



KINGSBURY PARK

L U T T E R W O R T H



MULBERRY

H O M E S



KINGSBURY PARK

LUTTERWORTH



Street scene image depicts The Bosworth, The Beacon and The Sherbourne

A beautiful selection
OF 2, 3, & 4 BEDROOM LUXURY HOMES



Computer generated image depicts The Sherbourne and The Harrington indicative only

Introducing **KINGSBURY PARK**

Modern living in the heart of thriving Lutterworth

Kingsbury Park is an impressive development of two, three and four bedroom homes located off Coventry Road in the heart of one of Leicestershire's most sought after market towns.

The development comprises a wide selection of modern homes, all built with pride to Mulberry Homes' exacting standards and with the care and attention to detail for which the company is renowned.

The Mulberries at Kingsbury Park is the latest collection of new homes to be released at this exceptional development, offering more choice for buyers looking for high quality homes in the area.

As well as luxury new homes, all residents will be able to enjoy green open spaces and plentiful rolling countryside right on the doorstep, creating a truly attractive place to call home.

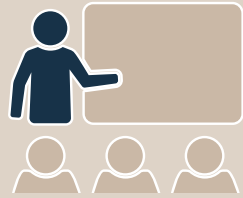
Moreover, the development also enhances the current roadways, by providing a brand new roundabout to help facilitate easy access to the new homes.

With traditional elevations that ooze curb appeal, combined with the latest in contemporary internal finishes, The Mulberries at Kingsbury Park offers comfortable, stylish new homes in an excellent location.



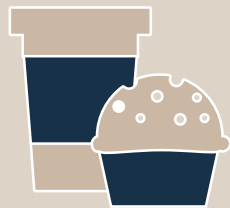
KINGSBURY PARK

L U T T E R W O R T H



EXCELLENT SCHOOLS

A wide variety of sought-after schools provide excellent education options for families



LOCAL AMENITIES

Charming independent shops, boutiques and deli's line Lutterworth's historic high street



OUTDOOR LIVING

Enjoy the great outdoors and explore the local wildlife with Lutterworth's country park right on your doorstep



St Mary's Church, Lutterworth



Lutterworth, Leicestershire

Lutterworth, Leicestershire

Lutterworth Cricket Club

Market town living WITH THE VERY BEST ON OFFER

Lutterworth, located on the southern border of Leicestershire, is one of the most sought after towns in the county. Close to both Warwickshire and Northamptonshire it is the natural choice for busy families keen to have it all.

Boasting a wide choice of excellent schools, the area attracts families from across the county and beyond. Supported by the excellent and close by motorway network, Lutterworth is extremely popular with those looking for top quality education options.

Kingsbury Park is in the perfect location for running daily errands, with Lutterworth town boasting an array of high street and independent shops and amenities, including Waitrose supermarket and a traditional weekly market. At the weekend, the popular farmers market is ideal for stocking up on fresh, local produce. Enjoy leisurely days out exploring the boutiques and eateries that line Lutterworth's historic high street.

Providing a breath of fresh air, Kingsbury Park is just a stone's throw from Lutterworth Country park offering plentiful open green space, dog friendly fitness trails and a wildlife pond.

Excellent Connections

Leading retail brands can be found at Leicester's nearby Fosse Shopping Park, in addition to a number of major towns and cities all within easy reach, including Leicester itself. Plus, with excellent transport links to the Capital, Kingsbury Park is ideally located for both work and pleasure.

Whatever your priority, a home at Kingsbury Park will allow you to enjoy life to the full. A convenient town steeped in local history, excellent education options and leisure activities are all at your fingertips, along with space to breathe and a home of which to be truly proud.



RUGBY

COVENTRY

12 MINS

NORTHAMPTON

19 MINS

MILTON KEYNES

21 MINS

BIRMINGHAM NEW STREET

38 MINS

LONDON EUSTON

47 MINS



M1 JCT 20

1.8 MILES

M6 /A14

4.4 MILES

RUGBY

9 MILES

LEICESTER

15.6 MILES

NORTHAMPTON

24.7 MILES

BIRMINGHAM

37.2 MILES

Development Layout

THE MULBERRIES



COUNTRY
PARK



KINGSBURY PARK
LUTTERWORTH

EXISTING
HOUSES AT
KINGSBURY
PARK

MASTERPLAN



2 BEDROOM HOMES

The Bosworth
Plots 195, 196, 200, 201, 204, 205,
245, 246, 247, 248

3 BEDROOM HOMES

The Abbey
Plots 151, 152, 161, 162, 197, 198,
215, 220, 221, 223, 224, 230

The Beacon
Plots 154, 155, 163, 164, 226, 227

The Carlton
Plots 149, 156*, 158, 170, 180*, 182, 186*,
199*, 203*, 214*, 218, 222, 229, 244, 249

*Plots 156, 180, 186, 199, 203 & 214 have a bay window

The Farnwell
Plots 153, 160, 175, 176, 179, 181, 187,
202, 225, 250

The Houlton
Plots 177, 178, 242, 243

The Warwick
Plot 168

4 BEDROOM HOMES

The Blenheim
Plots 171, 174, 189, 216

The Harrington
Plots 166, 173

The Humberstone
Plots 150, 167, 185, 219, 228

The Pitsford
Plots 148, 159, 172, 184, 188

The Salcey
Plot 169, 183, 217

The Sherbourne
Plots 147, 157, 165, 190

AFFORDABLE HOMES

Plots 191-194, 206-213, 231-241

 Landscaped Green Garden boundaries



Computer generated image depicts a typical Blenheim, Carlton and Salcey housetype at Mulberry Homes, indicative only

The Bosworth 2 BEDROOM TERRACE HOME



PLOTS 195, 196, 200, 201, 204, 205, 245, 246, 247, 248

GROUND FLOOR

Kitchen	4.04m x 3.17m	13'3" x 10'4"
Living Room	4.25m x 4.20m	13'9" x 13'7"

FIRST FLOOR

Bedroom 1	4.20m x 3.42m	13'7" x 11'2"
Bedroom 2	4.20m x 3.02m	13'7" x 9'9"

