

KESTREL FIELDS

East Leake, LE12 6QN

2,3 & 4 BEDROOM
NEW HOMES

Welcome to
Kestrel Fields,
located in the
district of
Nottingham.



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

Kestrel Fields is ideally located near the village of East Leake.

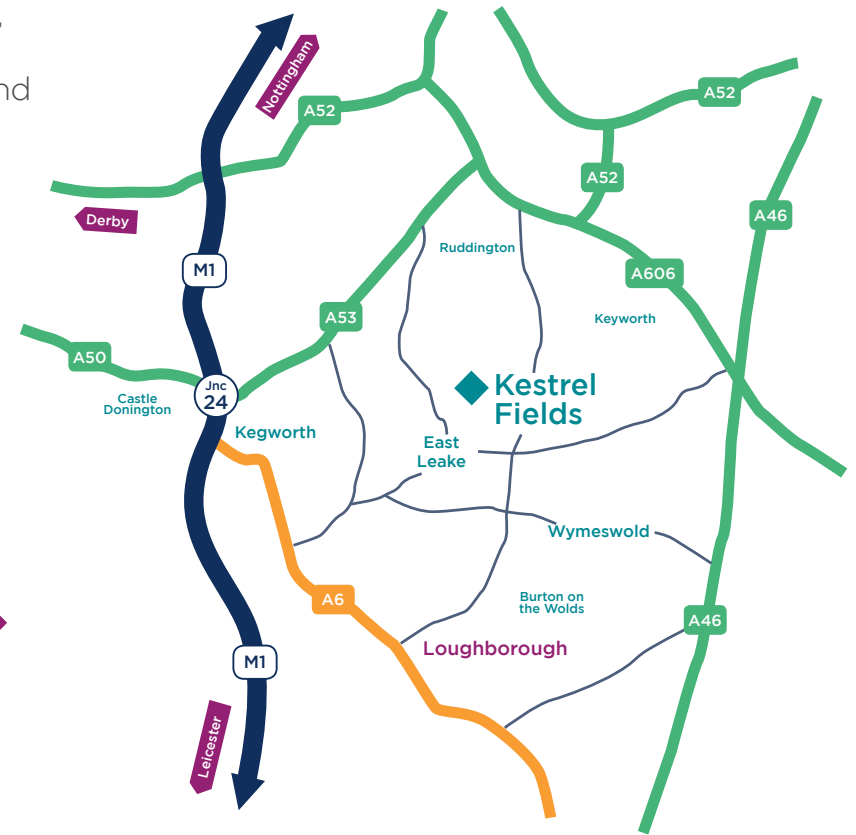
A perfect location to live offering excellent links within the East Midlands region.

Loughborough, Nottingham, Derby and Leicester are all commutable within 40 minutes

Kestrel Fields development is within in easy walking distance to the bustling village of East Leake, where you will find a range of shops, pubs and take away outlets. there are also local primary and secondary schools, whilst a planned primary school is underway next to the development.

Great transport links to the A6, A606, A53 and within 5 Minutes of the M1 junction 24. East Midlands Parkway and Loughborough train station and East Midlands International Airport are a short drive.

For those that don't drive, the development is located close to a major bus route that has links into Nottingham.



