

# Britannia Park

Britannia Road, Burbage, Hinckley, LE10 2HF

A new development of quality homes in a sought-after location.



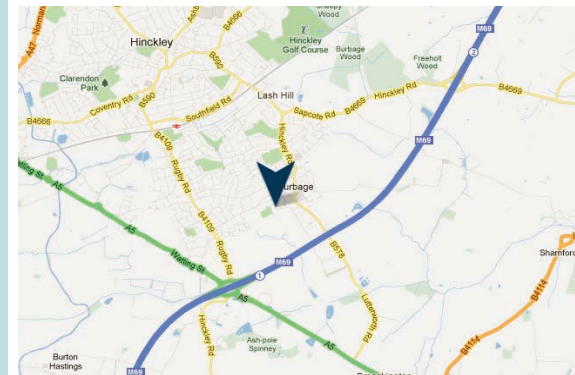
[www.dwh.co.uk](http://www.dwh.co.uk)

*Where quality lives*   
David Wilson Homes

# Introducing Britannia Park

**Britannia Park's** a new development on the southern edge of Burbage. With open countryside surrounding the community, it's a perfect choice for growing families who are looking to embrace a country lifestyle while being just minutes from the hustle and bustle of Burbage village centre, Hinckley town centre and motorway links.

Burbage is a popular location with its village feel; rural Leicestershire location and close proximity to Hinckley's busy town centre. Surrounded by open countryside, you'd never know that the village is just a few minutes drive from the M69, making it an excellent choice for those commuting to Leicester, Coventry and Birmingham.



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*Where quality lives*



**David Wilson Homes**

# Britannia Park

## Site Plan

- |  |   |   |
|--|---|---|
| <span style="color: #00A0C0;">●</span> The Winton (P206) 2 Bedroom Home  | <span style="color: #FFA500;">●</span> The Bradbury (H414) 4 Bedroom Home   | <span style="color: #9ACD32;">●</span> The Lichfield (H533) 5 Bedroom Home  |
| <span style="color: #006400;">●</span> The Hadley (P341) 3 Bedroom Home  | <span style="color: #000080;">●</span> The Winstone (H421) 4 Bedroom Home   | <span style="color: #32CD32;">●</span> The Buckingham (H597) 5 Bedroom Home |
| <span style="color: #FFA500;">●</span> The Nugent (T307) 3 Bedroom Home  | <span style="color: #FF6347;">●</span> The Ashtree (H455) 4 Bedroom Home    | <span style="color: #800080;">●</span> Affordable Housing                   |
| <span style="color: #9ACD32;">●</span> The Cornell (H433) 4 Bedroom Home | <span style="color: #A0C0B0;">●</span> The Holden (H469) 4 Bedroom Home     | <span style="border: 1px solid black; padding: 2px;">SH</span> Showhome     |
| <span style="color: #4682B4;">●</span> The Layton (H436) 4 Bedroom Home  | <span style="color: #DC143C;">●</span> The Moorecroft (H536) 5 Bedroom Home | <span style="border: 1px solid black; padding: 2px;">SC</span> Sales Centre |
| <span style="color: #008080;">●</span> The Irving (H404) 4 Bedroom Home  | <span style="color: #FF69B4;">●</span> The Emerson (H500) 5 Bedroom Home    |   |



Landscaping is for indicative purposes only and purchasers should refer to the landscaping layout. The company reserves the right to make amendments to the development layout and materials at anytime. 06/13



# The Winton

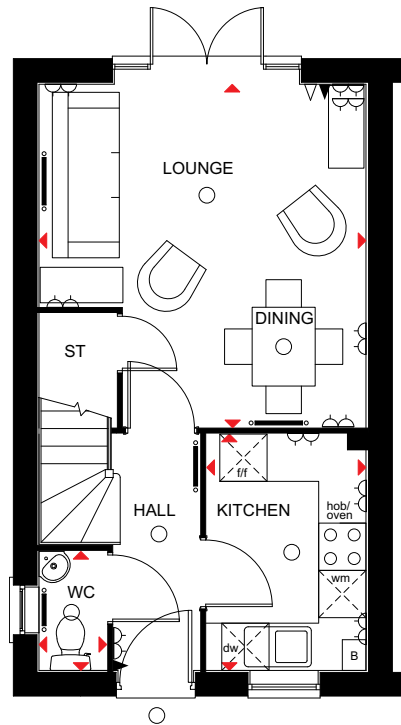
Two bedroom terraced home

## Ground Floor

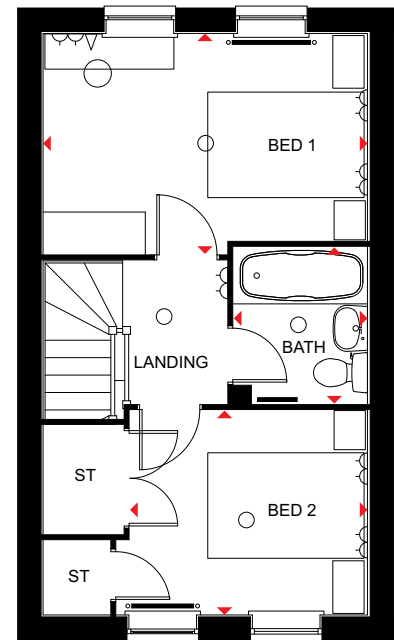
Lounge/Dining	4351 x 4150 mm	14'3" x 13'7"
Kitchen	3000 x 2021 mm	9'10" x 6'8"
WC	1511 x 860 mm	4'11" x 2'10"

## First Floor

Bed 1	4150 x 2821 mm	13'7" x 9'3"
Bed 2	2615 x 3037 mm	8'7" x 10'0"
Bath	2000 x 1710 mm	6'7" x 5'7"



Ground Floor



First Floor

- KEY**
- Light fitting
  - ◐ Electric socket
  - ◀ Telephone outlet point
  - ◁ T.V. aerial socket
  - Radiator
  - Towel radiator
  - B Boiler
  - ST Store
  - f/f Fridge/freezer space
  - wm Washing machine space
  - dw Dishwasher space
  - td Tumble dryer space
  - ◀▶ Dimension location

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



# The Nugent

Three bedroom terraced home

## Ground Floor

Lounge/Dining	4733 x 4497 mm	15'6" x 14'9"
Kitchen	3304 x 2570 mm	10'10" x 8'5"
WC	1795 x 836 mm	5'11" x 2'9"

