

HASTINGS PARK

PENTLAND ROAD, ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE, LE65 1BA



BARRATT
HOMES

HASTINGS PARK AMENITIES

PENTLAND ROAD, ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE, LE65 1BA

A GREAT LOCATION

Hastings Park is an award winning development set in tranquil surroundings in the historic market town of Ashby, situated in North-West, Leicestershire.

This development is one of the first in the UK to win the prestigious 'Built for Life' award. Signifying an achievement of excellence, the 'Built for Life' award is a Government endorsed commendation for well-designed new homes.

Close to the National Forest this development has fantastic local amenities with many local pubs, restaurants, supermarkets and shops all located within a mile to the development.

CONVENIENT LIVING

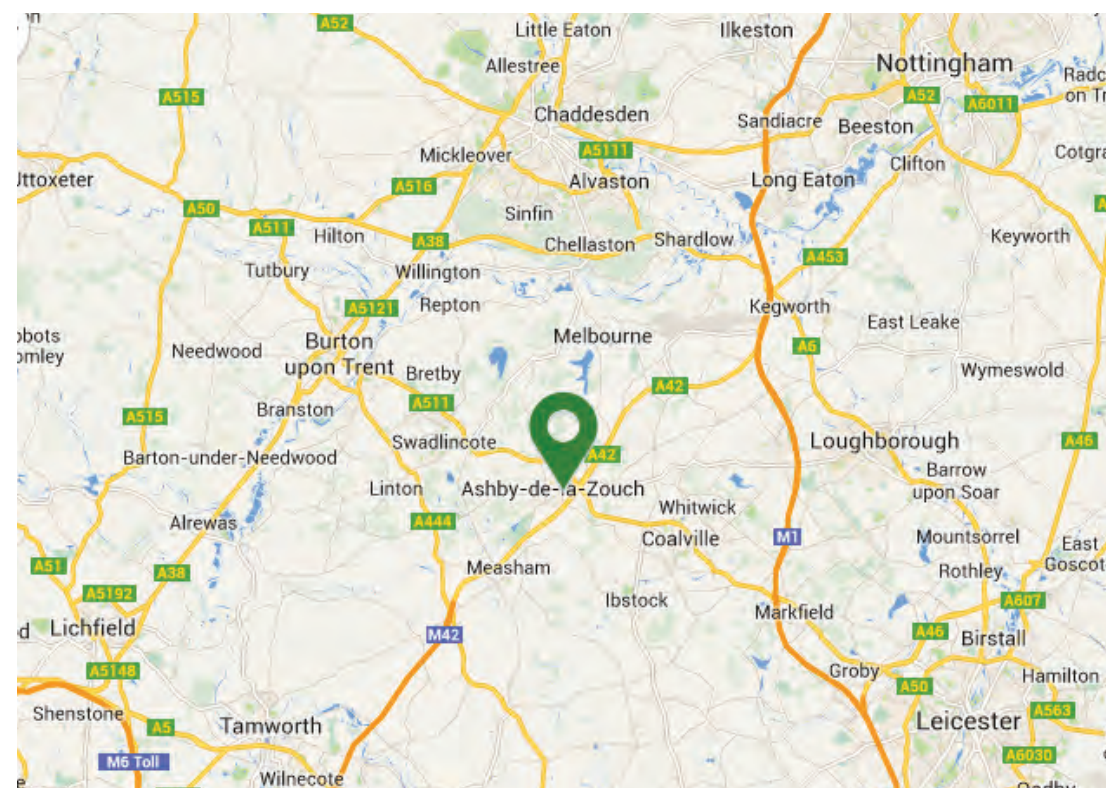
There are many local attractions and places to spend your time within the area; such as visiting the award winning Conkers attraction set in the heart of the National forest, Ashby-De-La-Zouch castle, Snibston Discovery museum or take a stroll through one of the country parks and trails including the Ashby Wouds Heritage trail.

Hastings Park features a range of two, three and four bedroom spacious and contemporary homes. This site is perfect for couples and growing families as Ashby has many excellent schools to suit all ages; Manor House school welcomes 4-16 year olds.