The Abbey 3 BEDROOM DETACHED HOME



PLOTS 151, 152, 161, 162, 197, 198, 215, 220, 221, 223, 224, 230

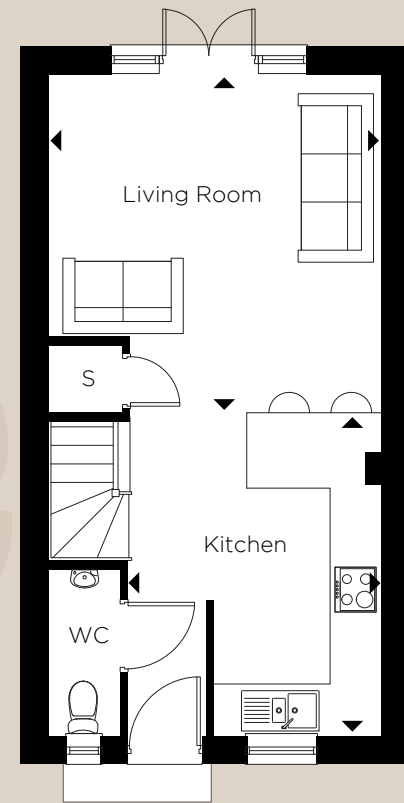
GROUND FLOOR

Kitchen/Dining	5.57m x 3.38m	18'3" x 11'1"
Living Room	4.39m x 3.31m	14'5" x 10'10"

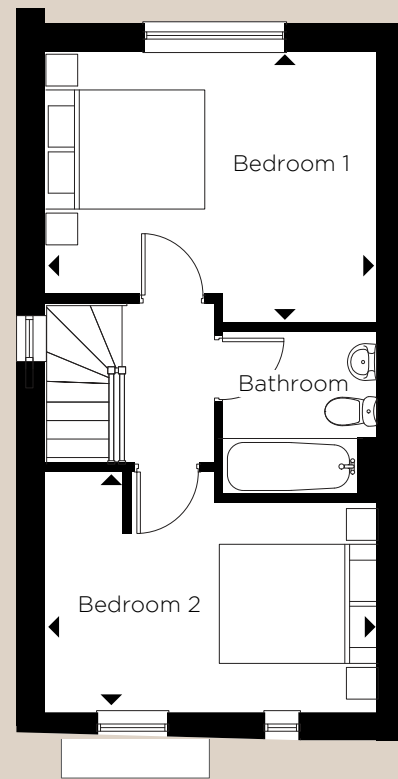
FIRST FLOOR

Bedroom 1	4.48m x 3.50m	14'7" x 11'6"
Bedroom 2	3.32m x 3.24m	10'11" x 10'7"
Bedroom 3	2.45m x 2.13m	8'0" x 6'9"

S = Store

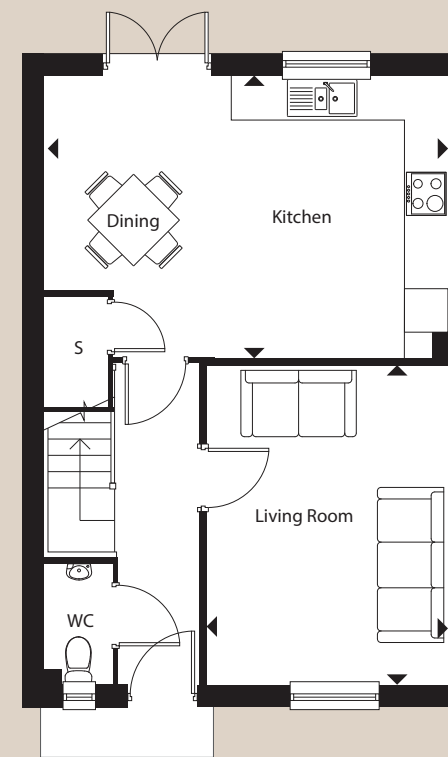


GROUND FLOOR

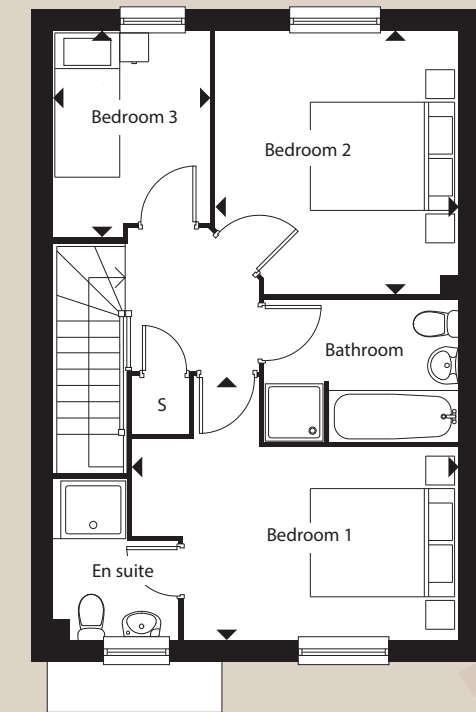


FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR

The Beacon 3 BEDROOM SEMI-DETACHED HOME



PLOTS 154, 155, 163, 164, 226, 227

GROUND FLOOR

Kitchen/Dining	4.79m x 3.38m	15'8" x 11'1"
Living Room	4.84m x 3.62m	15'11" x 11'10"

FIRST FLOOR

Bedroom 1	3.56m x 2.62m	11'8" x 8'7"
Bedroom 2	3.32m x 2.62m	10'11" x 8'7"
Bedroom 3	2.31m x 2.06m	7'7" x 6'9"

3 BEDROOM DETACHED HOME The Carlton



PLOTS 149, 156*, 158, 170, 180*, 182, 186*,

199*, 203*, 214*, 218, 222, 229, 244, 249

GROUND FLOOR

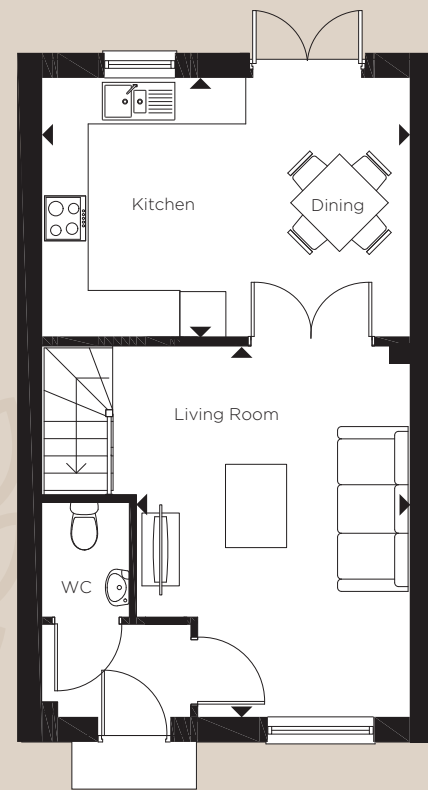
Kitchen/Dining/Family	9.12m x 3.50m	29'11" x 11'6"
Living Room	5.75m x 3.15m	18'10" x 10'4"