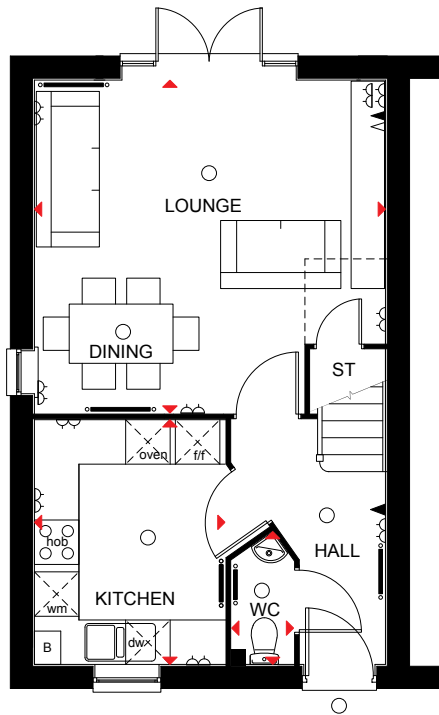
## First Floor

Bed 2	2769 x 4110 mm	9'1" x 13'6"
Bed 3	2659 x 3691 mm	8'9" x 12'1"
Bath	1875 x 2598 mm	6'2" x 8'6"

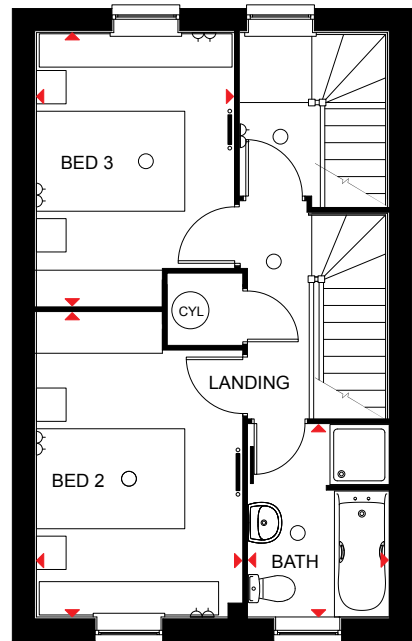
## Second Floor

Bed 1	5830 x 3434* mm	19'2"* x 11'13"
En-suite	1200 x 2496* mm	4'0" x 8'2"*

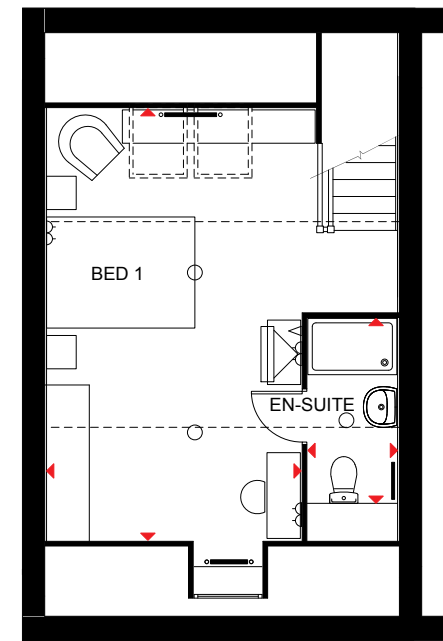
\*Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

- KEY**
- Light fitting
  - ◀ Telephone outlet point
  - Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - td Tumble dryer space
  - ◀▶ Dimension location