GREAT TRANSPORT LINKS

Whilst families with young children have Ashby Church of England and Woodcote primary schools both located just five minutes' drive away from the development; for older children, there is Ashby comprehensive and Manor House School located close by. Many Local buses run regularly through Ashby with services to Leicester city centre and neighbouring towns such as Coalville and Burton-on-Trent.

National Express coach service also runs daily direct services to London. There are great road links to the development with the A42, A511 and M1 providing great routes to many surrounding towns and cities including Birmingham, Derby, Nottingham and Stoke. The nearest train station is located in the adjacent town of Burton-on-Trent.



HASTINGS PARK, ASHBY DE LA ZOUCH

DEVELOPMENT LAYOUT



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2 BEDROOM APARTMENT



- 2 bedroom apartment offering open plan lounge/kitchen/dining area
- Contemporary kitchen includes appliances and units from leading manufacturers
- 1 double bedroom and 1 single bedroom
- Bathroom fitted with quality sanitaryware
- Ground floor apartment with rear garden



Ground Floor

Lounge/ Kitchen/Dining	5950 x 4920mm max's	19'6" x 16'1"
Bedroom 1	3180 x 3465mm max's	10'5" x 11'4"
Bedroom 2	2675 x 2355mm	8'9" x 7'8"
Bathroom	2155 x 1700mm	7'0" x 5'6"

(Approximate dimensions)



First Floor

Lounge/ Kitchen/Dining	5950 max x 3955mm	19'6" x 12'11"
Bedroom 1	3070 x 3520mm	10'0" x 11'6"
Bedroom 2	2785 x 2425mm	9'1" x 7'11"
Bathroom	1700 x 2390mm	5'6" x 7'10"

(Approximate dimensions)

KEY

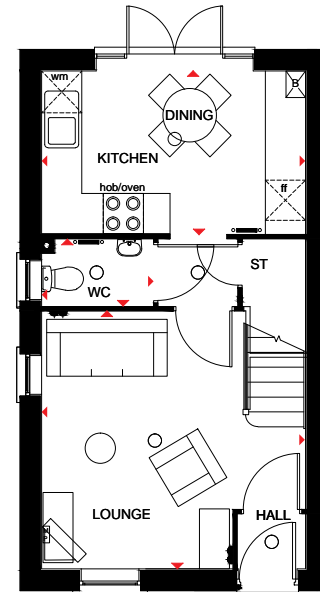
- Light fitting
- ◀ Electric socket
- ◀ Telephone outlet point
- ⌂ T.V. aerial socket
- Radiator
- B Boiler
- ST Store
- wm Washing machine space
- f/f Fridge/freezer space
- ◀ Dimension location

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2 BEDROOM SEMI-DETACHED HOME



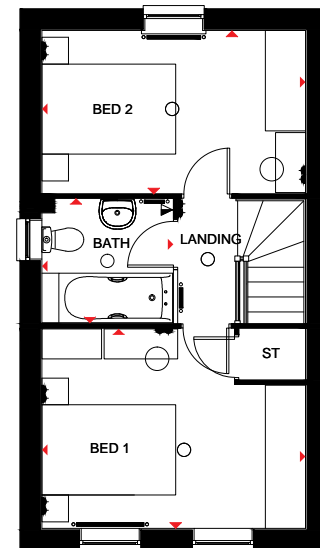
- An attractive 2 bedroom home offering modern kitchen with breakfast area and French doors leading to the rear garden
- A comfortable lounge is also located on the ground floor
- First floor has 2 double bedrooms and family bathroom, fitted with bath and electric shower



Ground Floor

Lounge	3945 x 3852mm	12'11" x 12'8"
Kitchen/ Dining Room	3945 x 2623mm	12'11" x 8'7"
WC	1663 x 990mm	5'5" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	3945 x 2988mm	12'11" x 9'10"
Bedroom 2	3945 x 2433mm	12'11" x 8'0"
Bathroom	1955 x 1849mm	6'5" x 6'1"

[Approximate dimensions]

