

# MARTINSHAW MANOR

Leicester, LE6 0LS

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Martinshaw Manor,**  
in the historic  
village of Ratby,  
Leicestershire.



A COLLECTION OF 2 & 3 BEDROOM HOMES

# Martinshaw Manor, is a highly sought-after development to live.

Ratby has an excellent range of day-to-day amenities, with a new Co-op store, several hairdressers, a barber shop, a post office and three pubs.

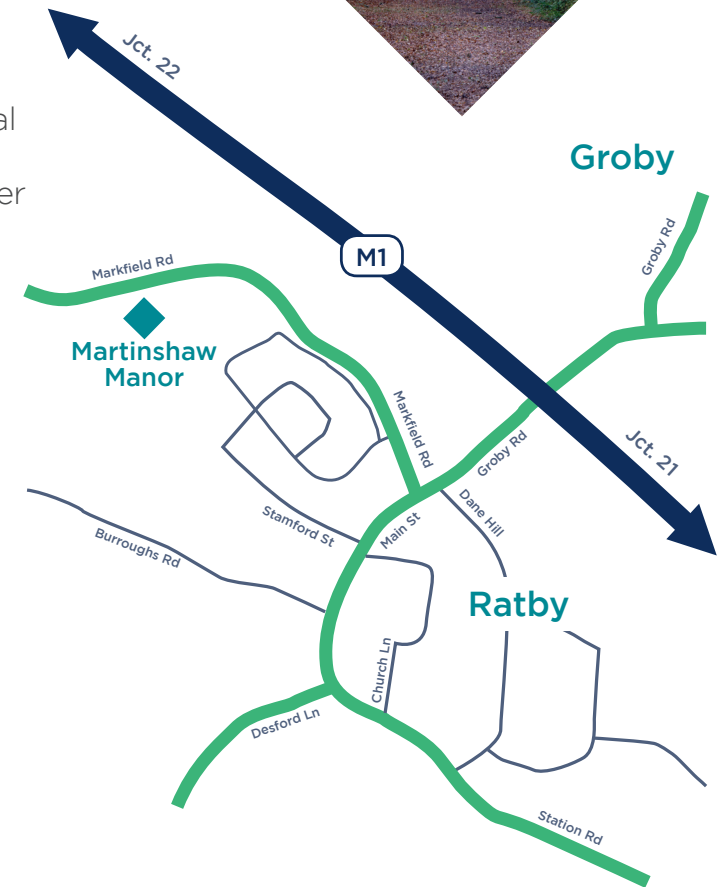
Martinshaw Manor is named after Martinshaw Wood. Located between the villages of Ratby and Groby

Ideally located for commuting by road or rail, Martinshaw Manor is just one mile from Junction 21a & 22 of the M1 motorway and five miles from Leicester's city centre.

Ratby also has a regular bus service to and from the city. Other major road links include the A444 and A50, and the M1,

M69 and M42 motorway networks are easily accessible for travel north, south and west, with East Midlands International Airport 13 miles away. East Midlands Railway offers a fast service from Leicester to London St Pancras and Birmingham New Street in 45 minutes.

If you have children or wish to start a family then there is a primary school. Also available are various outdoor sports facilities, football, cricket and a wide variety of recreational pursuits.



Leicester



Loughborough



Hinckley



Nuneaton

Please note: Car journey times shown are an average based on normal driving conditions.

# Martinshaw Manor

## Site Layout

-  **The Conifer**  
2 Bed Semi-Detached  
27, 28, 41, 42, 48, 49
-  **The Birch**  
3 Bed Semi-Detached  
37, 38, 39, 40, 58, 59





Computer generated image of plots 27, 28, 48 & 49.

## The Conifer

2 Bed Semi-Detached home

The Conifer is a stylish two bedroom semi-detached home comprising of a spacious living area and well appointed kitchen/dining area with rear door access to the turfed garden. Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



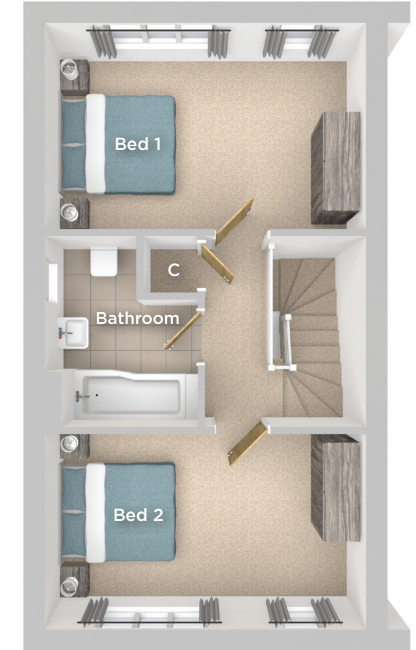
### GROUND FLOOR

Kitchen/Dining

4.50m x 2.90m 14'9" x 9'6"

