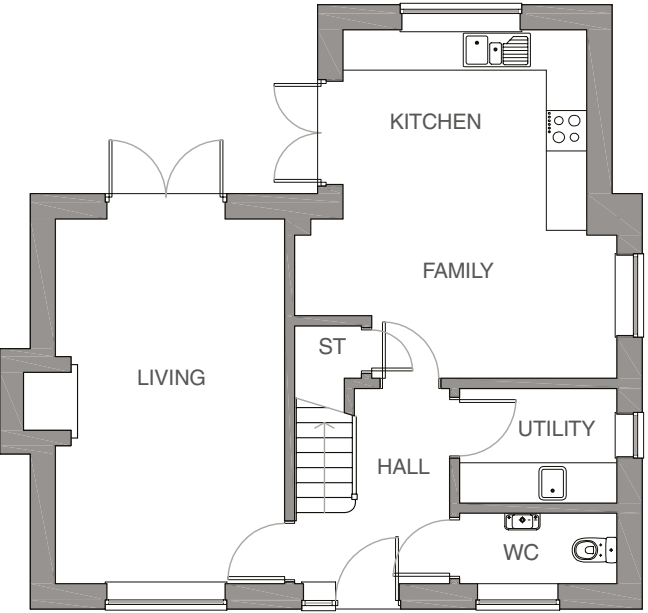
This image is of Plot 21.



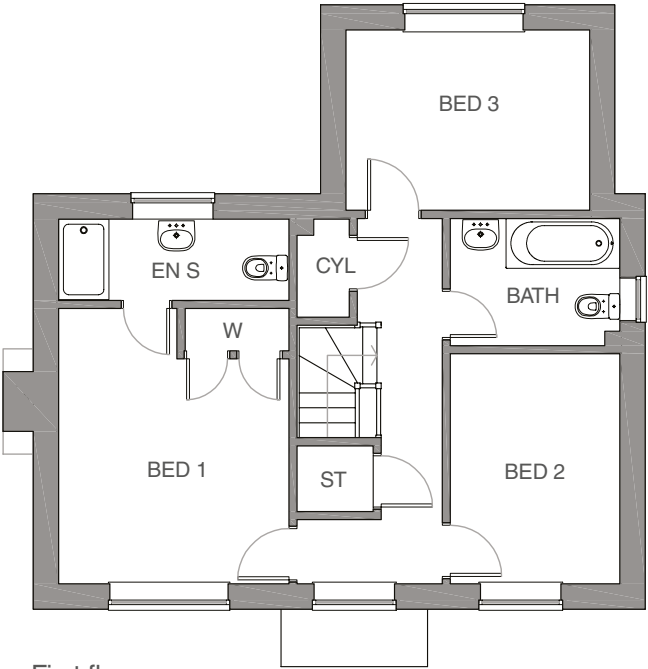
Cottesbrooke

This attractive three-bedroom detached property welcomes you into its heart. As you walk through the generous entrance hall, the double aspect living room is to one side and the cloakroom and utility room are on the other. At the rear of the property you will find a stunning kitchen/family room with French doors that open into the garden.

Upstairs, the master bedroom has built-in wardrobes and a stylish en suite shower room. There are two additional double bedrooms and a family bathroom. Outside the double driveway leads to a single garage.



Ground floor



First floor

The computer-generated image and floor plans are based on Plot 21. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	5.43 x 3.41	17'10" x 11'2"
Kitchen/Family	4.80 x 5.18	15'9" x 17'0"
Utility	2.34 x 1.71	7'8" x 5'7"
WC	2.34 x 1.05	7'8" x 3'5"
First Floor	Metres	Feet
Bed 1	3.43 x 4.10	11'3" x 13'5"
En suite	3.43 x 1.21	11'3" x 4'0"
Bed 2	2.52 x 3.43	8'3" x 11'3"
Bed 3	3.63 x 2.68	11'11" x 8'10"
Bathroom	2.52 x 1.89	8'3" x 6'2"

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Deene

A detached four-bedroom home with an integrated single garage.

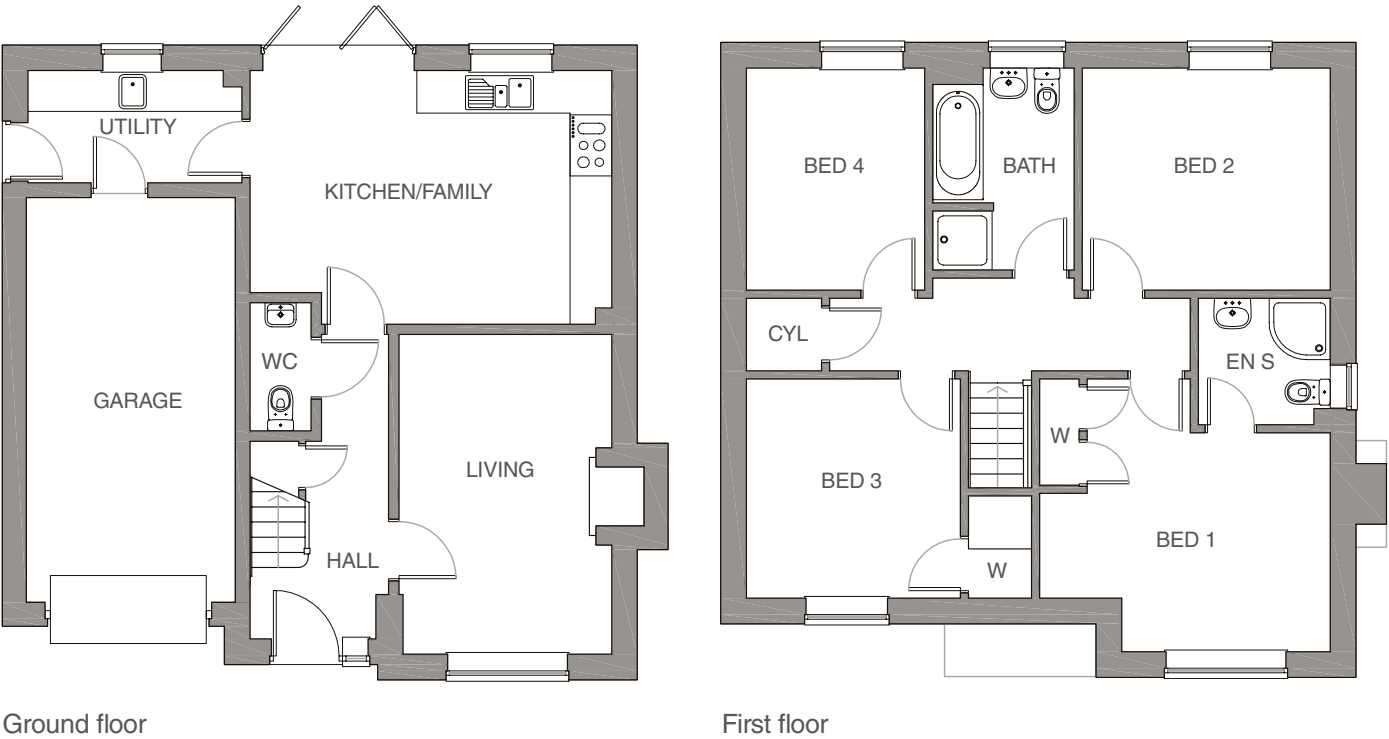
This image is of Plot 8.