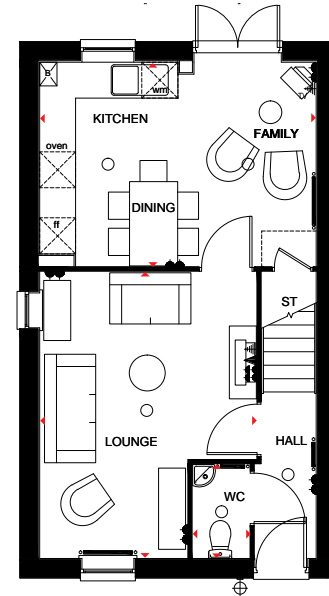
KEY

○	Light fitting	⚡	T.V, aerial socket	B	Boiler	f/f	Fridge/freezer space
⏏	Electric socket	⚡	Shaver socket	ST	Store	◀▶	Dimension location
☎	Telephone outlet point	—	Radiator	wm	Washing machine space		

3 BEDROOM SEMI-DETACHED HOME



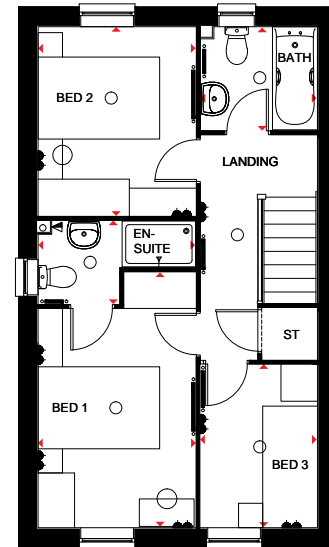
- A flexible 3 bedroom home offering open-plan kitchen and dining room with family area and French doors opening onto the rear garden
- Ground floor also boasts a comfortable lounge and a downstairs WC
- First floor features 2 double bedrooms with en-suite to master bedroom
- Single bedroom and family bathroom also located on first floor



Ground Floor

Lounge	4760 x 3607mm	15'7" x 11'10"
Kitchen/Dining/ Family Room	4600 x 3403mm	15'1" x 11'2"
WC	1563 x 958mm	5'2" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	4201 x 2595mm	13'9" x 8'6"
En Suite	2594 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	2681 x 1918mm	8'10" x 6'3"
Bathroom	1918 x 1703mm	6'3" x 5'7"

(Approximate dimensions)

KEY

○	Light fitting	⚡	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
◁	Electric socket	⚡	Shaver socket	ST	Store	◁▷	Dimension location
◁	Telephone outlet point	—	Radiator	wm	Washing machine space		

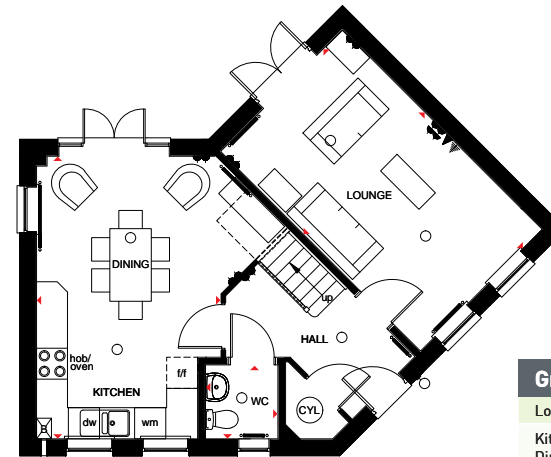
FARINGDON 2

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



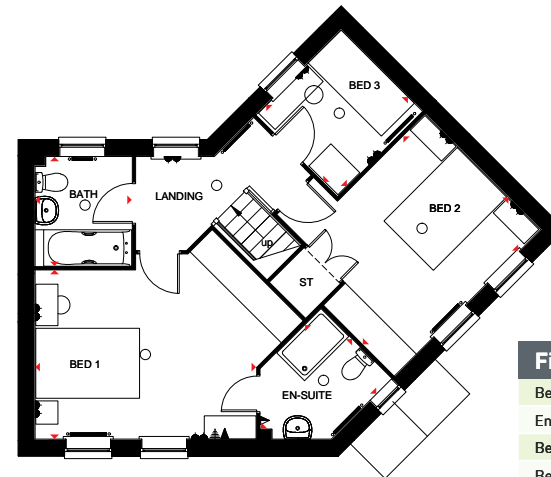
- A delightful 3 bedroom home offering dual aspect lounge with French doors leading onto the rear garden
- Ground floor features a spacious kitchen / dining room. Further French doors lead out onto the garden, giving a bright and airy feel to the room
- First floor has 2 double bedrooms with en-suite shower room to master bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	5450 x 3322mm	17'11" x 10'11"
Kitchen/ Dining Room	5450 x 3560mm	17'11" x 11'8"
WC	1425 x 1398mm	4'8" x 4'7"