Loughborough



Nottingham




Derby





Leicester


Kestrel Fields


Site Layout


- 
The Panarea
 2 Bed Semi-Detached Bungalow
 52


- 
The Southwell
 2 Bed Semi-Detached
 123 & 139

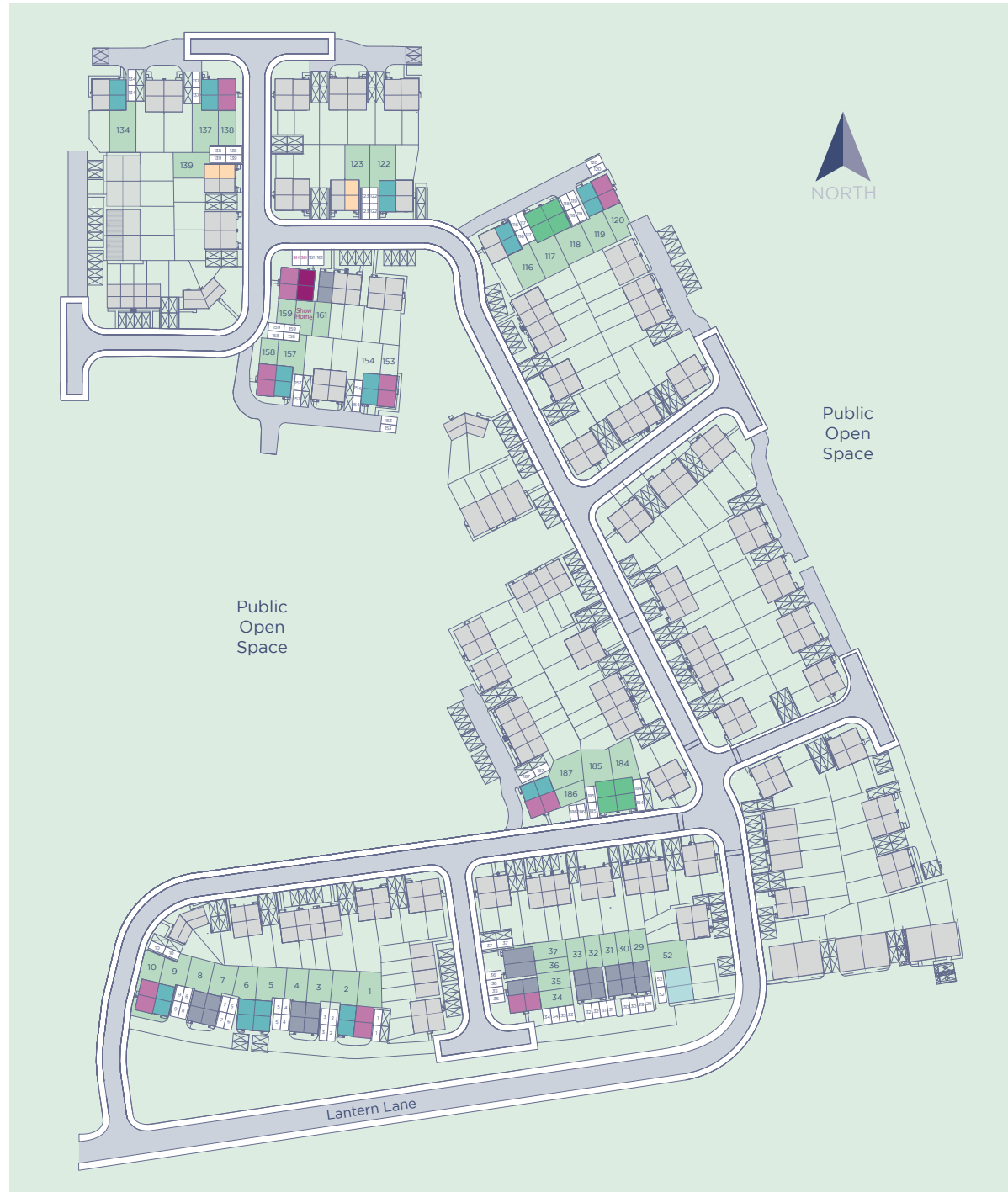
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The Southwell
 2 Bed End-Terrace
 3, 4, 7, 8, 29, 30, 31, 32, 33, 35, 36,
 37, 161

- 
The Chester
 3 Bed Semi-Detached
 2, 5, 6, 9, 116, 119, 122, 134, 137, 154, 157 & 187

- 
The Ascot
 3 Semi-Detached
 1, 10, 34, 120, 138, 153, 158, 159 & 186

- 
The Worcester
 4 Semi-Detached
 117, 118, 184 & 185

- 
Show Home





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The Panarea

2 Bed Semi-Detached Bungalow home

The Panarea is a modern two bed Semi-Detached Bungalow home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, with front aspect living room.