Deene

This detached four-bedroom property has an integrated single garage. The hub of the home is the luxurious kitchen/family room with folding-sliding doors that lead into the garden. The utility room has been designed with convenience in mind, with access to both the garden and garage. The living room has a working fireplace and provides the perfect retreat at the end of a busy day.

Upstairs, the master bedroom has a stylish en suite shower room and a spacious, double built-in wardrobe. There are three further bedrooms and a family bathroom with a separate shower. To the front of the property there are two parking spaces.



The computer-generated image and floor plans are based on Plot 8. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.13 x 4.70	10'3" x 15'5"
Kitchen/Family	5.32 x 3.75	17'5" x 12'4"
Utility	3.14 x 1.65	10'4" x 5'5"
WC	0.90 x 1.88	2'11" x 6'2"
First Floor	Metres	Feet
Bed 1	4.27 x 4.01	14'0" x 13'2"
En suite	1.94 x 1.86	6'4" x 6'1"
Bed 2	3.64 x 3.26	11'11" x 10'8"
Bed 3	3.14 x 3.22	10'4" x 10'7"
Bed 4	2.62 x 3.26	8'7" x 10'8"
Bathroom	2.08 x 2.97	6'10" x 9'9"

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Fawsley

A detached five-bedroom home with a double garage.

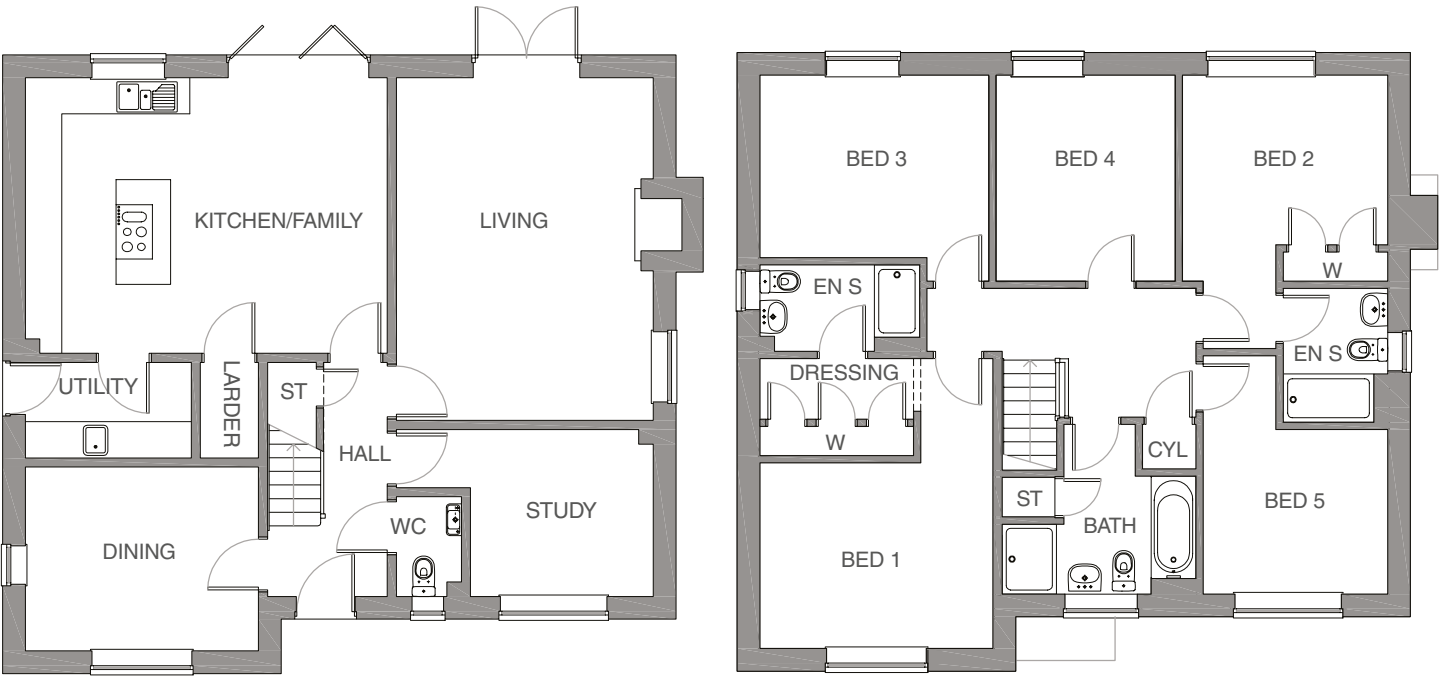
This image is of Plot 27.



Fawsley

This impressive five-bedroom home offers plenty of space for a growing family. At the heart of the home is the generous kitchen/family room with a larder, utility room and folding-sliding doors that lead into the south-facing garden. The light-filled living room gives access to the patio, and in the winter months you can curl up on the sofa in front of the working fireplace.

Upstairs, the master bedroom has a large dressing room and stylish en suite. There is another en suite bedroom plus three further double bedrooms and a large family bathroom with a separate shower. This spacious property comes with a double garage and plenty of parking space.



Ground floor

First floor

The computer-generated image and floor plans are based on Plot 27. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	4.24 x 5.67	13'11" x 18'7"
Kitchen/Family	5.98 x 4.56	19'7" x 15'0"
Utility	2.74 x 1.58	9'0" x 5'2"
Dining	3.85 x 3.04	12'8" x 10'0"
Study	4.24 x 2.76	13'11" x 9'1"
WC	1.08 x 1.65	3'7" x 5'5"
First Floor	Metres	Feet
Bed 1	3.85 x 4.79	12'8" x 15'9"
En suite	2.64 x 1.43	8'8" x 4'8"
Bed 2	3.39 x 4.52	11'1" x 14'10"
Bed 3	3.79 x 3.41	12'5" x 11'2"
Bed 4	2.96 x 3.41	9'9" x 11'2"
Bed 5	3.05 x 3.94	10'0" x 12'11"
Bathroom	3.21 x 2.80	10'6" x 9'2"
Dressing	2.54 x 1.60	8'4" x 5'3"

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Foxton

A detached four-bedroom home with a double garage.

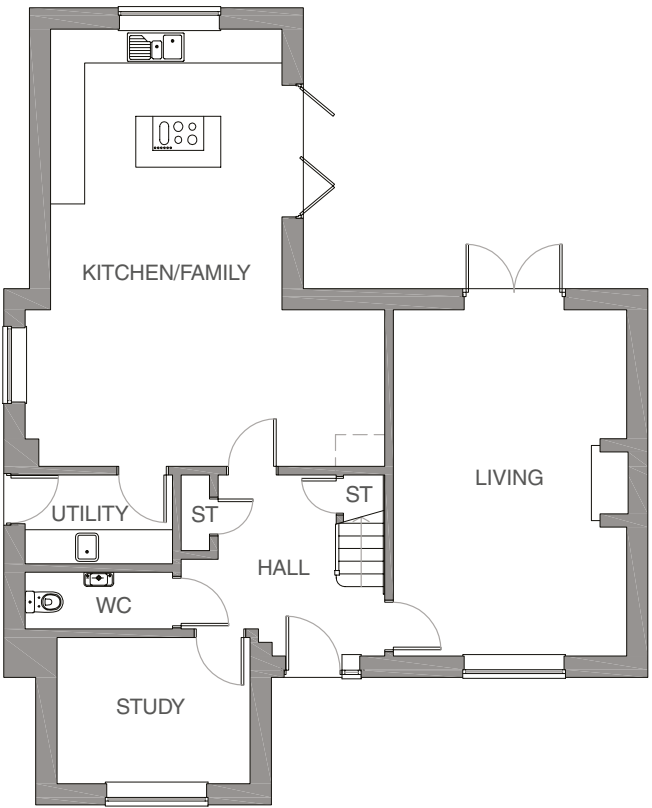
This image is of Plot 4.