[Approximate dimensions]



First Floor

Bedroom 1	4262 x 3250mm	14'0" x 10'8"
En Suite	2471 x 1922mm	8'1" x 6'4"
Bedroom 2	3985 x 3149mm	13'1" x 10'4"
Bedroom 3	2313 x 2213mm	7'7" x 7'3"
Bathroom	2112 x 1863mm	6'11" x 6'1"

[Approximate dimensions]

KEY	○ Light fitting	⬆ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
◁ Electric socket	⬆ Shaver socket	ST Store	wm Washing machine space	◀▶ Dimension location
◀ Telephone outlet point	— Radiator			

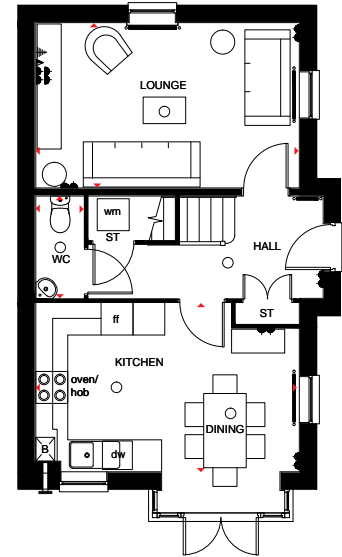
MORPETH

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3 BEDROOM DETACHED HOME



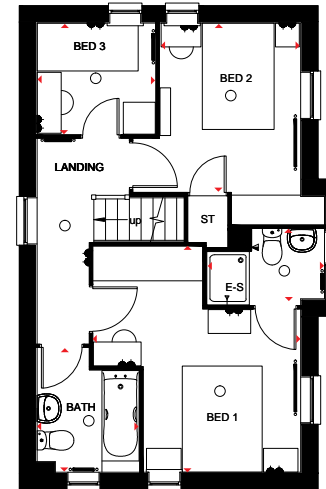
- Delightful 3 bedroom detached family home boasting free flowing kitchen/dining room with French doors opening out onto the garden
- The ground floor also features a spacious lounge and a secondary WC
- First floor offers master bedroom with en-suite shower room, a further double bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	3113 x 4955mm	10'3" x 16'3"
Kitchen/Lounge	3175 x 4955mm	10'5" x 16'3"
WC	1928 x 910mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	4248 x 3900mm max	13'11" x 12'10" max
En Suite	1427 x 2219mm max	4'8" x 7'3" max
Bedroom 2	3174 x 2648mm	10'5" x 8'8"
Bedroom 3	2092 x 2230mm	6'10" x 7'4"
Bathroom	2335 x 1913mm	7'8" x 6'3"

[Approximate dimensions]

KEY

○	Light fitting	⚡	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
⏏	Electric socket	⚡	Shaver socket	ST	Store	◀▶	Dimension location
☎	Telephone outlet point	—	Radiator	wm	Washing machine space		

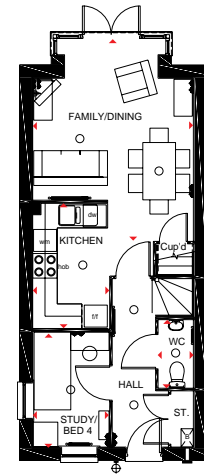
ROCHESTER

THE CLASSIC
COLLECTION

4 BEDROOM SEMI-DETACHED HOME



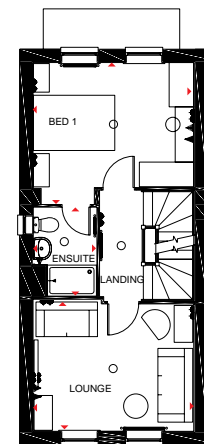
- A sought-after 4 bedroom, 2½ storey home featuring open-plan kitchen with family dining area and full height glazed bay opening onto the rear garden
- First floor offers lounge and master bedroom with en-suite
- Second floor comprises 1 double bedroom, 1 single bedroom and family bathroom