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# The Fairway

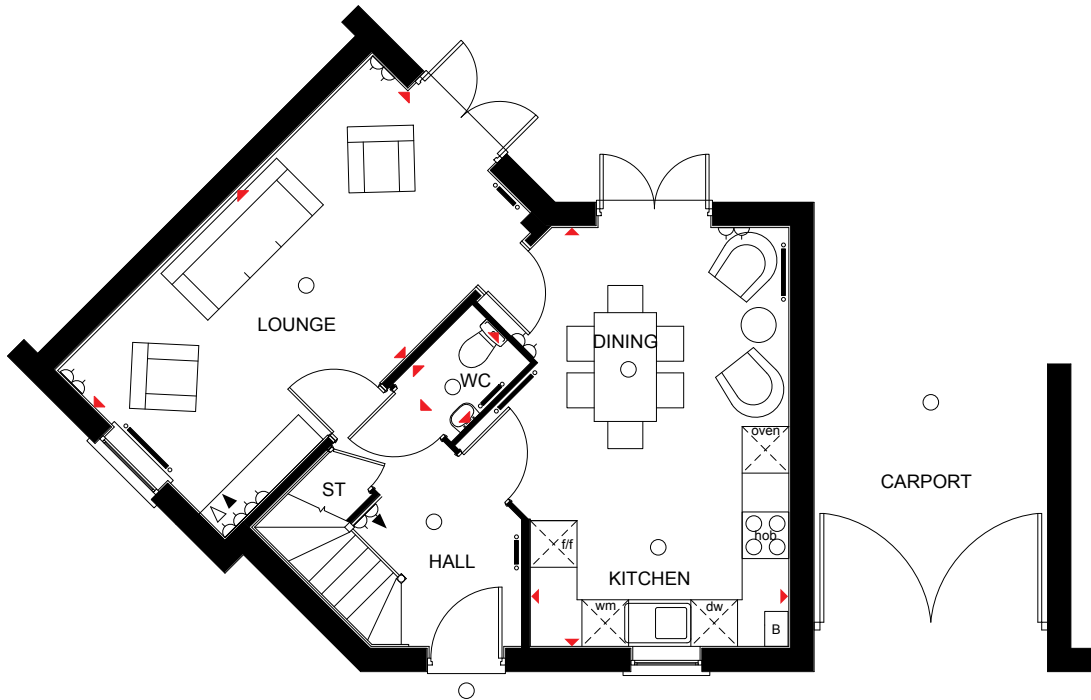
Three bedroom home

## Ground Floor

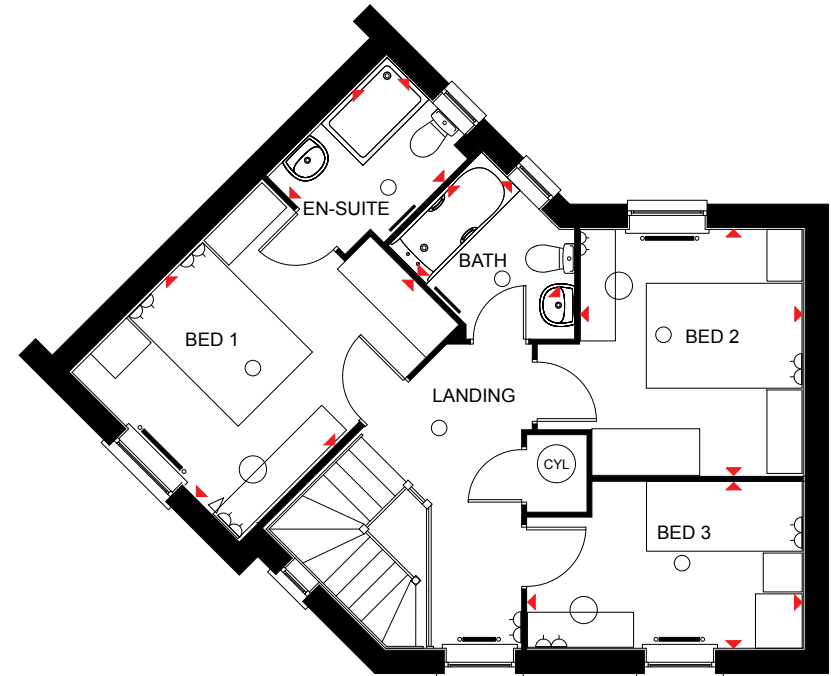
Lounge	5727 x 3050 mm	18'9" x 10'0"
Kitchen/Dining	5390 x 3300 mm	17'8" x 10'10"
WC	1419 x 1025 mm	4'8" x 3'4"

## First Floor

Bed 1	3050 x 3477 mm	10'0" x 11'5"
En-suite	2161 x 1650 mm	7'1" x 5'5"
Bed 2	3165 x 2851 mm	10'5" x 9'4"
Bed 3	3532 x 2136 mm	11'7" x 7'0"
Bath	2015 x 1700 mm	6'7" x 5'7"



Ground Floor



First Floor



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# The Hadley

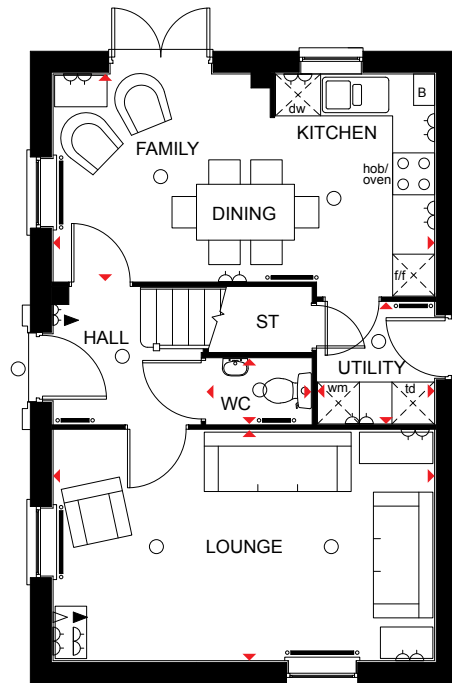
Three bedroom detached home

## Ground Floor

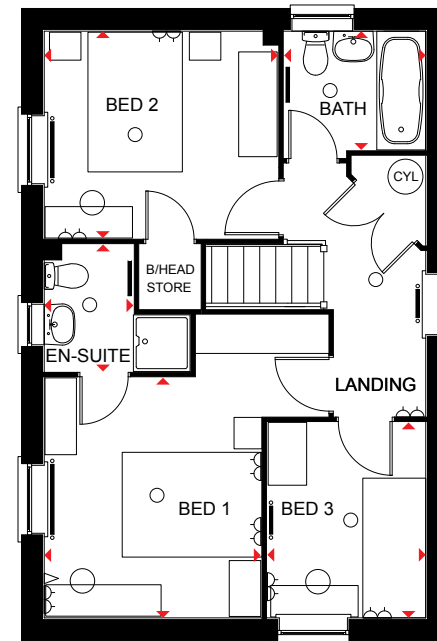
Lounge	5455 x 3300 mm	17'11" x 10'10"
Kitchen/Family/Dining	5455 x 2966 mm	17'11" x 9'9"
Utility	1742 x 1675 mm	5'9" x 5'6"
WC	1497 x 935 mm	4'11" x 3'1"

## First Floor

Bed 1	3438 x 3101 mm	11'3" x 10'2"
En-suite	1818 x 1275 mm	6'0" x 4'2"
Bed 2	3341 x 2966 mm	11'3" x 9'9"
Bed 3	2798 x 2265 mm	9'2" x 7'5"
Bath	2025 x 1700 mm	6'8" x 5'7"



Ground Floor



First Floor

- KEY**
- Light fitting
  - ◀ Telephone outlet point
  - Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - td Tumble dryer space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - ◀▶ Dimension location