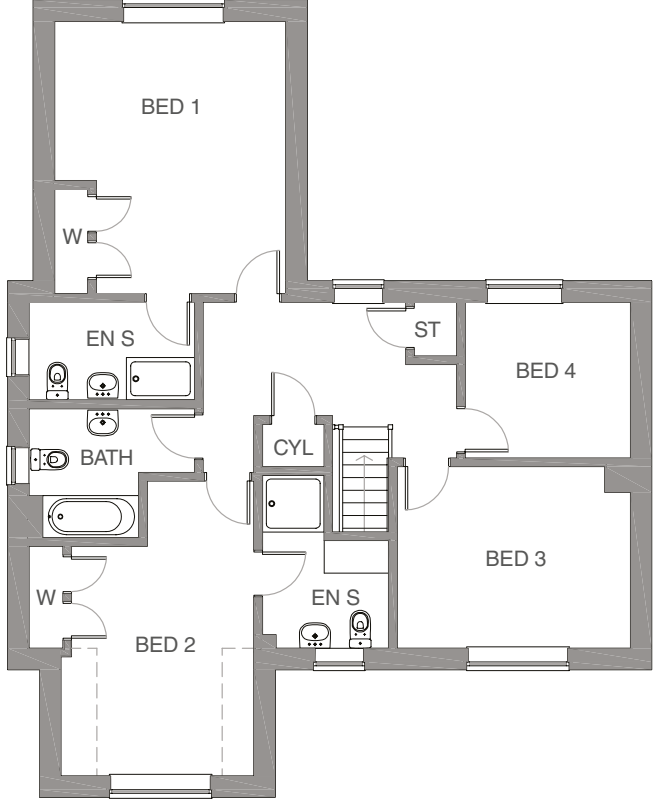
Foxton

This substantial four-bedroom detached property at the end of a private drive is the perfect family home. As you walk through the front door, the generous hallway provides a light and airy welcome, whilst the open plan kitchen/family room at the rear has folding-sliding doors that lead into the wonderfully private South-West facing garden. The separate study allows you to easily adapt this home to suit your family's needs.

Upstairs the spacious landing leads to two expansive en suite bedrooms, both with built-in wardrobes. There are two further bedrooms and a family bathroom. Outside, the driveway leading to the double garage provides plenty of parking.



Ground floor



First floor

The computer-generated image and floor plans are based on Plot 4. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	4.11 x 6.10	13'6" x 20'0"
Kitchen/Family	6.34 x 7.71	20'10" x 25'4"
Utility	2.60 x 1.57	8'6"x5'2"
Study	3.40 x 2.58	11'2"x8'6"
WC	2.60 x 1.00	8'6"x3'3"

First Floor	Metres	Feet
Bed 1	4.08 x 4.80	13'5" x 15'9"
En suite	2.92 x 1.73	9'7" x 5'8"
Bed 2	3.45 x 5.20	11'4" x 17'1"
En suite	2.22 x 3.05	7'3" x 10'0"
Bed 3	4.11 x 3.20	13'6" x 10'6"
Bed 4	2.91 x 2.75	9'7" x 9'0"
Bathroom	2.92 x 2.28	9'7" x 7'6"

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Glooston

A detached four-bedroom home with a double garage.

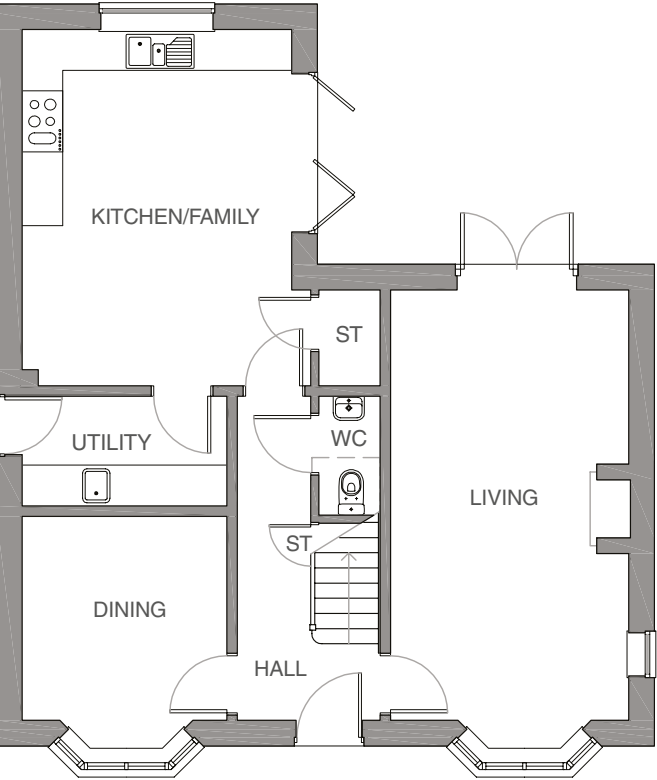
This image is of Plot 3.
Another home of the same style is located on Plot 25.



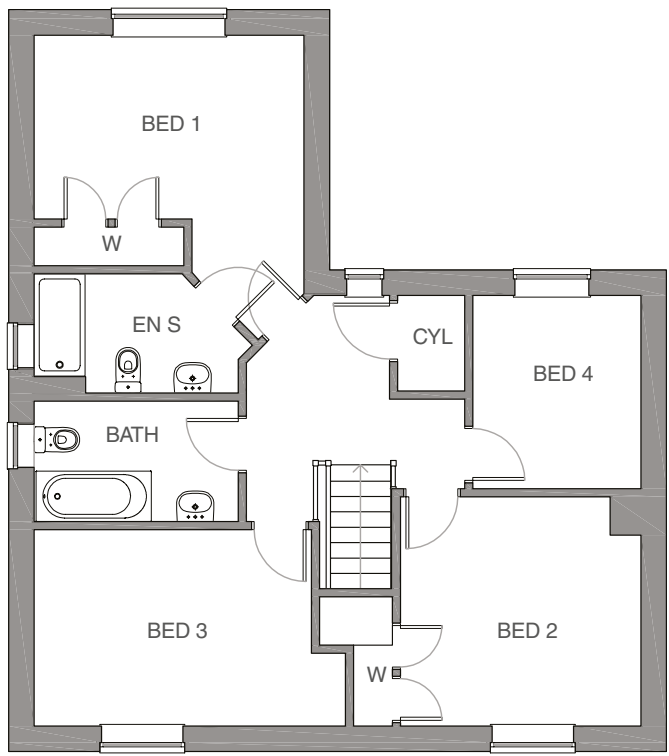
Glooston

This handsome bay-fronted home has four bedrooms and offers flexible living space. On the ground floor, the double aspect living room has a working fireplace suitable for a wood burning stove. There is a separate dining room that could alternatively be used as a playroom, den or study. The luxurious kitchen/family room has folding-sliding doors that open into the garden.