Also on the same level you will find two bedrooms and a white fitted bathroom with shower.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining	5.24m x 3.56m	17'2" x 11'8"
Living	4.63m x 3.56m	15'2" x 11'8"
Bedroom 1	3.95m x 3.92m	12'11" x 12'10"
Bedroom 2	3.37m x 2.48m	11'0" x 8'2"
Bathroom	2.63m x 2.49m	8'8" x 8'2"

TOTAL FLOOR AREA
74.94m² - 806.67 sq.ft

△ External access

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

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Computer generated image shown.

The Southwell

2 Bed Semi-Detached home

The Southwell is a modern two bed Semi-Detached home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, and spacious front aspect living room.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.06m x 3.62m 13'4" x 11'10"

Living
4.18m x 2.99m 13'8" x 9'10"

TOTAL FLOOR AREA
73.33m² - 789.36 sq.ft



FIRST FLOOR

Bedroom 1
4.06m x 3.13m 13'4" x 11'10"

Bedroom 2
4.06m x 3.42m 13'4" x 11'2"

Bathroom
2.34m x 1.92m 7'8" x 6'4"

△ External access C Cupboard/Storage

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The Southwell

2 Bed End-Terrace home

The Southwell is a modern two bed End-Terrace home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, and spacious front aspect living room.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.06m x 3.62m 13'4" x 11'10"

Living
4.18m x 2.99m 13'8" x 9'10"



FIRST FLOOR

Bedroom 1
4.06m x 3.13m 13'4" x 11'10"

Bedroom 2
4.06m x 3.42m 13'4" x 11'2"

Bathroom
2.34m x 1.92m 7'8" x 6'4"

TOTAL FLOOR AREA
73.33m² - 789.36 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Chester

3 Bed Semi-Detached home

The Chester is a modern three bed Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.76m x 3.16m 15'7" x 10'4"

Living
4.24m x 3.69m 13'11" x 12'1"



FIRST FLOOR

Bedroom 1
4.76m x 3.15m 15'7" x 10'4"

Bedroom 2
3.81m x 2.54m 12'6" x 8'4"

Bedroom 3
3.50m x 2.15m 11'6" x 7'1"

Bathroom
2.54m x 1.93m 8'4" x 6'4"

TOTAL FLOOR AREA
85.99m² - 925.84 sq.ft

△ External access C Cupboard/Storage

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The Ascot

3 Bed Semi-Detached home

The Ascot is a modern three bed double fronted Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.09m x 3.36m 16'8" x 11'0"

Living
5.09m x 3.68m 16'8" x 12'1"

FIRST FLOOR

Bedroom 1
5.09m x 3.68m 16'8" x 12'1"

Bedroom 2
3.22m x 2.31m 10'7" x 7'7"

Bedroom 3
4.04m x 2.72m 13'3" x 8'11"

Bathroom
2.42m x 1.98m 7'11" x 6'6"

TOTAL FLOOR AREA
95.50m² - 1027.90 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Worcester

4 Bed Semi-Detached home

The Worcester is a modern four bed Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find four bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.44m x 3.89m 17'10" x 12'9"

Living
4.37m x 3.92m 14'4" x 12'10"

FIRST FLOOR

Bedroom 1
3.92m x 2.83m 12'0" x 9'3"

Bedroom 2
3.19m x 3.18m 10'6" x 10'5"

Bedroom 3
3.19m x 2.46m 10'6" x 8'1"

Bedroom 4
2.54m x 2.45m 8'4" x 8'0"

Bathroom
2.15m x 1.92m 7'1" x 6'3"