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# The Irving

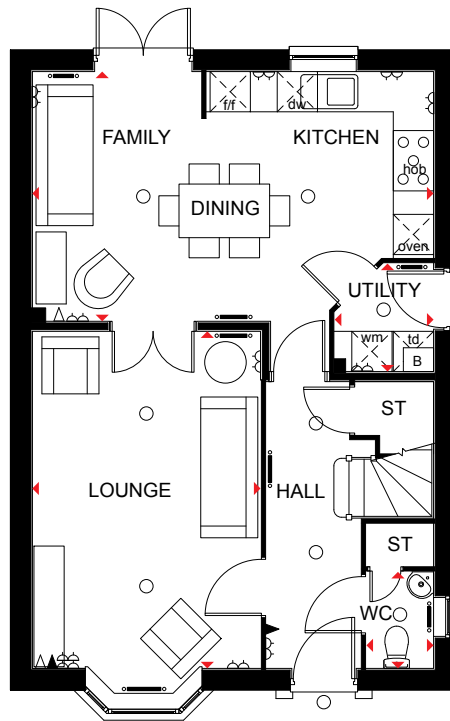
Four bedroom detached home

## Ground Floor

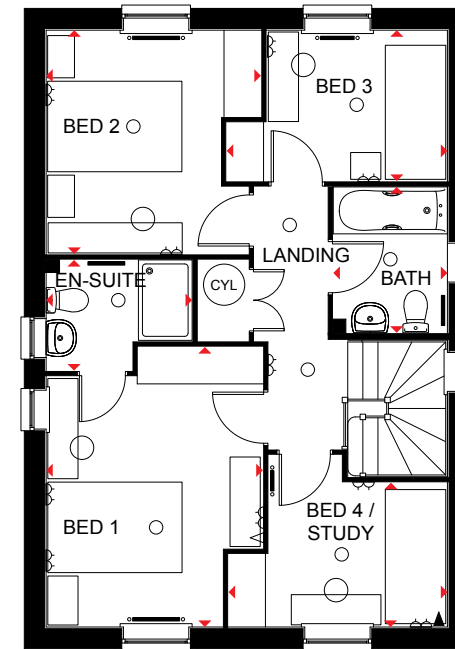
Lounge	3400 x 5028 mm	11'2" x 16'6"
Kitchen/Family/Dining	5978 x 3725 mm	19'7" x 12'3"
Utility	1611 x 1472 mm	5'3" x 4'10"
WC	1440 x 1000 mm	4'9" x 3'3"

## First Floor

Bed 1	4177 x 3228 mm	11'11" x 13'8"
En-suite	1650 x 2175 mm	5'5" x 7'2"
Bed 2	3339 x 3200 mm	10'11" x 10'6"
Bed 3	2250 x 3289 mm	7'5" x 10'9"
Bed 4/Study	2153 x 3261 mm	7'1" x 10'8"
Bath	2175 x 1700 mm	7'2" x 5'7"



Ground Floor



First Floor

<b>KEY</b>	○	Light fitting	◀	Telephone outlet point	—○—	Radiator	B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
	◻	Electric socket	◁	T.V. aerial socket	—■—	Towel radiator	ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

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# The Bradbury

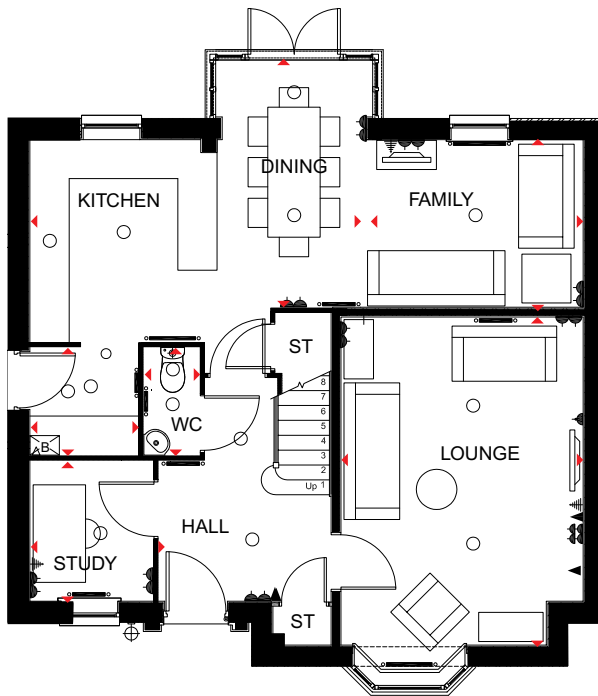
Four bedroom detached home

## Ground Floor

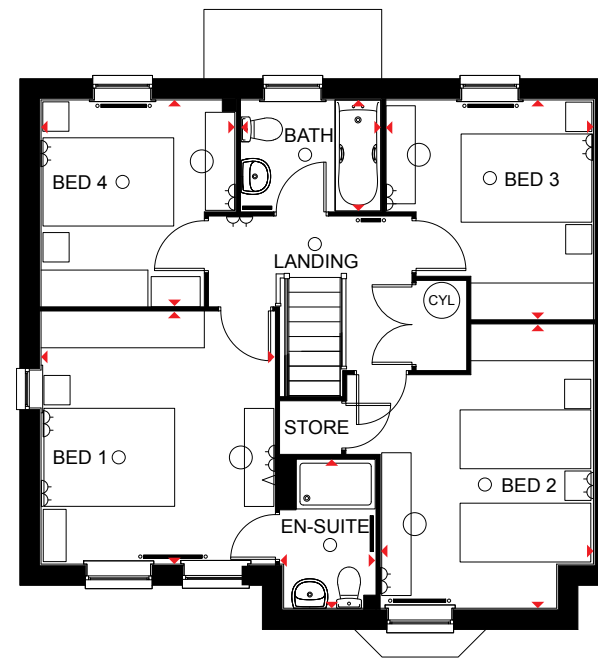
Kitchen/family/dining	6913 max x 8452mm	18'7" max x 27'9"
Lounge	5049 x 3700mm	16'7" x 12'2"
Study	2160 x 1882mm	7'1" x 6'2"
Utility	1653 x 1653mm	5'5" x 5'5"
WC	1655 x 850mm	5'5" x 2'9"

## First Floor

Bed 1	3573 x 3860 mm	11'9" x 12'8"
En-suite	2278 x 1450 mm	7'6" x 4'9"
Bed 2	4337 x 3251 mm	14'3" x 10'8"
Bed 3	3351 x 3163 mm	11'0" x 10'5"
Bed 4	3153 x 2975 mm	10'4" x 9'9"
Bath	2136 x 1700 mm	7'0" x 5'7"



Ground Floor



First Floor

<b>KEY</b>	○ Light fitting	◀ Telephone outlet point	—○ Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◁ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	fff Fridge/freezer space	dw Dishwasher space	◄ Dimension location

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisors for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only.