Upstairs, the master bedroom has a stylish en suite shower room and large, built-in wardrobes. Three additional bedrooms, bedroom two with built-in wardrobes, and a family bathroom lead off the spacious landing. This property comes with a double garage and ample space to park.



Ground floor



First floor



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.50 x 6.33	11'6" x 20'9"
Kitchen/Family	3.97 x 5.24	13'0" x 17'2"
Dining	3.01 x 3.00	9'11" x 9'10"
Utility	3.01 x 1.62	9'11" x 5'4"
WC	0.90 x 1.75	2'11" x 5'9"

First Floor	Metres	Feet
Bed 1	3.39 x 3.97	11'1" x 13'0"
En suite	3.00 x 1.75	9'10" x 5'9"
Bed 2	3.53 x 3.39	11'7" x 11'1"
Bed 3	4.57 x 2.91	15'0" x 9'7"
Bed 4	2.47 x 2.84	8'1" x 9'4"
Bathroom	3.00 x 1.77	9'10" x 5'10"

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Hardwick

A detached three-bedroom home with a single garage.

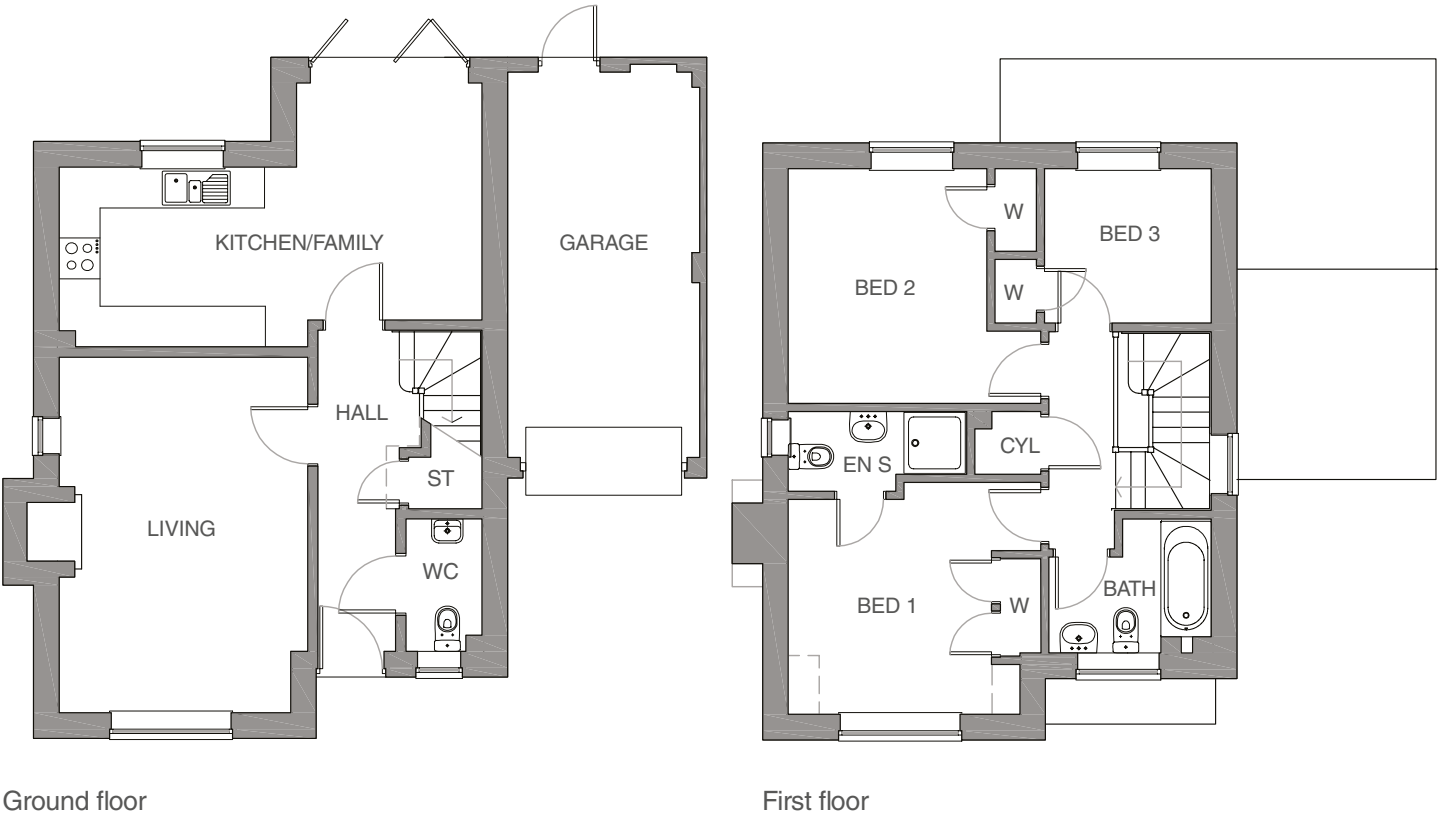
This image is of Plot 24.



Hardwick

This stunning detached three-bedroom home offers plenty of living space and an attached single garage. As you enter the property, the spacious living room is to your left with its working fireplace and large window to let in plenty of light. The generous, L-shaped kitchen/family room has folding-sliding doors that open onto the private garden.

On the first floor, the master bedroom has a beautiful en suite shower room and built-in wardrobes. There are two further bedrooms, both with built-in wardrobes, and a family bathroom. In front of the garage there are two parking spaces.



The computer-generated image and floor plans are based on Plot 24. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	5.22 x 3.65	17'2" x 12'0"
Kitchen/Family	6.22 x 3.88	20'5" x 12'9"
WC	1.12 x 1.95	3'8" x 6'5"
First Floor	Metres	Feet
Bed 1	3.71 x 3.41	12'2" x 11'2"
En suite	2.62 x 1.17	8'7" x 3'10"
Bed 2	3.71 x 3.45	12'2" x 11'4"
Bed 3	2.45 x 2.27	8'0" x 7'5"
Bathroom	2.39 x 1.97	7'10" x 6'6"

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Kedleston

A detached three-bedroom home with a single garage.

