



Stanton Under Bardon





Introducing

Horsepool Avenue, Stanton Under Bardon, Leicestershire, LE67 9AB

Consisting of 4 well designed homes

2 - 3 bedrooms

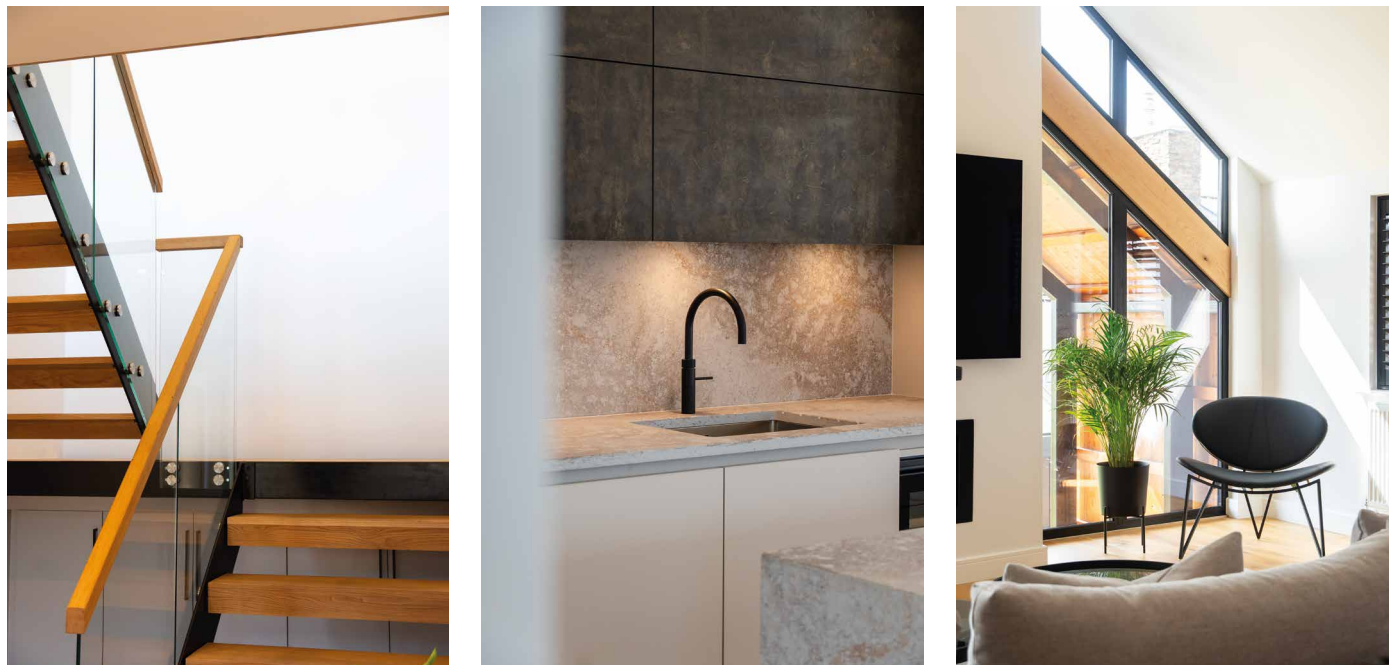
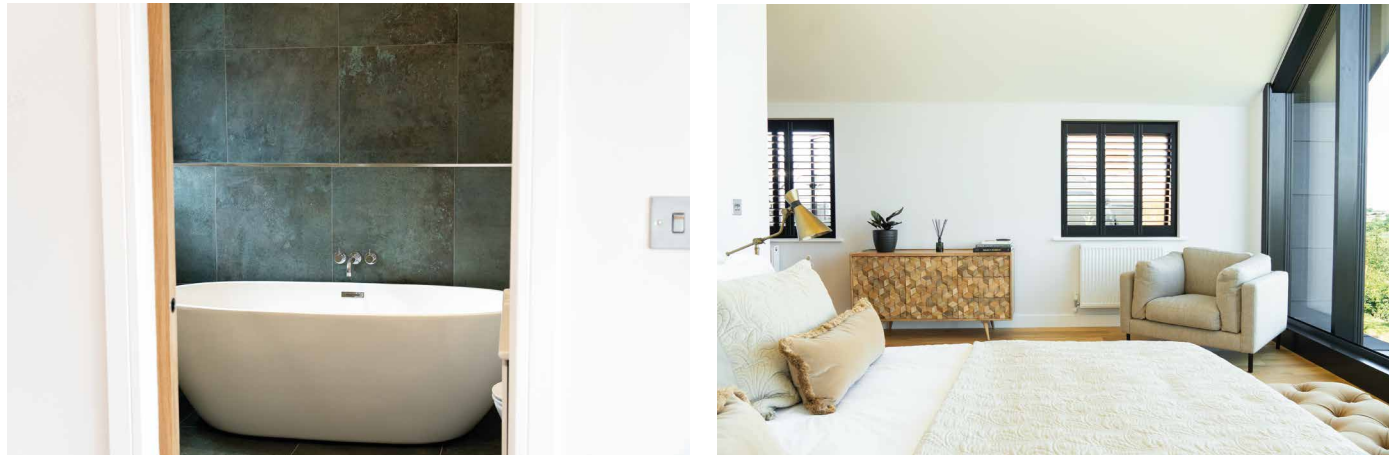
2 designer bathrooms