FIRST FLOOR

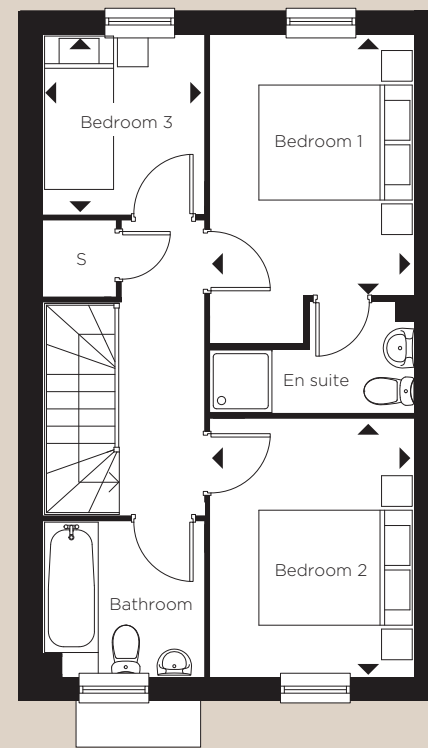
Bedroom 1	4.43m x 3.19m	14'6" x 10'6"
Bedroom 2	3.03m x 2.88m	9'11" x 9'5"
Bedroom 3	3.03m x 2.74m	9'11" x 8'12"

*Plots 156, 180, 186, 199, 203 & 214 have a bay window

S = Store

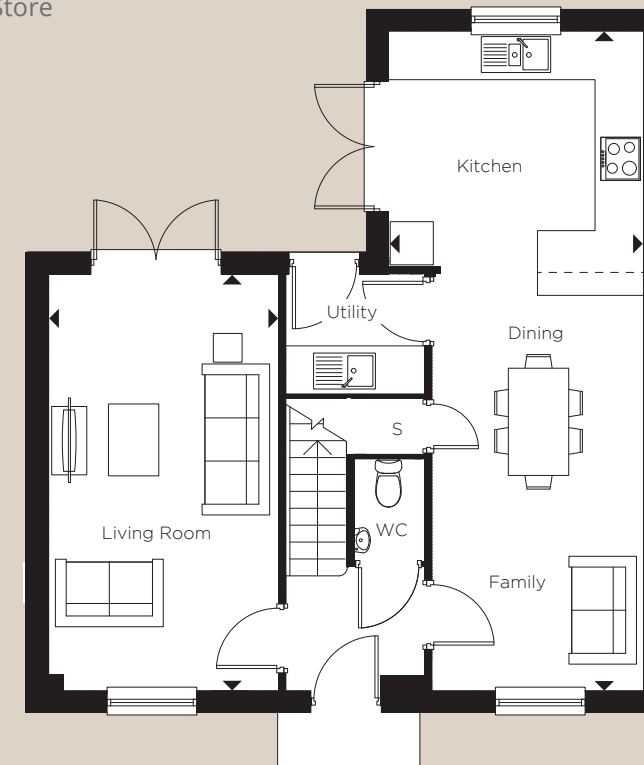


GROUND FLOOR

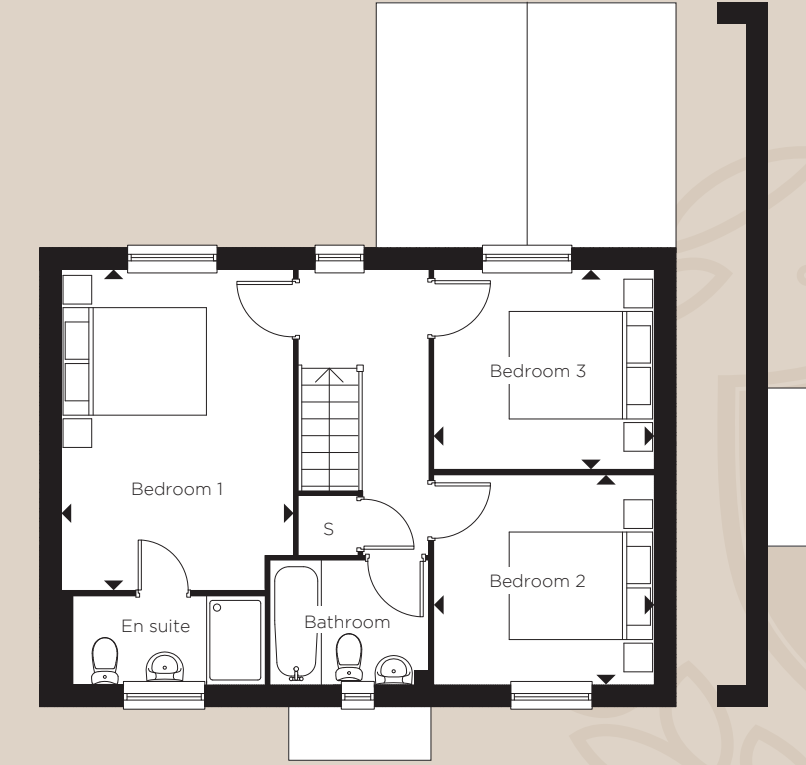


FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR

The Farnwell 3 BEDROOM DETACHED HOME



PLOTS 153, 160, 175, 176, 179, 181, 187, 202, 225, 250

GROUND FLOOR

Kitchen/Dining	5.75m x 2.85m	18'10" x 9'4"
Living Room	6.51m x 2.96m	21'4" x 9'9"

FIRST FLOOR

Bedroom 1	4.45m x 3.00m	14'7" x 9'10"
Bedroom 2	3.22m x 2.75m	10'7" x 9'0"
Bedroom 3	3.00m x 2.75m	9'10" x 9'0"