Ground Floor

Family/ Dining Room	3938 x 4950 mm	12'11" x 16'3"
Kitchen	1868 x 3060mm	6'2" x 10'0"
Study/ Bedroom 4	1868 x 2790mm	6'2" x 9'2"
WC	861 x 1649 mm	2'10" x 5'5"

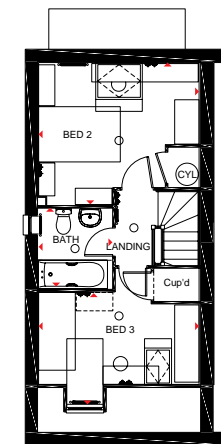
[Approximate dimensions]



First Floor

Bedroom 1	3938 x 3471mm	12'11" x 11'5"
En Suite	1563 x 2177mm	5'2" x 7'2"
Lounge	3938 x 3218mm	10'7" x 12'11"

[Approximate dimensions]



Second Floor

Bedroom 2	3928 x 3495mm	12'11" x 11'6"
Bedroom 3	3928 x 2735mm	12'11" x 9'0"
Bathroom	1813 x 1987mm	5'11" x 6'6"

[Approximate dimensions]

KEY	○ Light fitting	◀ T.V. aerial socket	B Boiler	wm Washing machine space	◀ Dimension location
	◊ Electric socket	◀ Shaver socket	ST Store	t/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	



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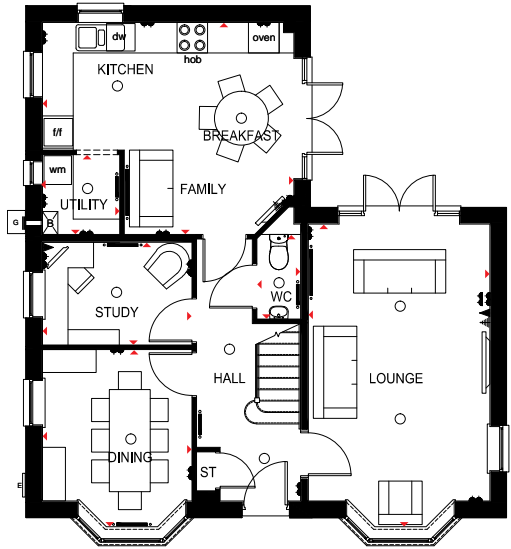
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Rochester /BRC03VS /HastingsPark/2010Village/RevisionLA02_SP242803

4 BEDROOM DETACHED HOME



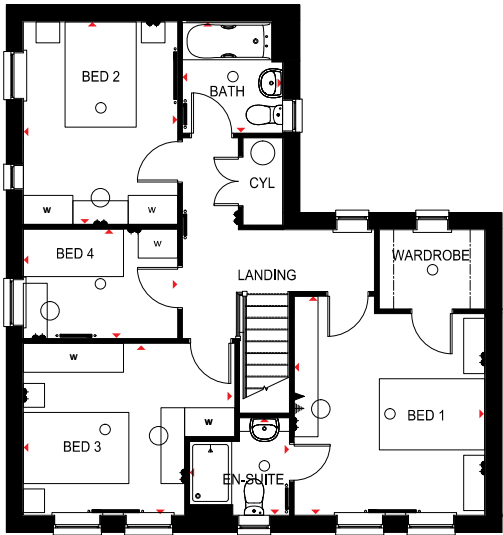
- A beautifully presented 4 bedroom detached home featuring kitchen with family and breakfast areas with French doors leading to the garden
- Separate study and dining room
- Spacious lounge with French doors opening onto the garden
- First floor comprises master bedroom with walk in wardrobe and en-suite
- 2 further double bedrooms, 1 single bedroom and family bathroom