10 year NHBC warranty

Close connection to M1

Specification

Our finish



External finishes and construction

Highly insulated timber frame panels

External brick cladding

Concrete roof tiles

uPVC double glazed windows and composite front doors

French doors to garden

Boundaries fences in close boarded fences, brick garden wall to plot
4

Permeable block paving to driveways and car parking

Patios finished in concrete slabs

Turf and planting to gardens

Bespoke timber sheds (optional)

Internal finishes

Atkinson and Kirby solid oak flooring throughout

Tiles to kitchen and bathrooms by Quorn Stone

Coir matt well to front doors

Oak handrail and newel caps to stairs

Bespoke painted doors with brushed chrome furniture by Deanta

Decoration paint from Lick

Emulsion to ceilings, and satin finish to skirting and architrave

Kitchens

Bespoke contemporay layout in shaker style

Natural Stone Quartz 20mm worktops

Bosch appliances including:

Intergrated fridge freezer, fan assisted oven, in built microwave oven, gas hob, dishwasher

Bathrooms

Designer sanitary and brassware in Chrome

Recessed niches to showers

Half tiled bathrooms by Quorn Stone

Soft close toilet seats

Shaver points

Designer/ feature lighting

Electrical and lighting

Electric vehicle charging points

A combination of LED downlights, and pendants to the ground floor

Pendant lighting to the bedrooms

LED downlights to bathrooms

Feature night lights, wall scones, and niche lights

White uPVC sockets and switches

Alarm system

Data access points for Wi-Fi

External lighting to front doors and rear terrace areas

Heating and Plumbing

Gas combi boiler to provide all heating and hot water

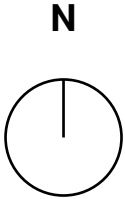
Radiators to ground, first and second floors