# The Layton

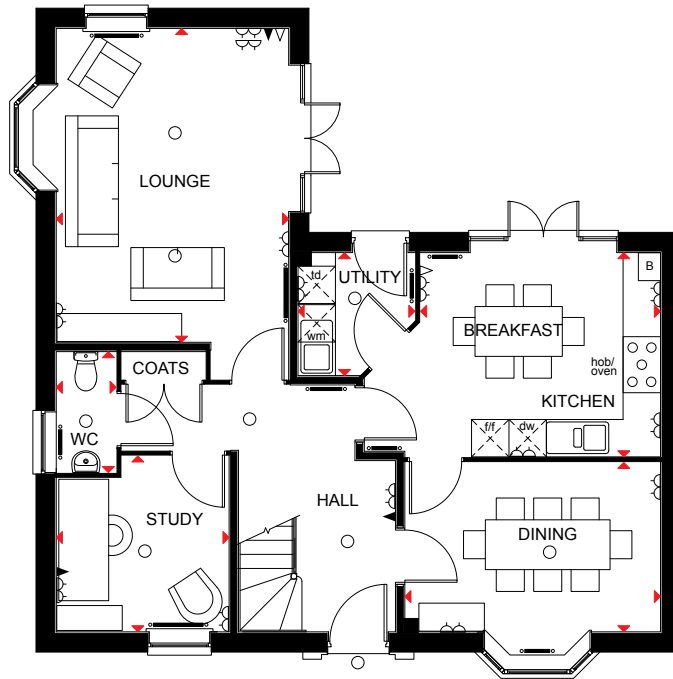
Four bedroom detached home

## Ground Floor

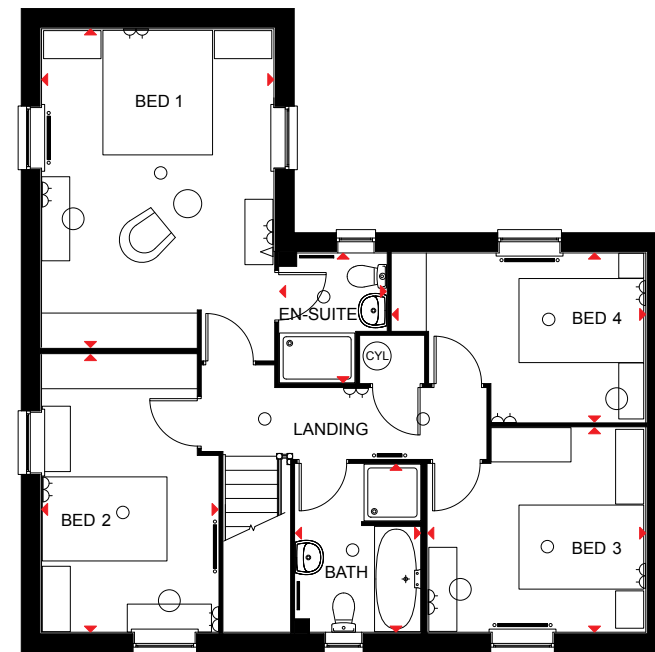
Lounge	5040 x 3727 mm	16'6" x 12'3"
Utility	1975 x 1875 mm	6'6" x 6'2"
Kitchen/Breakfast	3849 x 3280 mm	2'8" x 10'9"
Dining	4100 x 2721 mm	13'5" x 8'11"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"

## First Floor

Bed 1	5119 x 3727 mm	16'10" x 12'3"
En-suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4460 x 2833 mm	14'8" x 9'4"
Bed 3	3498 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"



Ground Floor



First Floor

- KEY**
- Light fitting
  - ◀ Telephone outlet point
  - Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - td Tumble dryer space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - ◀▶ Dimension location

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# The Ashtree

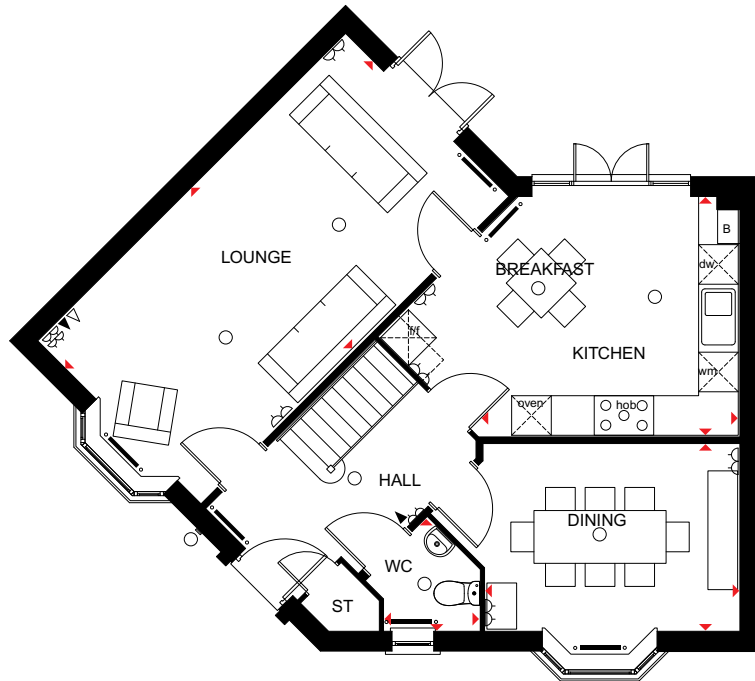
Four bedroom detached home

## Ground Floor

Lounge	3445 x 6540 mm	11'4" x 21'5"
Kitchen/Breakfast	3595 x 3938 mm	11'10" x 12'11"
Dining	3827 x 2795 mm	12'7" x 9'2"
WC	1440 x 1689 mm	4'9" x 5'6"

## First Floor

Bed 1	3415 x 4170 mm	11'2" x 13'8"
En-suite	1400 x 2281 mm	4'7" x 7'6"
Bed 2	3506 x 3711 mm	11'6" x 12'2"
Bed 3	4522 x 3725 mm	14'10" x 12'3"
Bed 4	2740 x 2521 mm	9'0" x 8'3"
Bath	2281 x 2613 mm	7'6" x 8'7"



Ground Floor



First Floor

- KEY**
- Light fitting
  - ◀ Telephone outlet point
  - Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - ◀▶ Dimension location