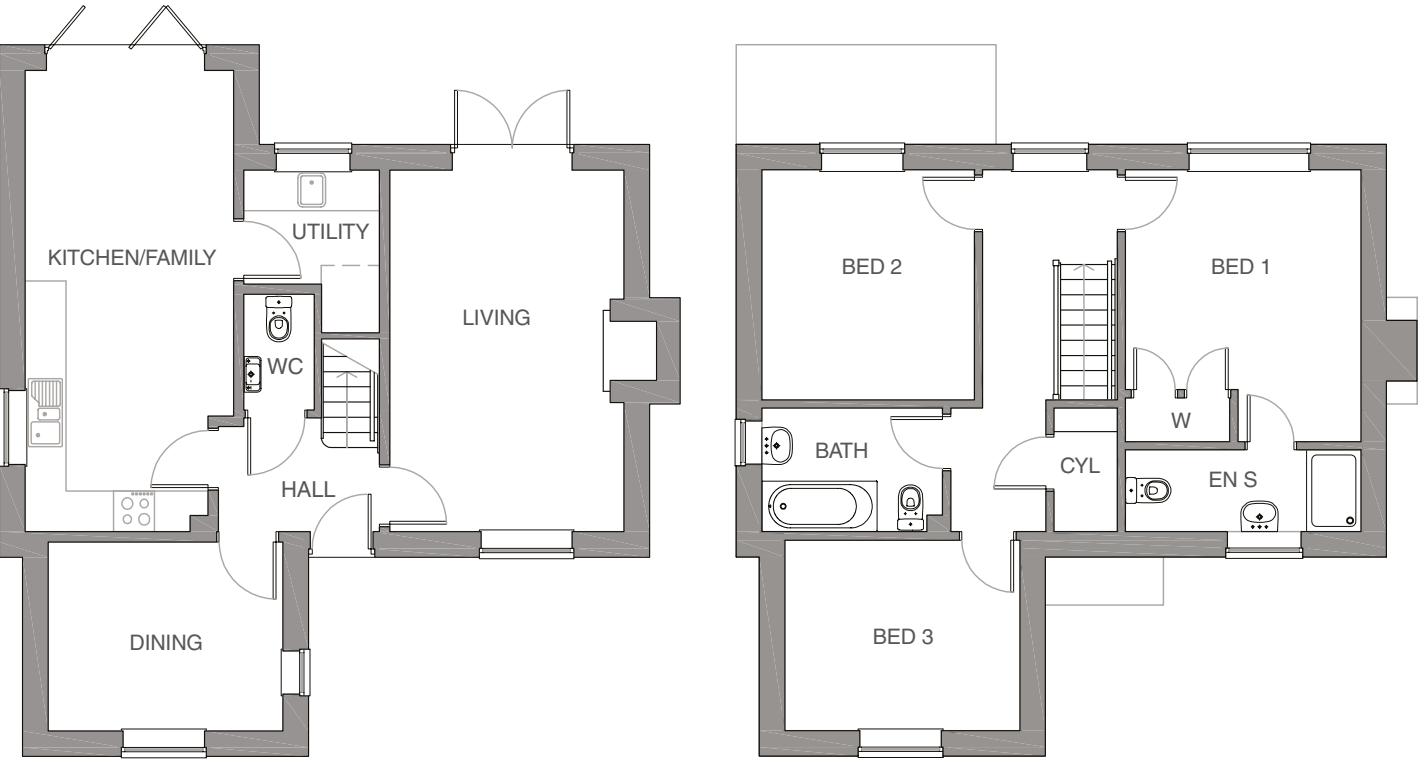
This image is of Plot 2.



Kedleston

This stunning three-bedroom home offers plenty of living space. On the ground floor, the double aspect living room has a working fireplace suitable for a wood burning stove. There is a separate dining room that could alternatively be used as a playroom, den or study. The luxurious kitchen/family room has folding-sliding doors that open into the garden.

Upstairs, the master bedroom has a generous en suite shower room and large built-in wardrobes. There are two further double bedrooms and a family bathroom. Outside is a detached single garage plus parking for a further two vehicles.



Ground floor

First floor

The computer-generated image and floor plans are based on Plot 2. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.45 x 5.31	11'4" x 17'5"
Kitchen/Family	3.07 x 6.78	10'1" x 22'3"
Utility	1.99 x 1.68	6'6" x 5'6"
Dining	3.45 x 2.78	11'4" x 9'1"
WC	1.04 x 1.70	3'5" x 5'7"

First Floor	Metres	Feet
Bed 1	3.46 x 4.00	11'4" x 13'1"
En suite	3.46 x 1.20	11'4" x 3'11"
Bed 2	3.12 x 3.38	10'3" x 11'1"
Bed 3	3.45 x 2.80	11'4" x 9'2"
Bathroom	2.66 x 1.82	8'9" x 6'0"

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Mowsley

End-terraced and mid-terraced three-bedroom homes.

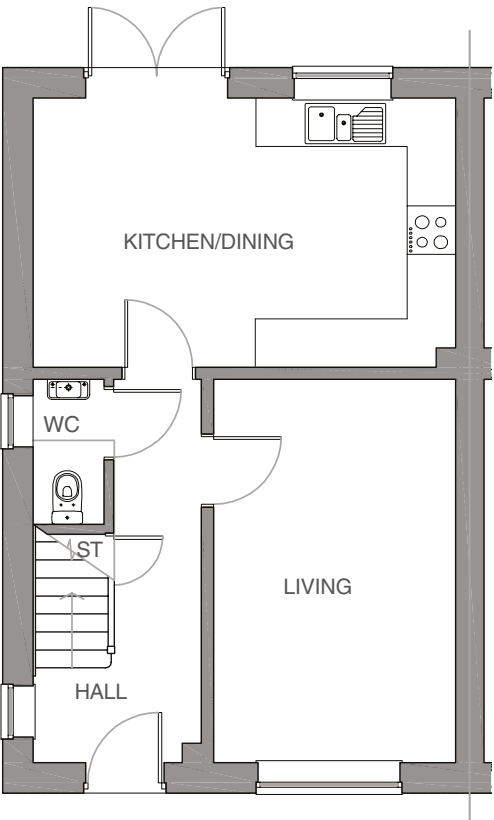
This image is of Plots 16 and 17.



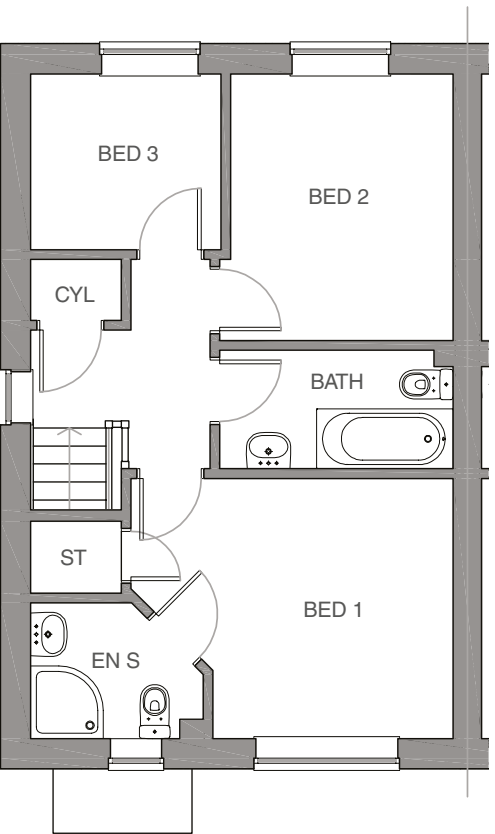
Mowsley

Each of these three-bedroom cottages makes a perfect retreat. The entrance hall, with its handy built-in storage, leads past the spacious living room into the kitchen-dining room. This thoughtfully-designed living space is equipped with top-of-the-range integrated appliances and has French doors which open into the garden.

Upstairs, there is a master bedroom with a luxurious en suite shower room and two further bedrooms to the rear which enjoy views of the garden. Each property comes with two parking spaces.



Ground floor



First floor

The computer-generated image is based on Plots 16 and 17 and the floor plans are based on Plot 16. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please ask your sales adviser for the details of other plots. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.00 x 4.78	9'10" x 15'8"
Kitchen/Dining	5.24 x 3.34	17'2" x 10'11"
WC	0.88 x 1.80	2'11" x 5'11"
First Floor	Metres	Feet
Bed 1	3.99 x 3.23	13'1" x 10'7"
En suite	2.14 x 1.69	7'0" x 5'7"
Bed 2	2.90 x 3.31	9'6" x 10'10"
Bed 3	2.36 x 2.18	7'9" x 7'2"
Bathroom	2.90 x 1.47	9'6" x 4'10"

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Oakthorpe

A detached five-bedroom home with a double garage.