Each zone controlled by a wall mounted thermostat

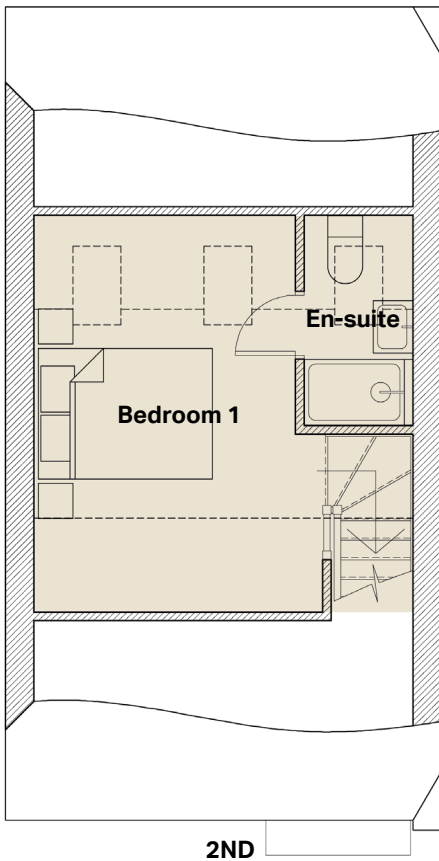
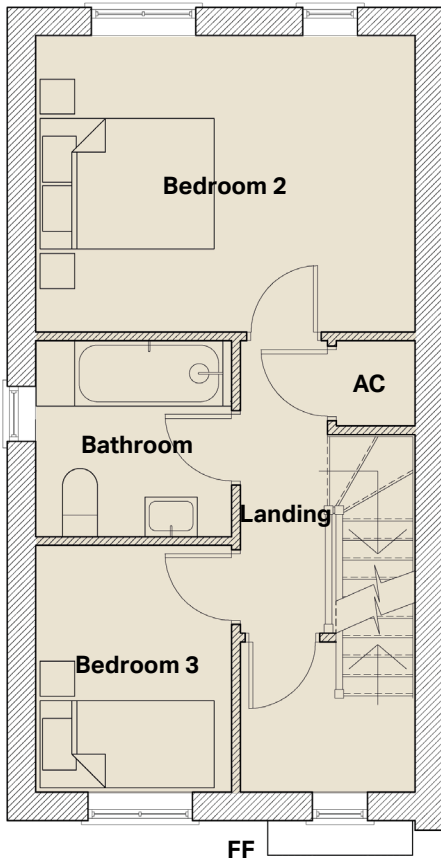
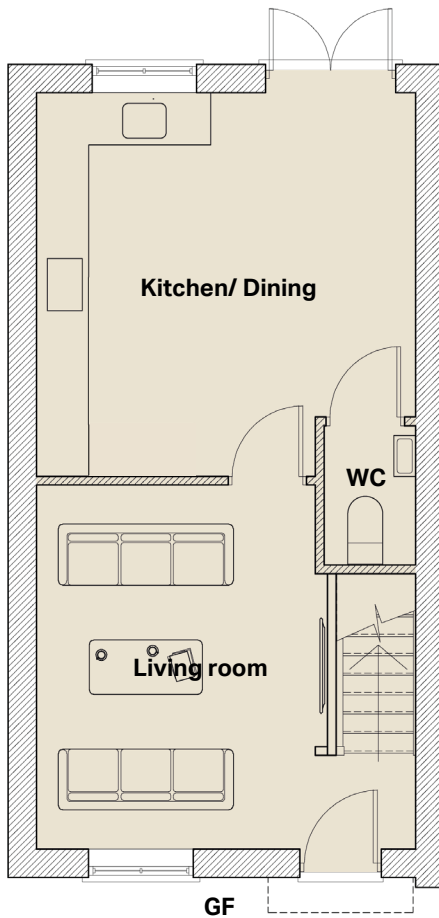
Towel rails to bathrooms

Outside tap

Site plan



Plots 1, 2, 3 Floor plans



3 Bedrooms

2 Bathrooms

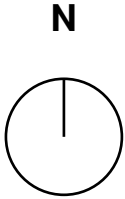
Parking for 2 cars

Plots 1, 2, and 3 provide 3 bedrooms and 2 bathrooms arranged over three floors. The living room features an built-in media wall to optimise the space and layout of the room. The kitchen/ dining room allows access onto the garden patio through french doors