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# The Holden

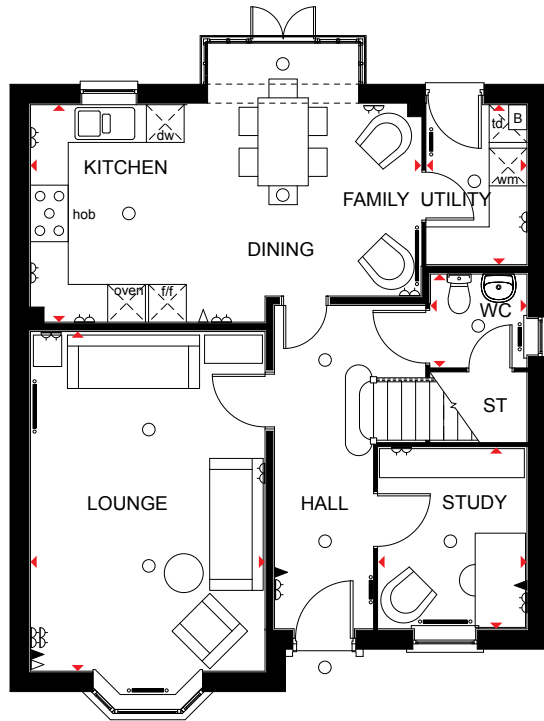
Four bedroom detached home

## Ground Floor

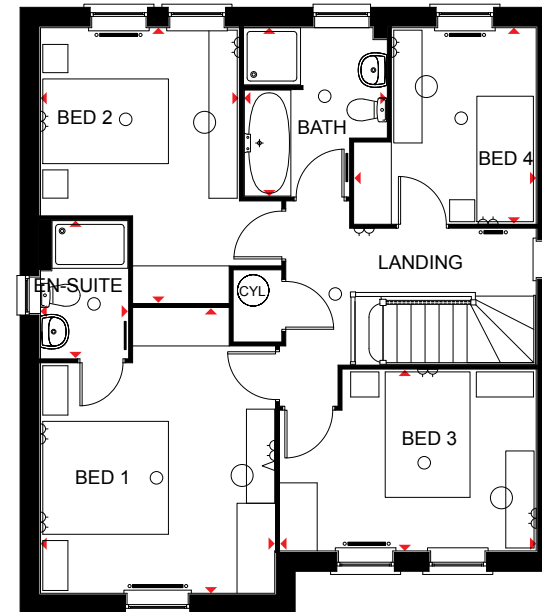
Lounge	3728 x 5405 mm	12'3" x 17'9"
Kitchen/Family/Dining	6208 x 4693mm max	20'4" x 15'4"
Study	2886 x 2361 mm	9'5" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1532 x 1481 mm	5'0" x 4'10"

## First Floor

Bed 1	3728 x 4543 mm	12'3" x 14'11"
En-suite	1390 x 2190 mm	4'7" x 7'2"
Bed 2	3153 x 4384 mm	10'4" x 14'5"
Bed 3	2886 x 4073 mm	9'6" x 13'4"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2685 x 2266 mm	8'10" x 7'5"



Ground Floor



First Floor

- KEY**
- Light fitting
  - ◀ Telephone outlet point
  - Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - td Tumble dryer space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - ◄► Dimension location

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# The Lichfield

Five bedroom detached home

## Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/		
Breakfast	3775 x 7115 mm	12'5" x 23'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
Dining	3550 x 2994 mm	11'8" x 9'10"
Study	3605 x 2539 mm	11'10" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

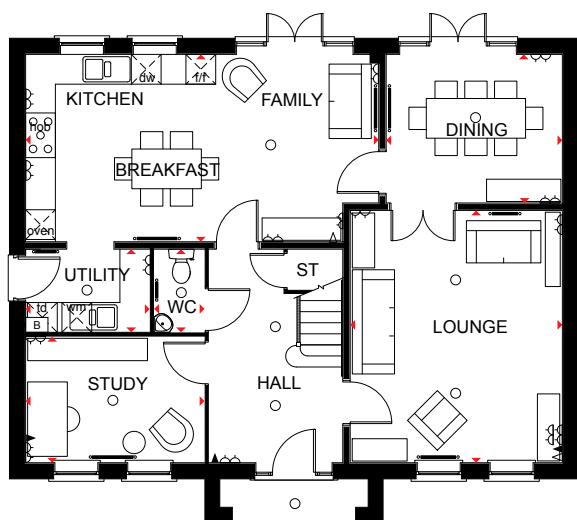
## First Floor

Bed 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En-suite	2994 x 2500 mm	9'10" x 8'2"
Bed 4	3848 x 4303 mm	12'8" x 14'1"
Bed 5	3509 x 4450 mm	11'6" x 14'7"
Bath 1	2268 x 2708 mm	7'5" x 8'11"

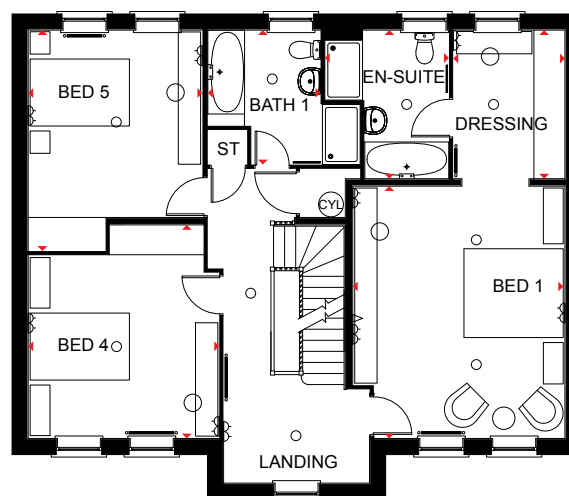
## Second Floor

Bed 2	5409* x 3465 mm	17'9"* x 11'4"
Bed 3	5409* x 4336 mm	17'9"* x 14'3"
Bath 2	1733* x 3715 mm	5'8"* x 12'2"

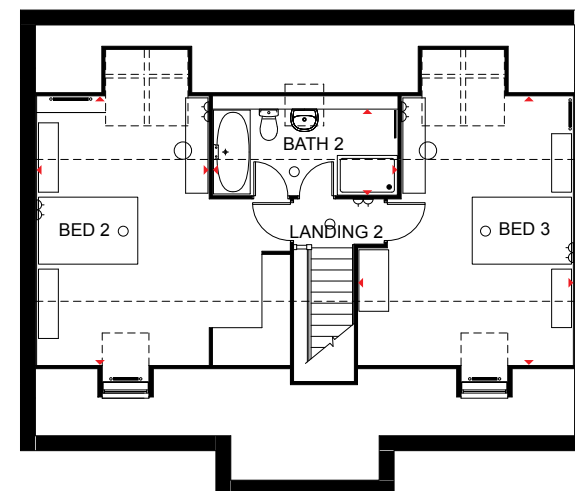
\*Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

### KEY

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- td Tumble dryer space
- ◀▶ Dimension location

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# The Buckingham

Five bedroom detached home

## Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"