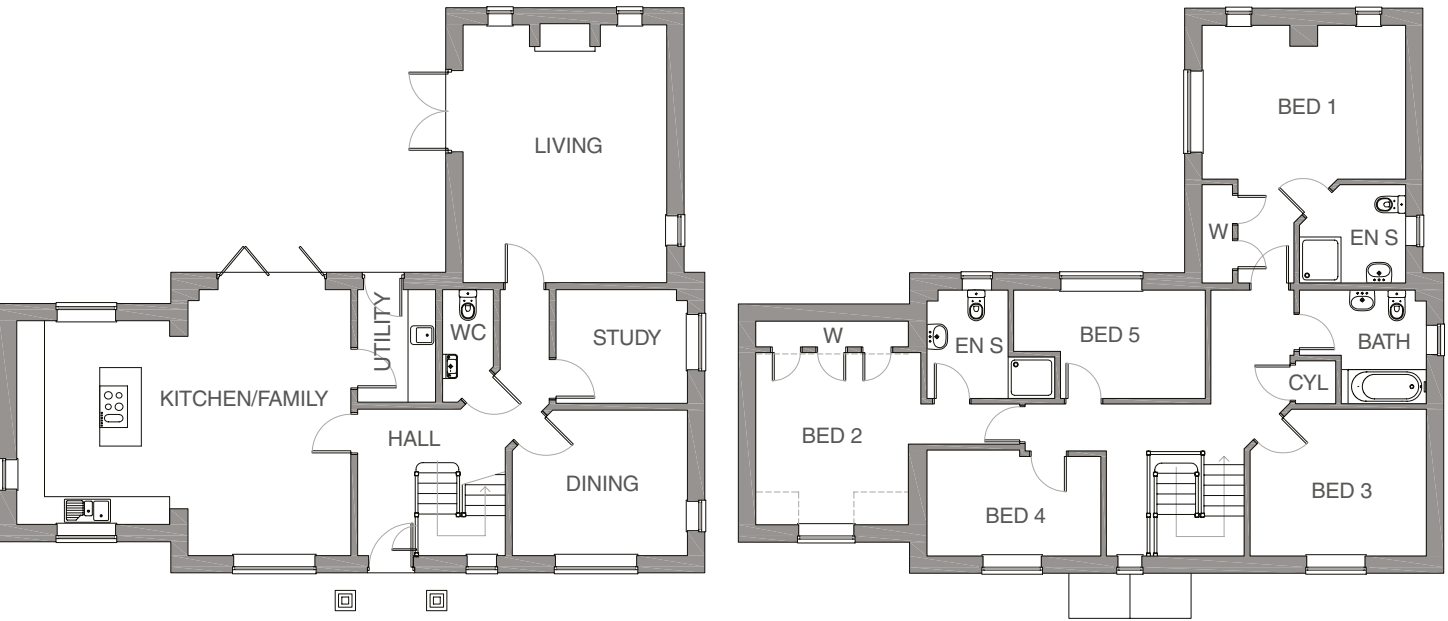
This image is of Plot 10.



Oakthorpe

This substantial family home, provides room for socialising, hobbies and peaceful times. To the left of the hallway lies a generous kitchen-family room with folding-sliding doors opening onto the large south-facing garden. On the other side of the hall the dining room and study offer complete flexibility, whilst in the rear living room you can put your feet up and relax in front of a glowing fire.

Upstairs are five bedrooms and a stylish family bathroom. The master bedroom with an en suite shower room and built-in wardrobes has views over the garden. Another en suite bedroom is located at the opposite end of the landing. This property comes with a detached double garage and three parking spaces.



Ground floor

First floor



ROOM SIZES

Ground Floor	Metres	Feet
Living	4.42 x 5.59	14'6" x 18'4"
Kitchen/Family	7.24 x 5.77	23'9" x 18'11"
Utility	1.69 x 2.44	5'7" x 8'0"
Dining	3.80 x 3.15	12'6" x 10'4"
Study	2.85 x 2.47	9'4" x 8'1"
WC	1.10 x 2.44	3'7" x 8'0"

First Floor	Metres	Feet
Bed 1	4.42 x 5.59	14'6" x 18'4"
En suite	2.30 x 2.14	7'7" x 7'0"
Bed 2	5.72 x 3.74	18'9" x 12'3"
En suite	2.78 x 2.35	9'1" x 7'9"
Bed 3	3.82 x 3.18	12'6" x 10'5"
Bed 4	3.77 x 2.16	12'4" x 7'1"
Bed 5	4.16 x 2.35	13'8" x 7'9"
Bathroom	2.75 x 2.47	9'0" x 8'1"

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Pickwell

A semi-detached
three-bedroom home.

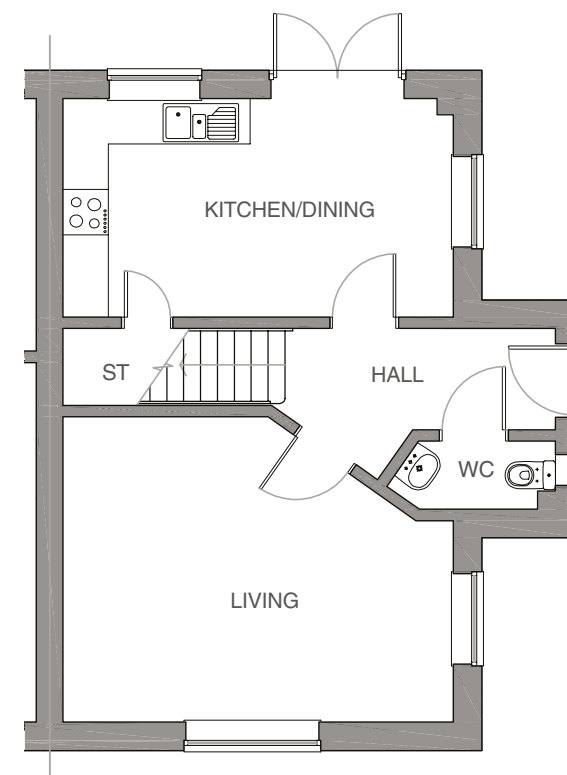
This image is of Plot 18.



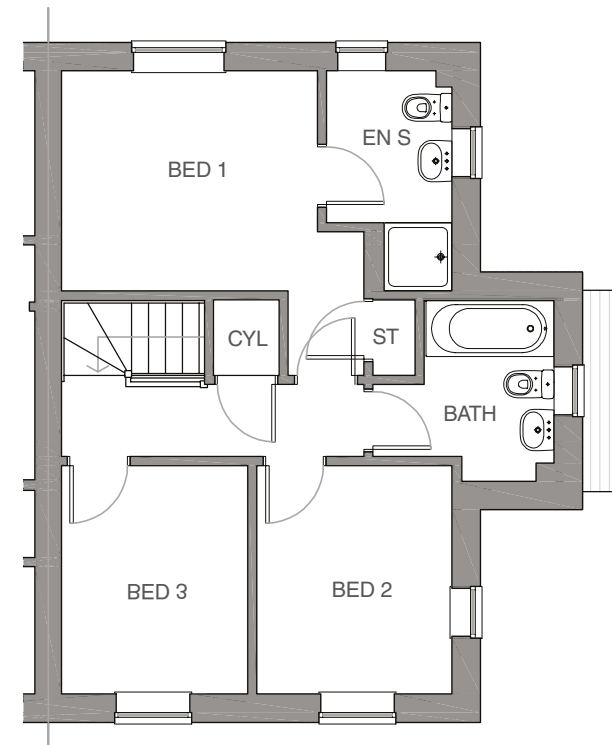
Pickwell

A three-bedroom, semi-detached cottage combining thoughtfully designed living space with an attractive setting. The stunning kitchen/dining room is off the roomy hallway and has French doors that open out into the garden. The spacious living room is light and airy with views across the open countryside.