TOTAL FLOOR AREA
102.37m² - 1101.88 sq.ft

△ External access C Cupboard/Storage

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Kestrel Fields, East Leake

Nottinghamshire, LE12 6QN.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
1	The Ascot 3 Bed Semi-Detached House	16 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	April 2024	£295,000	£118,000	£405.63	£32.86
2	The Chester 3 Bed Semi-Detached House	15 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	April 2024	£270,000	£108,000	£371.25	£32.86
3	The Southwell 2 Bed Semi-Detached House	14 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	April 2024	£232,500	£93,000	£319.69	£32.86
4	The Southwell 2 Bed Semi-Detached House	13 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	April 2024	£232,500	£93,000	£319.69	£32.86
5	The Chester 3 Bed Semi-Detached House	12 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	April 2024	£270,000	£108,000	£371.25	£32.86
6	The Chester 3 Bed Semi-Detached House	2 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	April 2024	£270,000	£108,000	£371.25	£32.86
7	The Southwell 2 Bed Semi-Detached House	4 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	April 2024	£232,500	£93,000	£319.69	£32.86
8	The Southwell 2 Bed Semi-Detached House	6 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	April 2024	£232,500	£93,000	£319.69	£32.86
9	The Chester 3 Bed Semi-Detached House	8 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	April 2024	£270,000	£108,000	£371.25	£32.86
10	The Ascot 3 Bed Semi-Detached House	10 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	April 2024	£295,000	£118,000	£405.63	£32.86

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
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House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
29	The Southwell 2 Bed Semi-Detached House	10 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
30	The Southwell 2 Bed Semi-Detached House	9 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
31	The Southwell 2 Bed Semi-Detached House	8 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
32	The Southwell 2 Bed Semi-Detached House	7 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
33	The Southwell 2 Bed Semi-Detached House	6 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
34	The Ascot 3 Bed Semi-Detached House	5 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£295,000	£118,000	£405.63	£32.86
35	The Southwell 2 Bed Semi-Detached House	4 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
36	The Southwell 2 Bed Semi-Detached House	3 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
37	The Southwell 2 Bed Semi-Detached House	2 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Feb 2024	£232,500	£93,000	£319.69	£32.86
52	The Panarea 2 Bed Semi-Detached Bungalow	11 Jackdaw Close, East Leake, Loughborough, LE12 6BL.	Mar 2024	£270,000	£108,000	£371.25	£32.86

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House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
116	The Chester 3 Bed Semi-Detached House	62 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
117	The Worcester 4 Bed Semi-Detached House	64 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£317,500	£127,000	£436.56	£32.86
118	The Worcester 4 Bed Semi-Detached House	66 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£317,500	£127,000	£436.56	£32.86
119	The Chester 3 Bed Semi-Detached House	68 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
120	The Ascot 3 Bed Semi-Detached House	70 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£295,000	£118,000	£405.63	£32.86
122	The Chester 3 Bed Semi-Detached House	74 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
123	The Southwell 2 Bed Semi-Detached House	76 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£232,500	£93,000	£319.69	£32.86
134	The Chester 3 Bed Semi-Detached House	26 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£270,000	£108,000	£371.25	£32.86
137	The Chester 3 Bed Semi-Detached House	23 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£270,000	£108,000	£371.25	£32.86
138	The Ascot 3 Bed Semi-Detached House	22 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£295,000	£118,000	£405.63	£32.86

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House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
139	The Southwell 2 Bed Semi-Detached House	21 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£232,500	£93,000	£319.69	£32.86
153	The Ascot 3 Bed Semi-Detached House	7 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£295,000	£118,000	£405.63	£32.86
154	The Chester 3 Bed Semi-Detached House	6 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£270,000	£108,000	£371.25	£32.86
157	The Chester 3 Bed Semi-Detached House	3 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£270,000	£108,000	£371.25	£32.86
158	The Ascot 3 Bed Semi-Detached House	2 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£295,000	£118,000	£405.63	£32.86
159	The Ascot 3 Bed Semi-Detached House	1 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£295,000	£118,000	£405.63	£32.86
161	The Southwell Bed End-Terrace House	51 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£232,500	£93,000	£319.69	£32.86
184	The Worcester 4 Bed Semi-Detached House	49 Siskin Drive, East Leake, Loughborough LE12 6BJ.	December 2023	£317,500	£127,000	£436.56	£32.86
185	The Worcester 4 Bed Semi-Detached House	47 Siskin Drive, East Leake, Loughborough LE12 6BJ.	December 2023	£317,500	£127,000	£436.56	£32.86
186	The Ascot 4 Bed Semi-Detached House	45 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	May 2024	£295,000	£118,000	£405.63	£32.86
187	The Chester 4 Bed Semi-Detached House	43 Siskin Drive, East Leake, Loughborough, LE12 6BJ.	May 2024	£270,000	£108,000	£371.25	£32.86