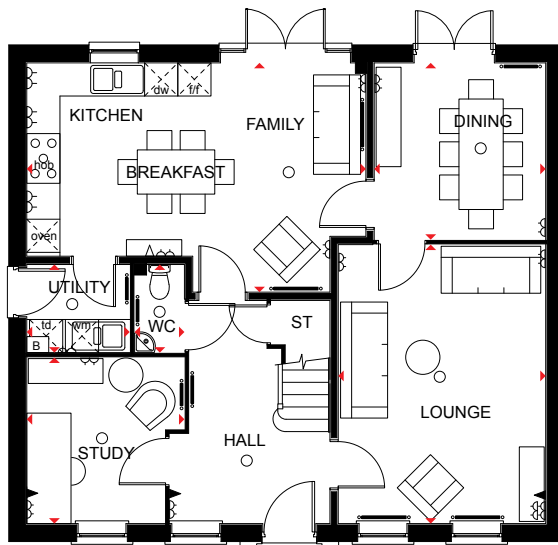
## First Floor

Bed 1	5037 x 3802 mm	16'6" x 12'6"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En-suite	1989 x 3214 mm	6'6" x 10'7"
Bed 4	4730 x 3235 mm	15'6" x 10'7"
Bed 5	3521 x 3486 mm	11'7" x 11'5"
Bath 1	1969 x 3214 mm	6'6" x 10'7"

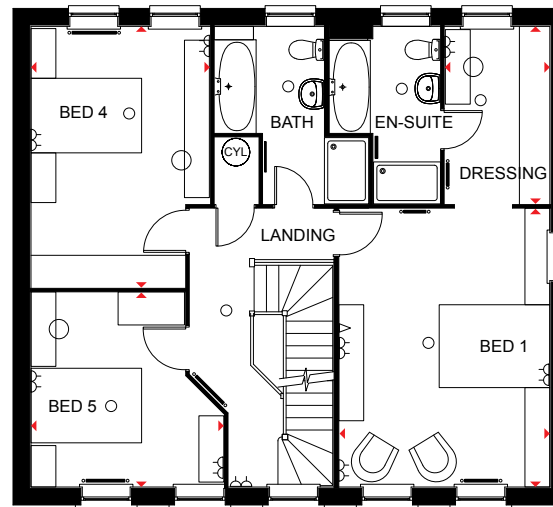
## Second Floor

Bed 2	5762* x 3301 mm	18'11"* x 10'10"
Bed 3	5762* x 4101 mm	18'11"* x 13'5"
Bath 2	2575 x 2266* mm	8'5" x 7'5"*

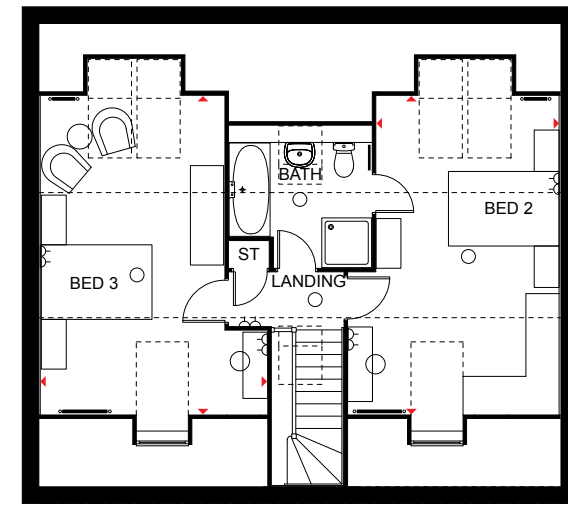
\* Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

<b>KEY</b>	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◁ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◀▶ Dimension location

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# The Emerson

Five bedroom detached home

## Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/		
Breakfast	5107 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1531 mm	6'5" x 5'0"
Dining	3052 x 2941 mm	10'0" x 9'8"
WC	1531 x 1013 mm	5'0" x 3'4"

## First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1929 mm	8'5" x 6'4"
En-suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3054 x 3147 mm	10'0" x 10'4"
Bed 4	3054 x 2744 mm	10'0" x 9'0"
Bath	2173 x 1991 mm	7'2" x 6'6"

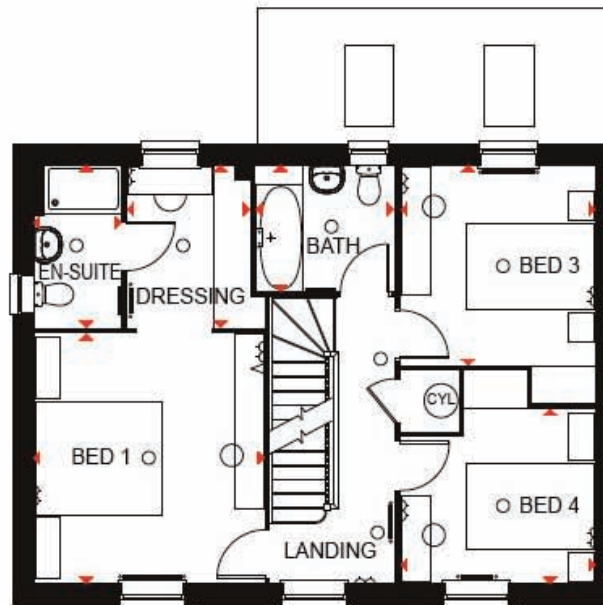
## Second Floor

Bed 2	4402 * x 3561 mm	14'5" * x 11'8"
Bed 5	3634 x 2602 * mm	11'11" x 8'6" *
Shower	2606 x 1470 * mm	8'7" x 4'10" *

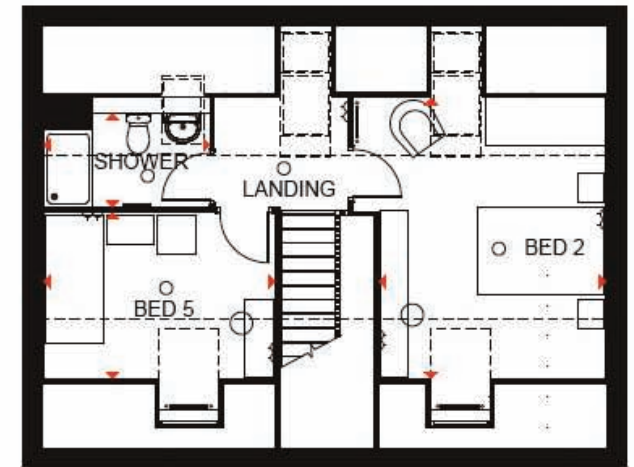
\*Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

- KEY**
- Light fitting
  - ◁ Telephone outlet point
  - ▬ Radiator
  - B Boiler
  - CYL Cylinder
  - wm Washing machine space
  - ◁ Electric socket
  - ◁ T.V. aerial socket
  - ▬ Towel radiator
  - ST Store
  - f/f Fridge/freezer space
  - dw Dishwasher space
  - td Tumble dryer space
  - ◁▷ Dimension location