3 BEDROOM SEMI-DETACHED HOME The Houlton



PLOTS 177, 178, 242, 243

GROUND FLOOR

Kitchen/Dining	4.73m x 5.34m	15'5" x 17'5"
Living Room	3.73m x 4.75m	12'2" x 15'6"

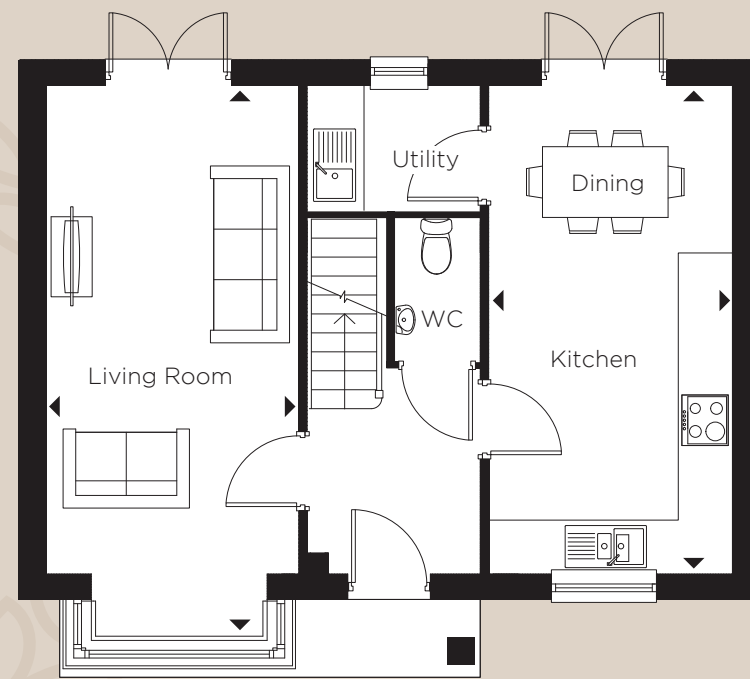
FIRST FLOOR

Bedroom 2	4.73m x 2.92m	15'5" x 9'5"
Bedroom 3	2.60m x 3.10m	8'5" x 10'1"

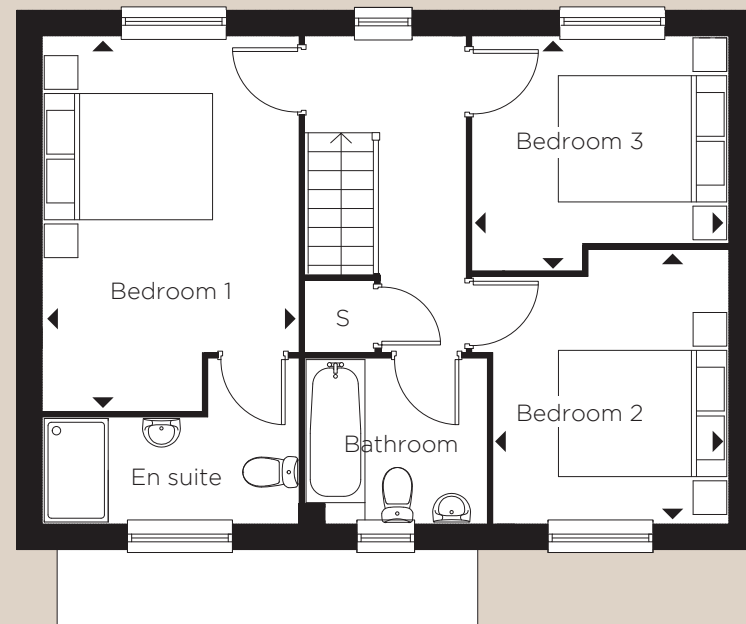
SECOND FLOOR

Bedroom 1	5.20m x 4.73m	17'0" x 15'5"
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S = Store

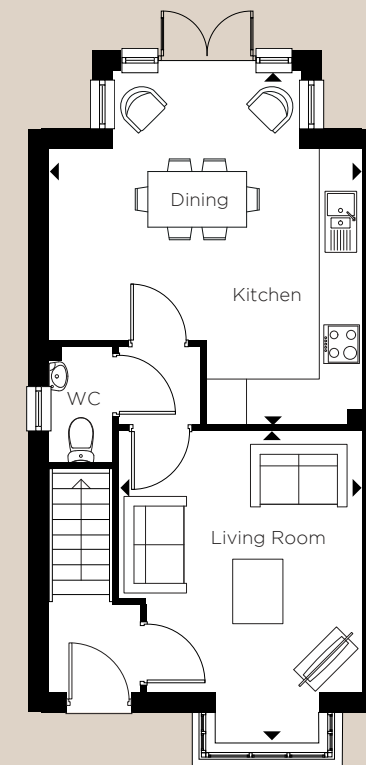


GROUND FLOOR

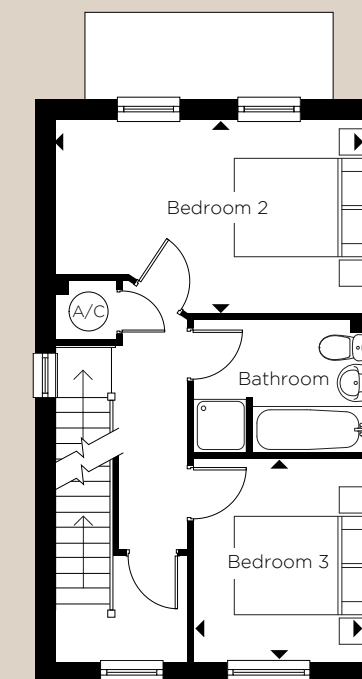


FIRST FLOOR

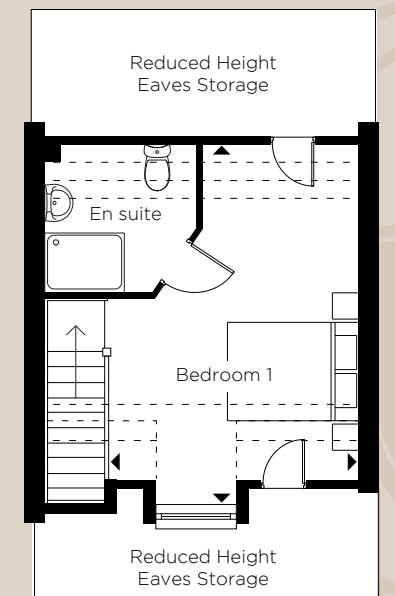
S = Store
A/C = Airing cupboard



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

----- = Sloping ceiling with reduced headroom

The Warwick 3 BEDROOM DETACHED HOME



PLOT 168

GROUND FLOOR

Kitchen/Dining	5.75m x 2.85m	18'10" x 9'4"
Living Room	6.54m x 2.96m	21'5" x 12'3"