Living

5.49m x 3.23m 18'0" x 10'7"



### FIRST FLOOR

Bedroom 1

4.50m x 2.90m 14'9" x 9'6"

Bedroom 2

4.50m x 2.74m 14'9" x 9'0"

Bathroom

2.69m x 2.14m 8'10" x 7'0"

**TOTAL FLOOR AREA**  
76.47m<sup>2</sup> - 823.08 sq.ft

△ External access    C Cupboard/Storage

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.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image of plots 41 & 42.

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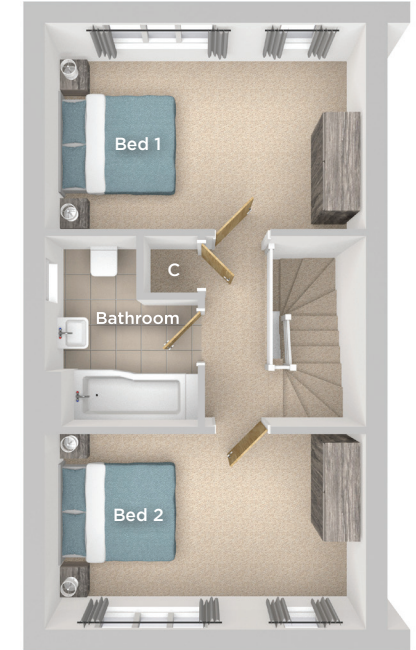
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Computer generated image of plots 37 & 38.

## The Birch

3 Bed Semi-Detached home

The Birch is a stylish three bedroom semi-detached home comprising of a open living area and well appointed kitchen/dining area with rear door access to the turfed garden.

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

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.28m x 3.38m 17'4" x 11'1"

Living  
4.75m x 3.04m 15'7" x 9'12"

### FIRST FLOOR

Bedroom 1  
4.08m x 3.10m 13'5" x 10'2"

Bedroom 2  
4.08m x 2.71m 13'5" x 10'2"

Bedroom 3  
3.43m x 2.49m 11'3" x 8'2"

Bathroom  
2.68m x 2.09m 8'9" x 6'10"

**TOTAL FLOOR AREA**  
87.47m<sup>2</sup> - 941.47 sq.ft

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Computer generated image of plots 39 & 40.

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# Martinshaw Manor, Ratby

Leicester, LE6 0QB



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
27	<b>The Conifer</b> 2 Bed Semi-Detached House	29 St James Close, Ratby, Leicester LE6 0QB.	July 2024	£245,000	£85,750	£364.95	TBC
28	<b>The Conifer</b> 2 Bed Semi-Detached House	31 St James Close, Ratby, Leicester LE6 0QB.	July 2024	£245,000	£85,750	£364.95	TBC
37	<b>The Birch</b> 3 Bed Semi-Detached House	20 St Philips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC
38	<b>The Birch</b> 3 Bed Semi-Detached House	18 St Philips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC
39	<b>The Birch</b> 3 Bed Semi-Detached House	16 St Philips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC
40	<b>The Birch</b> 3 Bed Semi-Detached House	14 St Philips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC
41	<b>The Conifer</b> 2 Bed Semi-Detached House	12 St Philips Close, Ratby, Leicester LE6 0QD.	July 2024	£245,000	£85,750	£364.95	TBC
42	<b>The Conifer</b> 2 Bed Semi-Detached House	10 St Philips Close, Ratby, Leicester LE6 0QD.	July 2024	£245,000	£85,750	£364.95	TBC
48	<b>The Conifer</b> 2 Bed Semi-Detached House	10 Mottys Stile Way, Ratby, Leicester LE6 0QA.	July 2024	£245,000	£85,750	£364.95	TBC
49	<b>The Conifer</b> 2 Bed Semi-Detached House	8 Mottys Stile Way, Ratby, Leicester LE6 0QA.	July 2024	£245,000	£85,750	£364.95	TBC
58	<b>The Birch</b> 3 Bed Semi-Detached House	19 St Phillips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC
59	<b>The Birch</b> 3 Bed Semi-Detached House	17 St Phillips Close, Ratby, Leicester LE6 0QD.	June 2024	£290,000	£101,500	£431.98	TBC

For more information contact:  
[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
[Platformhomeownership.com](https://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.  
Purchasers are advised to consult with your sales co ordinator.



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**home**  
OWNERSHIP

For more information contact:  
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Ratby, Leicestershire, LE6 0LS.