Upstairs, the master bedroom has built-in storage and an en suite shower room. There is also a family bathroom and two further bedrooms with great views across the neighbouring countryside. This property comes with two parking spaces.



Ground floor



First floor



ROOM SIZES


Ground Floor	Metres	Feet
Living	5.16 x 4.04	16'11" x 13'2"
Kitchen/Dining	5.16 x 2.89	16'11" x 9'6"
WC	2.23 x 0.90	7'4" x 2'11"

First Floor	Metres	Feet
Bed 1	3.38 x 2.91	11'1" x 9'7"
En suite	1.66 x 2.91	5'5" x 9'7"
Bed 2	2.58 x 3.02	8'6" x 9'11"
Bed 3	2.46 x 3.02	8'1" x 9'11"
Bathroom	2.39 x 2.39	7'10" x 7'10"

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Welham

A detached five-bedroom home with a double garage.

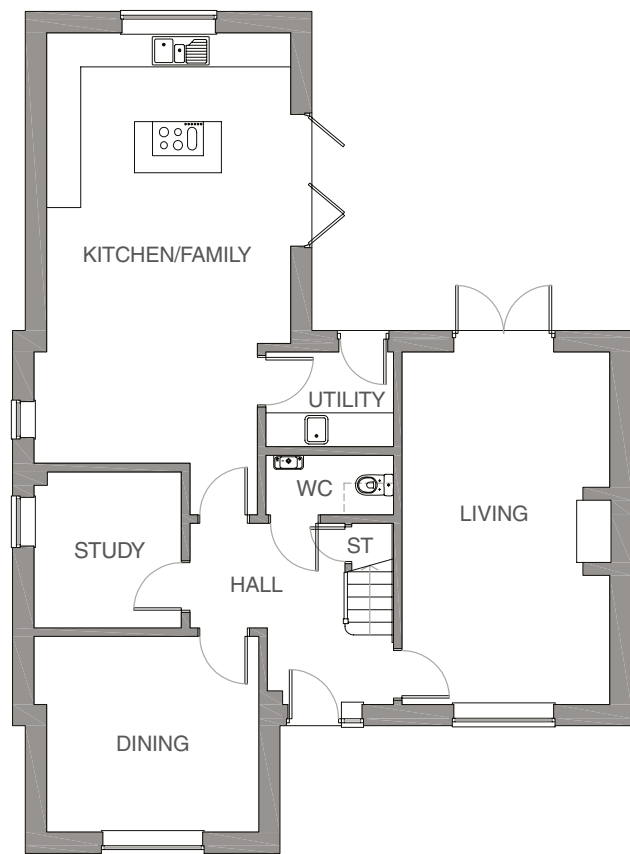
This image is of Plot 28.



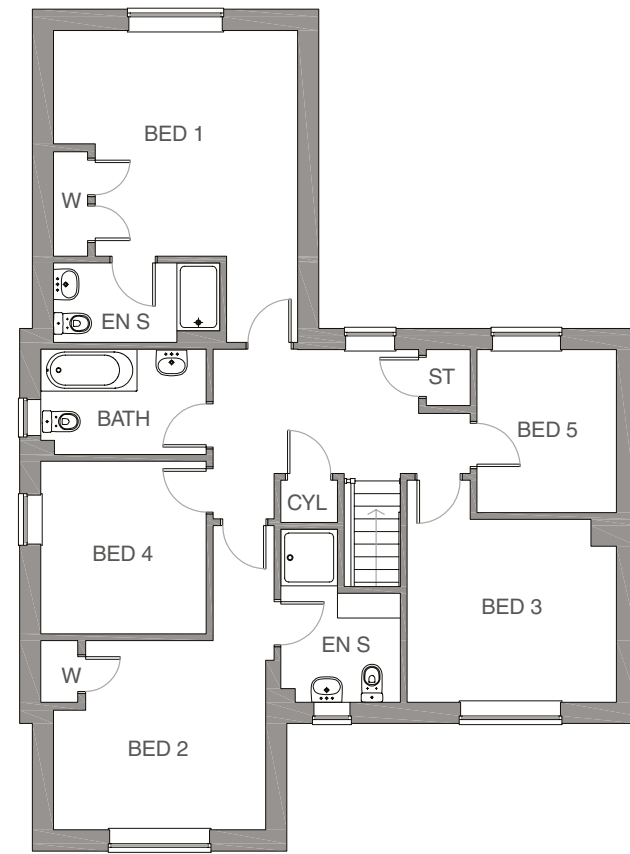
Welham

Nestled in a quiet corner of Welland Fields, with open country views, stands this substantial five-bedroom detached home. As you walk through the front door, the generous hallway provides a light and airy welcome, whilst the open plan kitchen/family room at the rear has folding-sliding doors that lead into the wonderfully private south-facing garden. The separate dining room and study allow flexibility to suit your family’s needs.

Upstairs the spacious landing leads to two expansive en suite bedrooms, both with built-in wardrobes. There are three further bedrooms and a luxurious family bathroom. Outside, the driveway leading to the double garage provides plenty of parking.



Ground floor



First floor

The computer-generated image and floor plans are based on Plot 28. Elevations, handing, and individual features such as windows, brick and other materials may vary. Please note that floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



ROOM SIZES

Ground Floor	Metres	Feet
Living	3.66 x 6.22	12'0" x 20'5"
Kitchen/Family	4.30 x 7.59	14'1" x 24'11"
Utility	2.25 x 1.67	7'5" x 5'6"
Dining	3.97 x 3.45	13'0" x 11'4"
Study	2.60 x 2.75	8'6" x 9'0"
WC	2.25 x 1.05	7'5" x 3'5"
First Floor	Metres	Feet
Bed 1	4.30 x 5.50	14'1" x 18'1"
En suite	2.93 x 1.40	9'7" x 4'7"
Bed 2	3.97 x 5.36	13'0" x 17'7"
En suite	2.11 x 3.05	6'11" x 10'0"
Bed 3	3.69 x 3.91	12'1" x 12'10"
Bed 4	2.92 x 3.04	9'7" x 10'0"
Bed 5	2.46 x 2.87	8'1" x 9'5"
Bathroom	2.92 x 1.86	9'7" x 6'1"