FIRST FLOOR

Bedroom 1	4.41m x 3.00m	14'6" x 9'10"
Bedroom 2	3.22m x 2.75m	10'7" x 9'0"
Bedroom 3	3.00m x 2.75m	9'10" x 9'0"

The Blenheim 4 BEDROOM DETACHED HOME



PLOTS 171, 174, 189, 216

GROUND FLOOR

Kitchen	4.16m x 3.61m	13'6" x 11'8"
Living Room	5.62m x 3.36m	18'4" x 11'0"
Dining	4.00m x 3.42m	13'1" x 11'2"

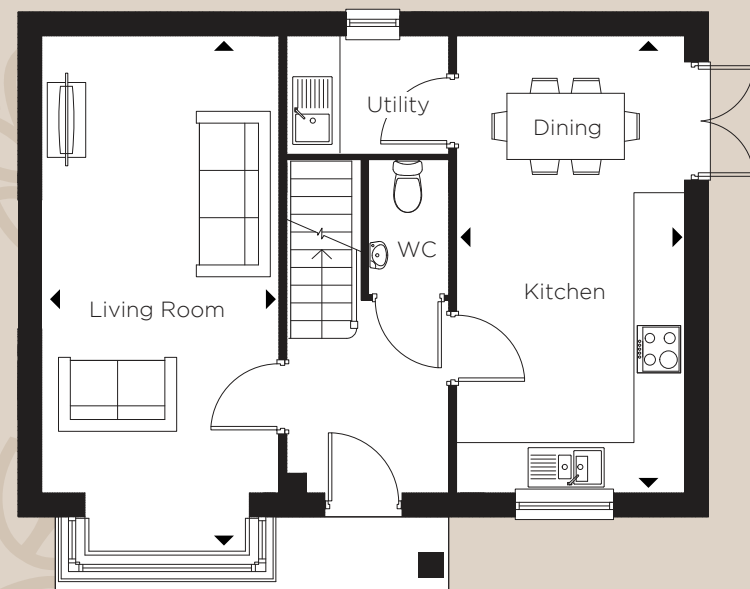
FIRST FLOOR

Bedroom 2	4.70m x 3.47m	15'4" x 11'3"
Bedroom 3	4.16m x 3.61m	13'6" x 11'8"
Bedroom 4	3.47m x 3.41m	11'3" x 11'1"

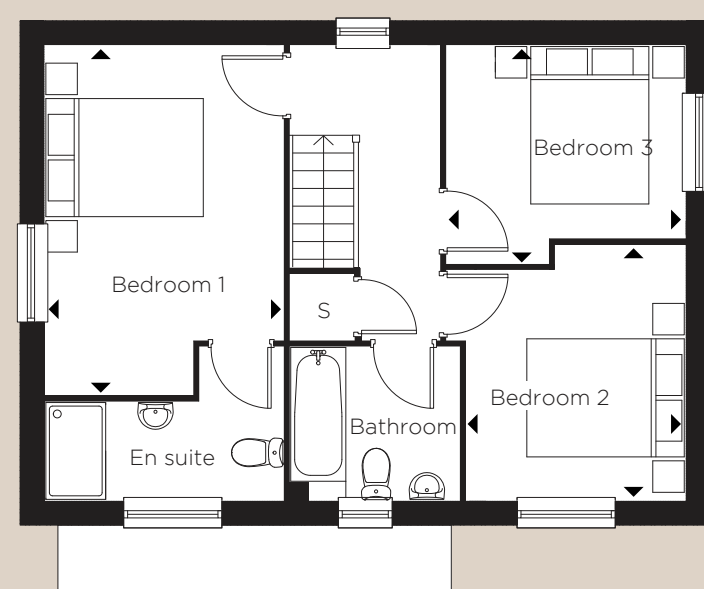
SECOND FLOOR

Bedroom 1	5.44m x 3.23m	17'8" x 10'5"
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S = Store