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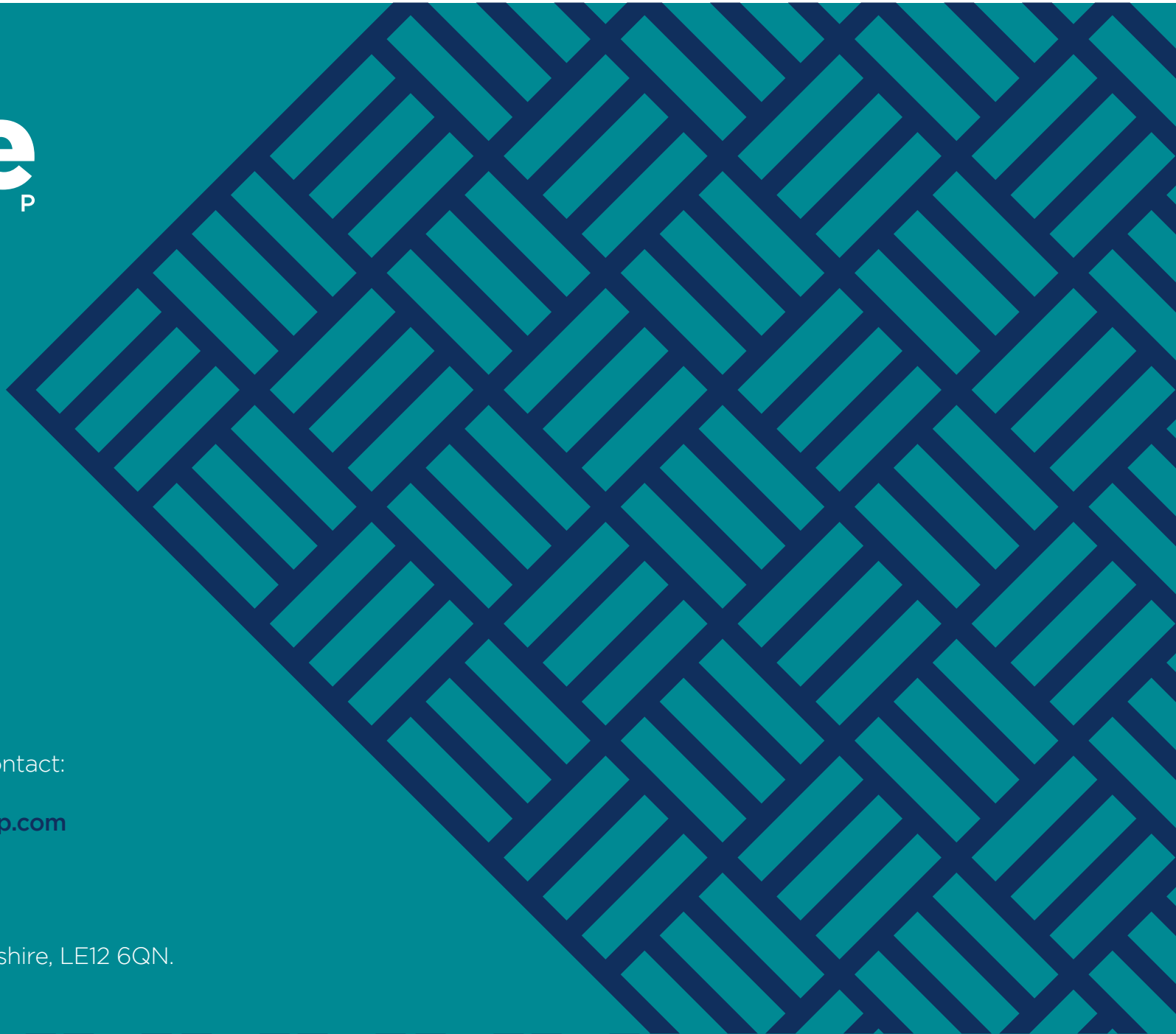
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