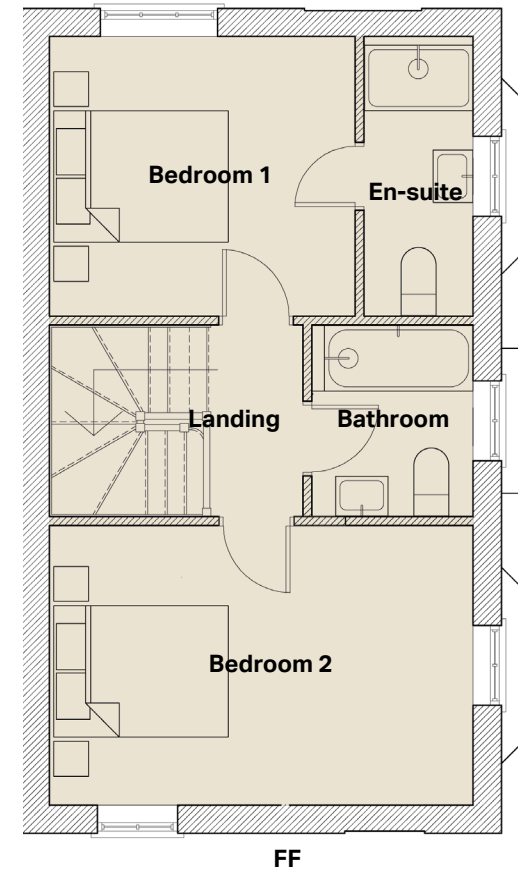
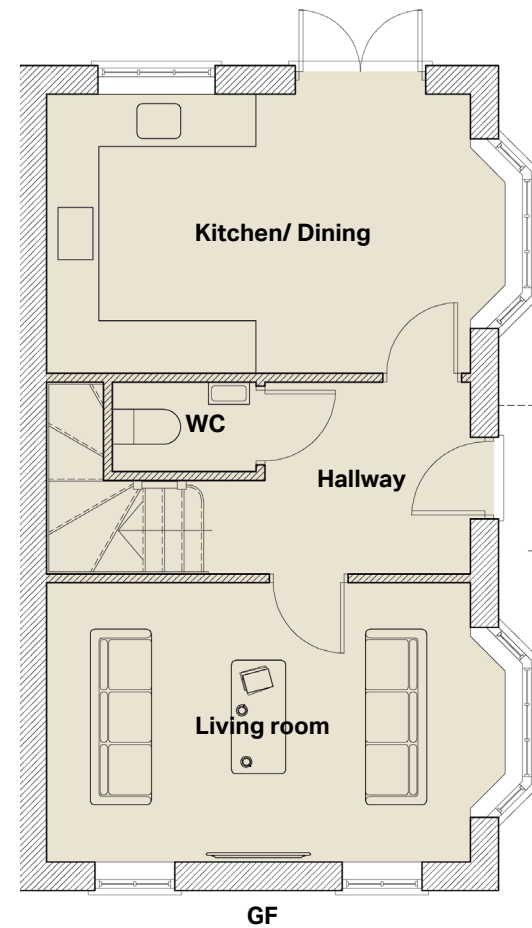
Living room - 4.35m x 4.18m
Kitchen/ dining - 4.35m x 5m
Bedroom 2 - 4.35m x 3.9m
Bedroom 3 - 2.57m x 3.27m

Bathroom - 2.58m x 2.6m
Bedroom 1 - 3.8m x 5.25m
En-suite - 1.4m x 2.7m

Site plan



Plots 4 Floor plans



2 Bedrooms

2 Bathrooms

Parking for 2 cars

Plot 4 provides 2 bedrooms and 2 bathrooms arranged over two floors. The home features an entrance hallway, separating the living room and kitchen/ dining room. Two spacious bedrooms each have individual bathrooms

Hallway - 3.5m x 2.5m
Living room - 6m x 3.7m
Kitchen/ dining - 6m x 3.6m

Bedroom 1 - 4m x 3.68m
En-suite - 1.4m x 3.68m
Bedroom 2 - 5.5m x 3.7m
Bathroom - 2.1m x 2.5m