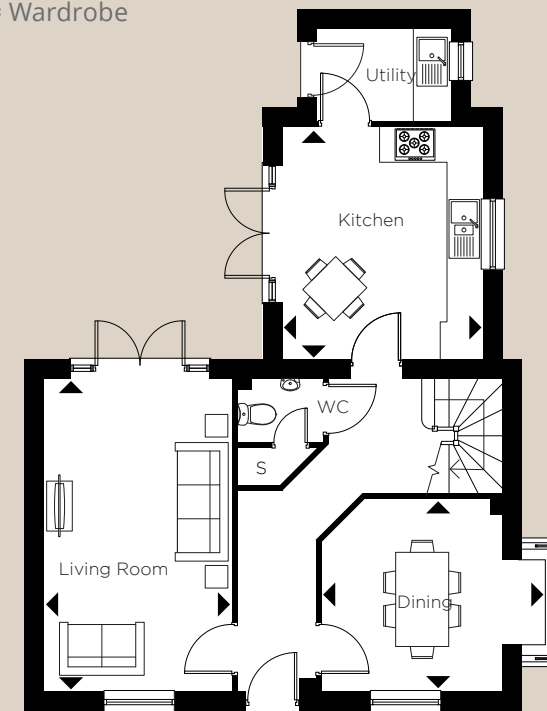


GROUND FLOOR

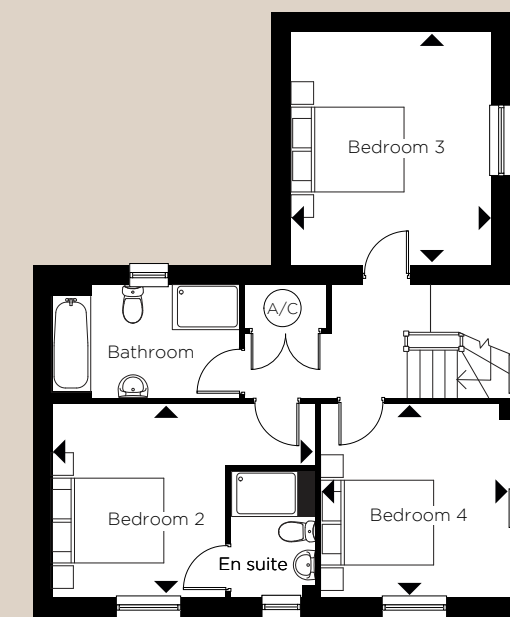


FIRST FLOOR

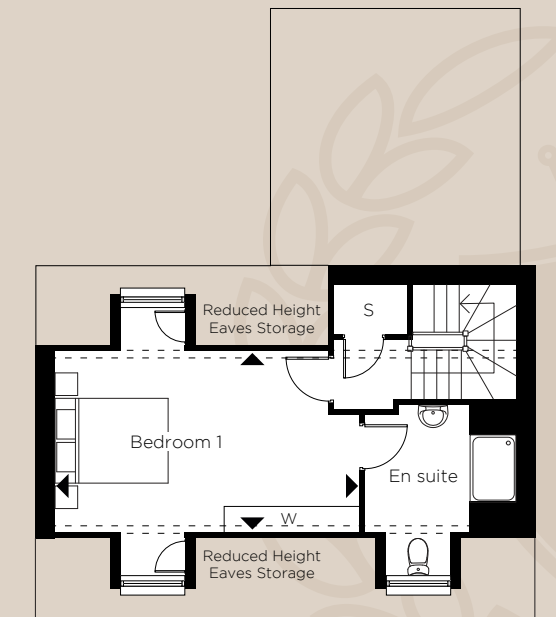
S = Store
A/C = Airing cupboard
W = Wardrobe



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

4 BEDROOM DETACHED HOME *The Harrington*



PLOTS 166, 173

GROUND FLOOR

Kitchen	3.86m x 3.05m	12'8" x 10'0"
Family	4.11m x 3.44m	13'6" x 11'3"
Dining	3.56m x 3.05m	11'8" x 10'0"
Living Room	6.75m x 3.70m	22'2" x 12'2"

FIRST FLOOR

Bedroom 1	4.14m x 3.70m	13'5" x 12'2"
Bedroom 2	3.74m x 3.74m	12'3" x 12'3"
Bedroom 3	3.74m x 2.89m	12'3" x 9'6"
Bedroom 4	3.55m x 2.75m	11'8" x 9'0"

Computer generated image depicts a typical Harrington housetype at Mulberry Homes, indicative only

The Humberstone 4 BEDROOM DETACHED HOME

PLOTS 150, 167, 185, 219, 228

GROUND FLOOR

Kitchen/Dining/ Family	9.12m x 3.50m	29'11" x 11'6"
Living Room	5.75m x 3.15m	18'10" x 10'4"

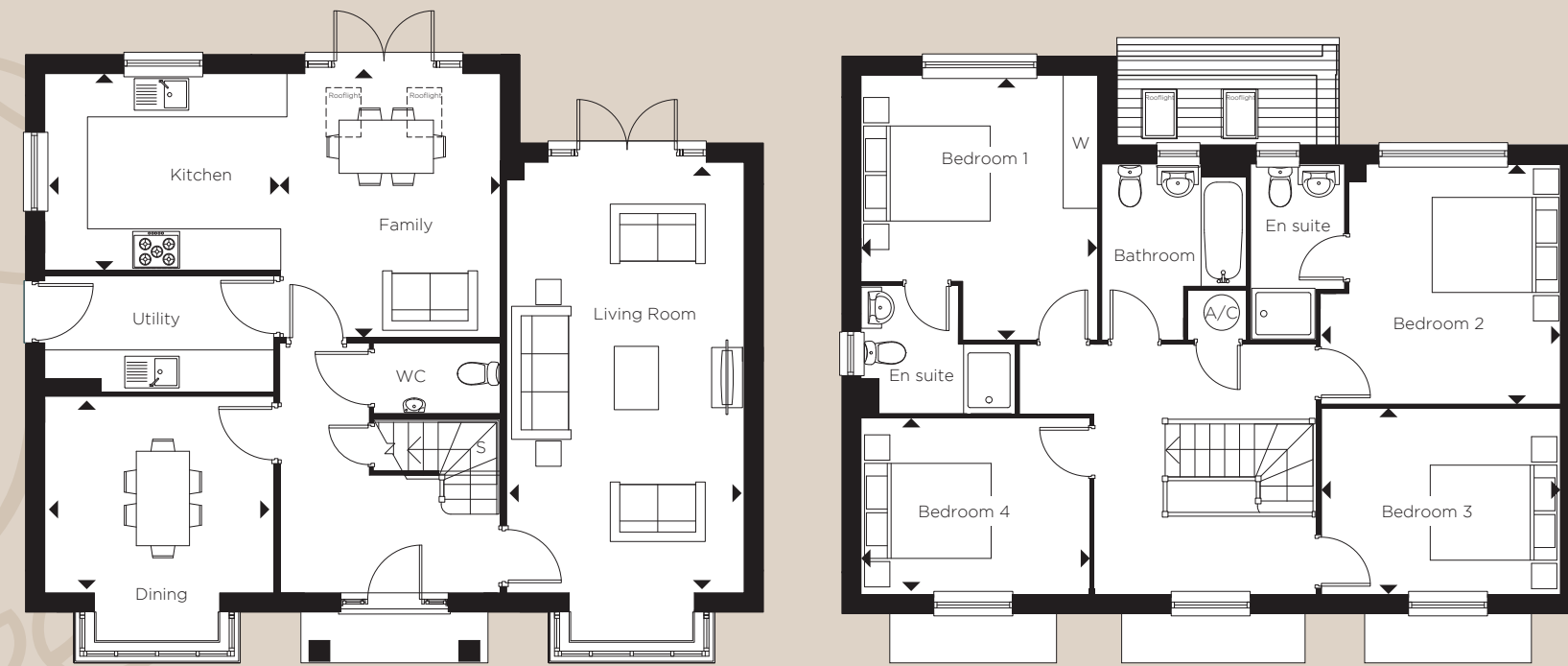
FIRST FLOOR

Bedroom 1	4.44m x 3.19m	14'7" x 10'6"
Bedroom 2	3.50m x 3.25m	11'6" x 10'8"
Bedroom 3	3.33m x 2.95m	10'11" x 9'8"
Bedroom 4	2.95m x 2.81m	9'8" x 9'2"