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Weston

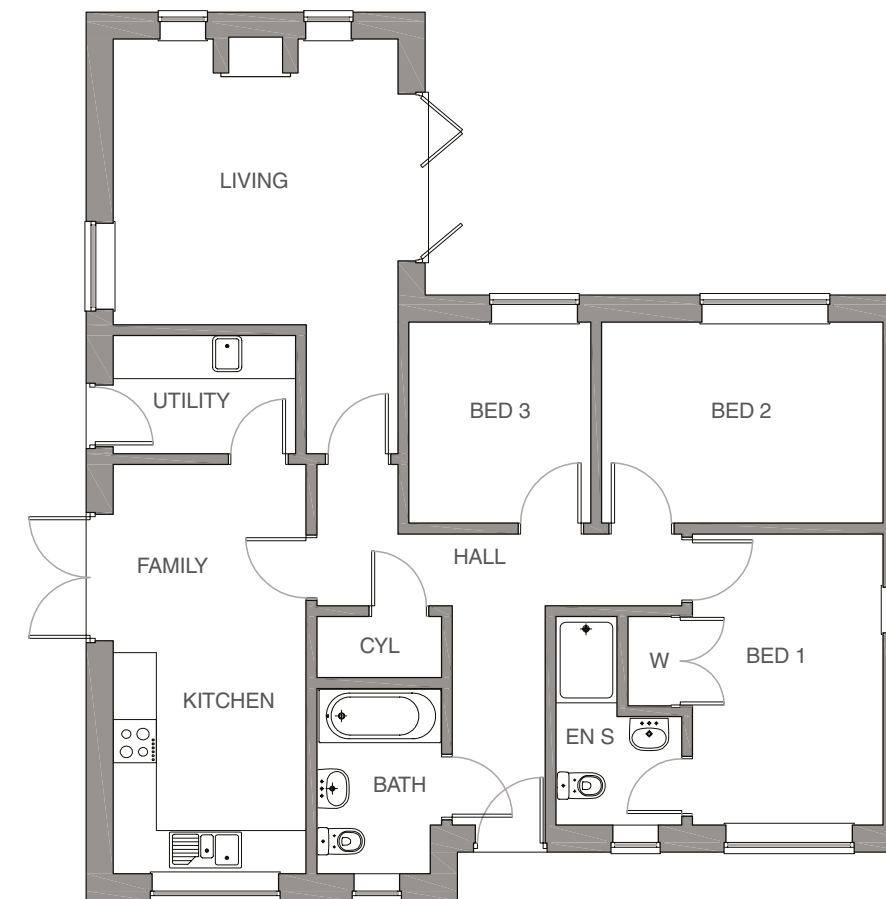
A detached three-bedroom bungalow with a single garage.

This image is of Plot 5.



Weston

This thoughtfully designed three-bedroom property is nestled in a quiet corner of Welland Fields, and enjoys views over the neighbouring orchard. The spacious hallway leads you to the kitchen/family room with French doors that open onto the South-West facing garden. The light-filled living room has folding-sliding doors that open onto the rear garden, and in the winter months you can curl up on the sofa in front of the working fireplace. The master bedroom has a generous en suite shower room and built-in wardrobes. There are two further bedrooms and a family bathroom. Outside is a detached single garage plus parking for a further 3 vehicles.



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ROOM SIZES

Ground Floor	Metres	Feet
Living	3.97 x 5.77	13'0" x 18'11"
Kitchen/Family	2.68 x 5.69	8'10" x 18'8"
Utility	2.54 x 1.64	8'4" x 5'5"
Bed 1	2.65 x 4.05	8'8" x 13'3"
En suite	1.75 x 2.90	5'9" x 9'6"
Bed 2	3.92 x 2.80	12'10" x 9'2"
Bed 3	2.53 x 2.80	8'4" x 9'2"
Bathroom	1.73 x 2.58	5'8" x 8'6"

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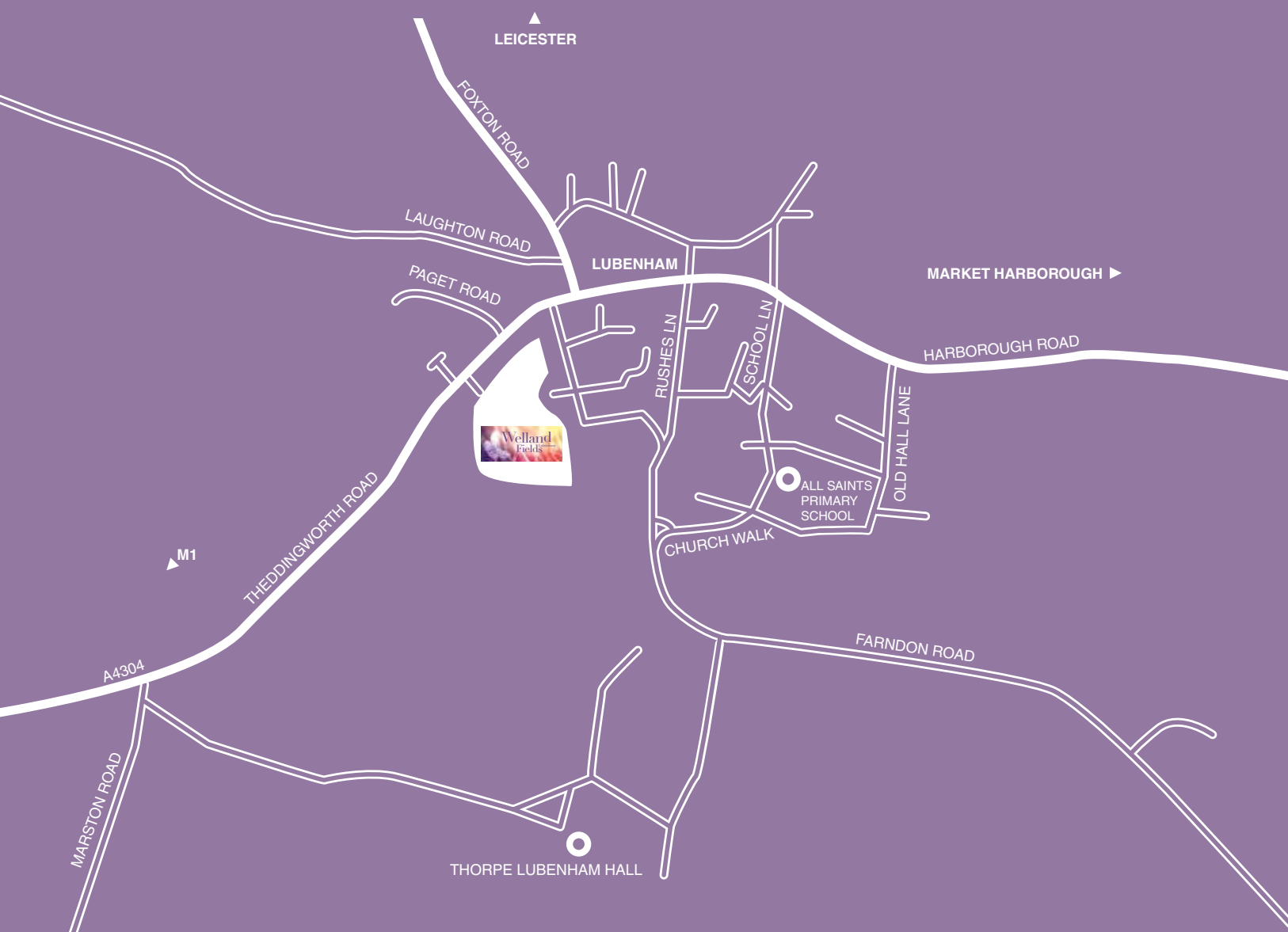
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