# The Moorecroft

Five bedroom detached home

## Ground Floor

Lounge	5490 x 4290 mm	18'0" x 14'1"
Kitchen/Dining	7150 x 4100 mm	23'5" x 13'5"
Study	2840 x 2861 mm	9'4" x 9'5"
Utility	2425 x 1750 mm	7'11" x 5'9"
WC	1775 x 998 mm	5'10" x 3'3"

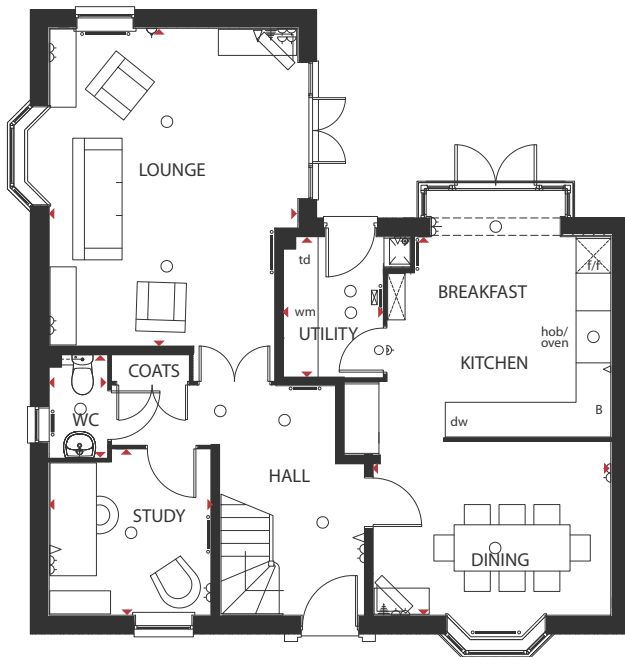
## First Floor

Bed 1	4290 x 3486 mm	14'1" x 11'5"
En-suite 1	2225 x 2525 mm	7'4" x 8'3"
Bed 3	2879 x 3929 mm	9'5" x 12'11"
Bed 4	3773 x 2711 mm	12'5" x 8'11"
Bed 5	3740 x 2798 mm	12'3" x 9'2"
Bath	2698 x 2124 mm	8'10" x 7'0"

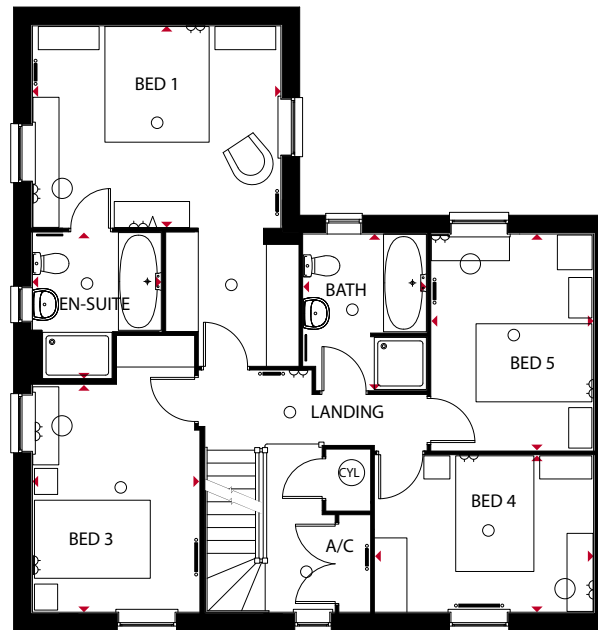
## Second Floor

Bed 2	5437 x 4790* mm	17'10" x 15'9"*
Den	2940* x 4525 mm	9'8"* x 14'10"
En-suite 2	1437* x 2289 mm	4'9"* x 7'6"

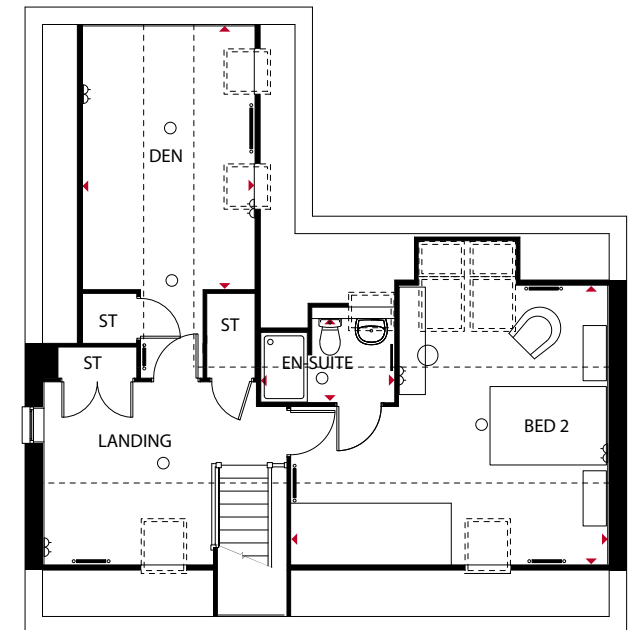
\*Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



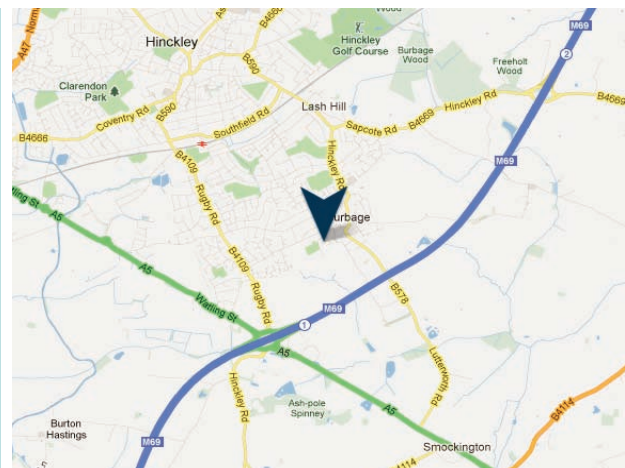
Second Floor

<b>KEY</b>	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◊ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	fff Fridge/freezer space	dw Dishwasher space	◄► Dimension location

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



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