Computer generated image depicts a typical Humberstone housetype at Mulberry Homes, indicative only

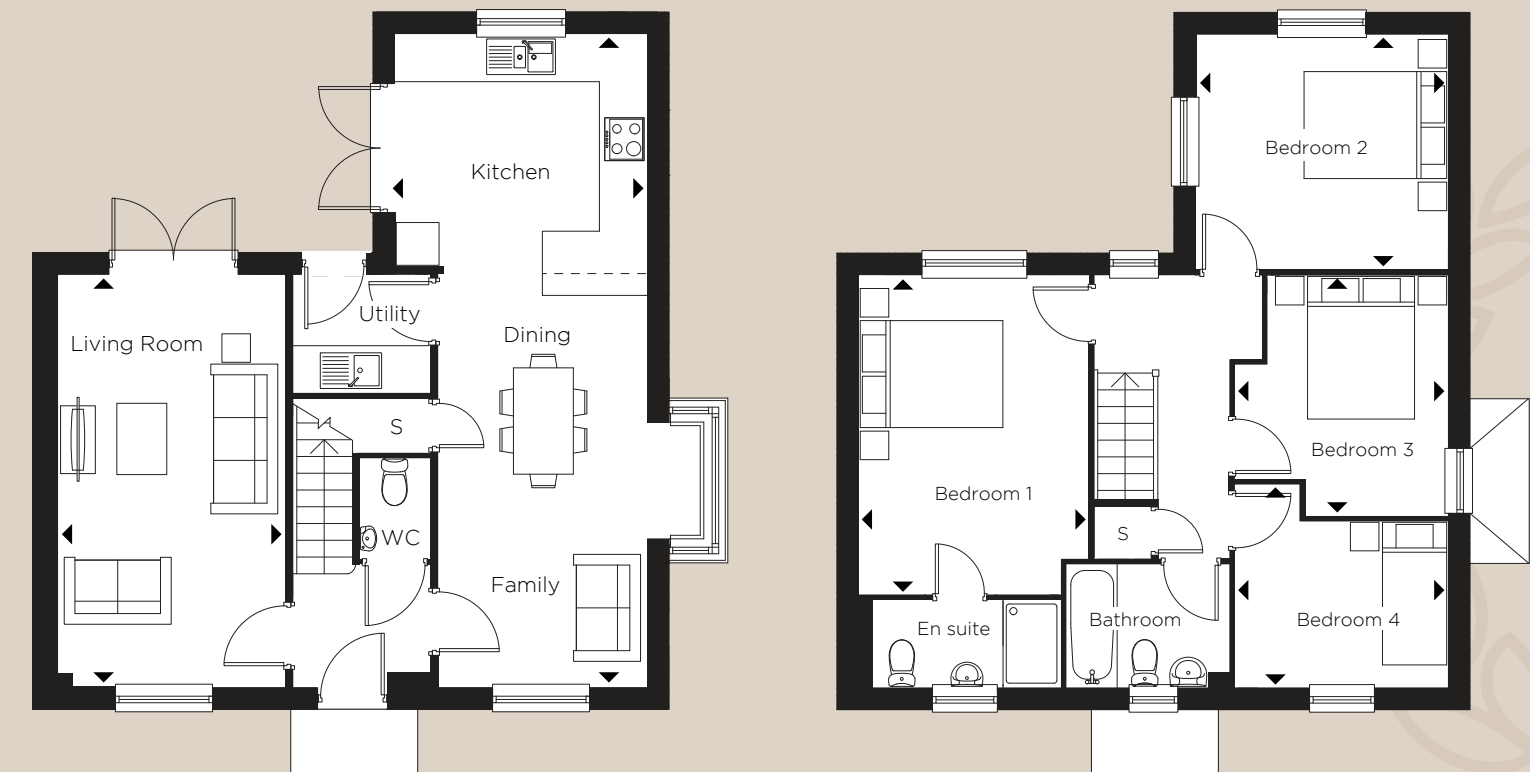
S = Store
A/C = Airing cupboard
W = Wardrobe



GROUND FLOOR

FIRST FLOOR

S = Store



GROUND FLOOR

FIRST FLOOR

4 BEDROOM DETACHED HOME *The Pitsford*



PLOTS 148, 159, 172, 184, 188

GROUND FLOOR

Kitchen/Dining/ Family	8.42m x 3.64m	27'7" x 11'11"
Living Room	6.42m x 3.31m	21'2" x 10'10"

FIRST FLOOR

Bedroom 1	3.88m x 3.69m	12'9" x 12'1"
Bedroom 2	3.36m x 3.18m	11'0" x 10'5"
Bedroom 3	3.69m x 2.44m	12'1" x 8'0"
Bedroom 4	3.15m x 3.14m	10'4" x 10'4"

Computer generated image depicts a typical Pitsford housetype at Mulberry Homes, indicative only

The Salcey 4 BEDROOM DETACHED HOME



PLOT 169, 183, 217

GROUND FLOOR

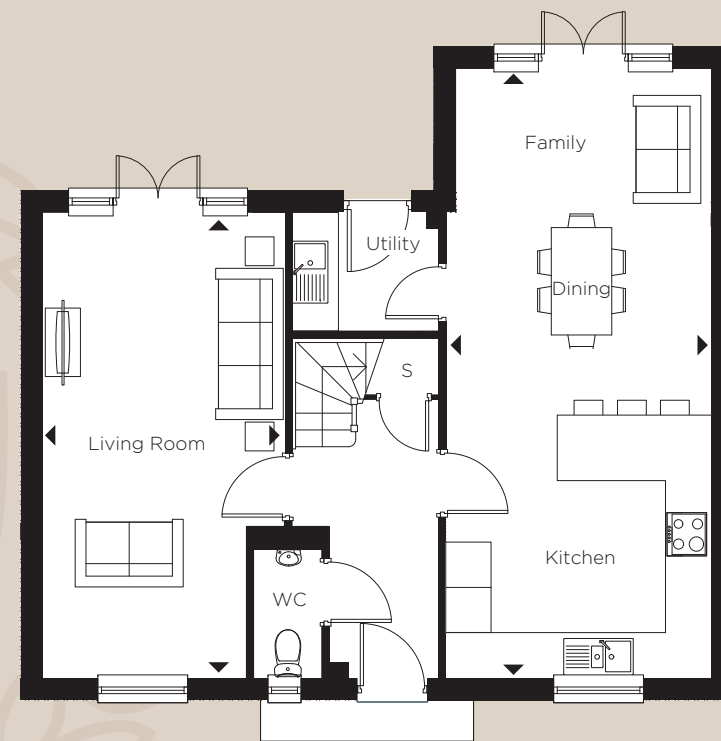
Kitchen/Dining/ Family	8.46m x 3.68m	27'7" x 12'0"
Living Room	5.09m x 3.33m	16'6" x 10'9"
Study	2.78m x 2.39m	9'1" x 7'8"