Ground Floor

Kitchen/ Breakfast Area	4916 x 4150mm	16'2" x 13'7"
Utility	1512 x 1561mm	5'0" x 5'3"
WC	854 x 1655mm	2'10" x 5'5"
Study	2924 x 2012mm	9'7" x 6'7"
Lounge	3552 x 5919mm	11'8" x 19'5"
Dining Room	2924 x 3465mm	9'7" x 11'4"

[Approximate dimensions]



First Floor

Bedroom 1	3613 x 4154mm	11'10" x 13'8"
En Suite	1900 x 1850mm	6'3" x 6'1"
Bedroom 2	2927 x 3846mm	9'7" x 12'7"
Bedroom 3	4010 x 3264mm	13'2" x 10'9"
Bedroom 4	2927 x 2075mm	9'7" x 6'10"
Bathroom	1900 x 2112mm	6'3" x 6'11"

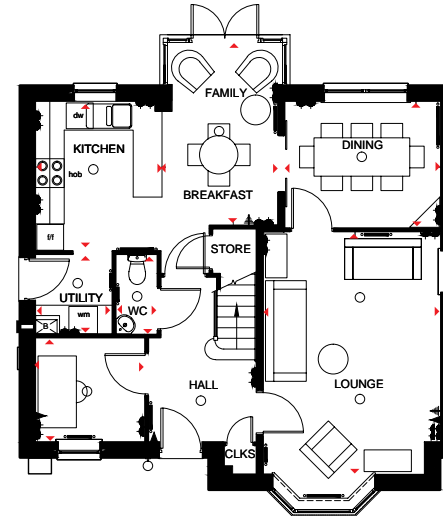
[Approximate dimensions]

KEY	○ Light fitting	▲ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
◁ Electric socket	▲ Shower socket	ST Store	ST Store	◀▶ Dimension location
◀ Telephone outlet point	— Radiator	wm Washing machine space		

4 BEDROOM DETACHED HOME



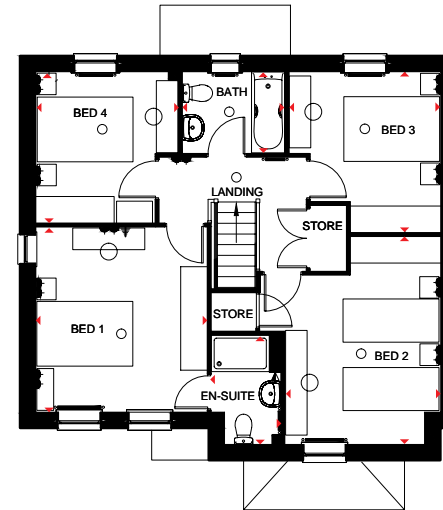
- A beautifully presented 4 bedroom detached home featuring kitchen with family and breakfast areas and glazed bay leading to the garden
- Spacious lounge, study and bright and airy dining room make up the ground floor
- First floor comprises master bedroom with en suite shower room, 3 further double bedrooms and family bathroom



Ground Floor

Kitchen	2640 x 3111mm	8'8" x 10'2"
Family Breakfast Area	2412 x 3803mm	7'11" x 12'6"
Utility	1595 x 1656 mm	5'3" x 5'5"
WC	850 x 1656 mm	2'9" x 5'5"
Study	2276 x 2161mm	7'6" x 7'1"
Lounge	3700 x 5050mm	12'2" x 16'7"
Dining Room	3250 x 2640mm	10'8" x 8'8"

[Approximate dimensions]



First Floor

Bedroom 1	3574 x 3861mm	11'9" x 12'8"
En Suite	1464 x 2279mm	4'10" x 7'6"
Bedroom 2	3252 x 4338mm	10'8" x 14'3"
Bedroom 3	3164 x 3352mm	10'5" x 11'0"
Bedroom 4	2976 x 3154mm	9'9" x 10'4"
Bathroom	2137 x 1700mm	7'0" x 5'7"

[Approximate dimensions]

KEY

○	Light fitting	▲	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
◊	Electric socket	▲	Shaver socket	ST	Store	◄	Dimension location
◄	Telephone outlet point	—	Radiator	wm	Washing machine space		

Hastings Park
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