FIRST FLOOR

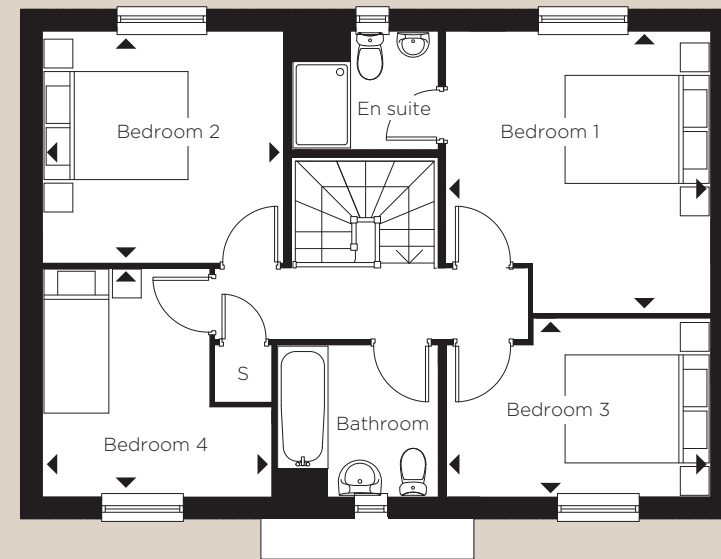
Bedroom 1	4.8m x 3.33m	15'7" x 10'9"
Bedroom 2	3.92m x 2.80m	12'8" x 9'1"
Bedroom 3	3.92m x 2.78m	12'8" x 9'1"
Bedroom 4	3.43m x 2.81m	11'2" x 9'2"

Computer generated image depicts a typical Salcey housetype at Mulberry Homes, indicative only

S = Store

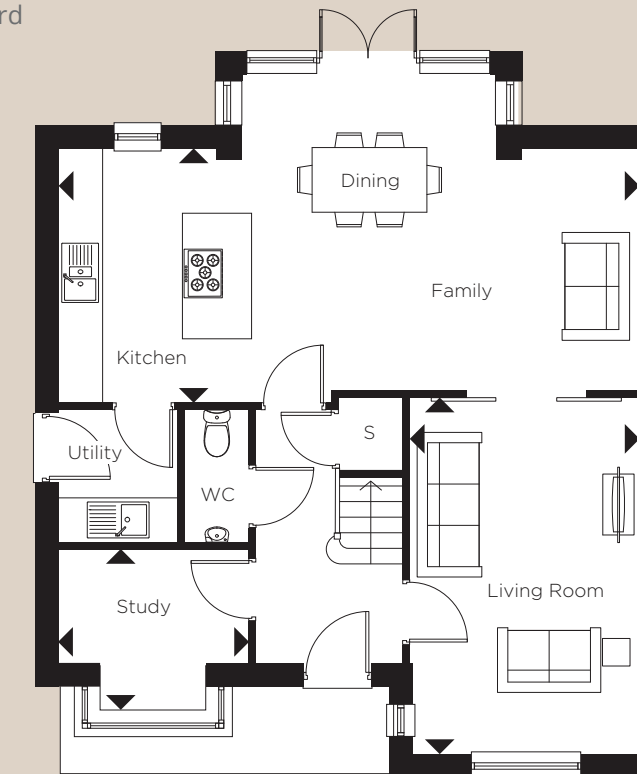


GROUND FLOOR

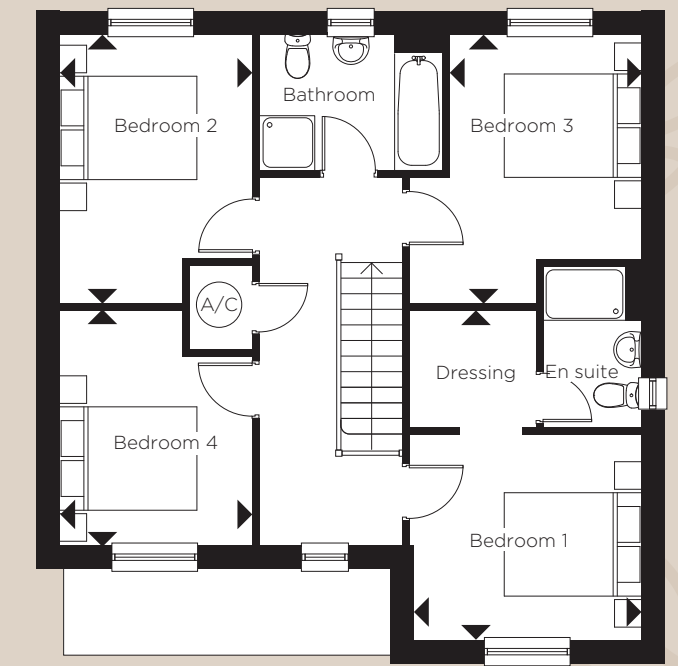


FIRST FLOOR

S = Store
A/C = Airing cupboard



GROUND FLOOR



FIRST FLOOR

4 BEDROOM DETACHED HOME *The Sherbourne*

PLOTS 147, 157, 165, 190

GROUND FLOOR

Kitchen	5.71m x 4.04m	18'9" x 13'3"
Dining	3.10m x 3.34m	10'1" x 11'0"
Living Room	6.64m x 3.38m	21'9" x 11'1"

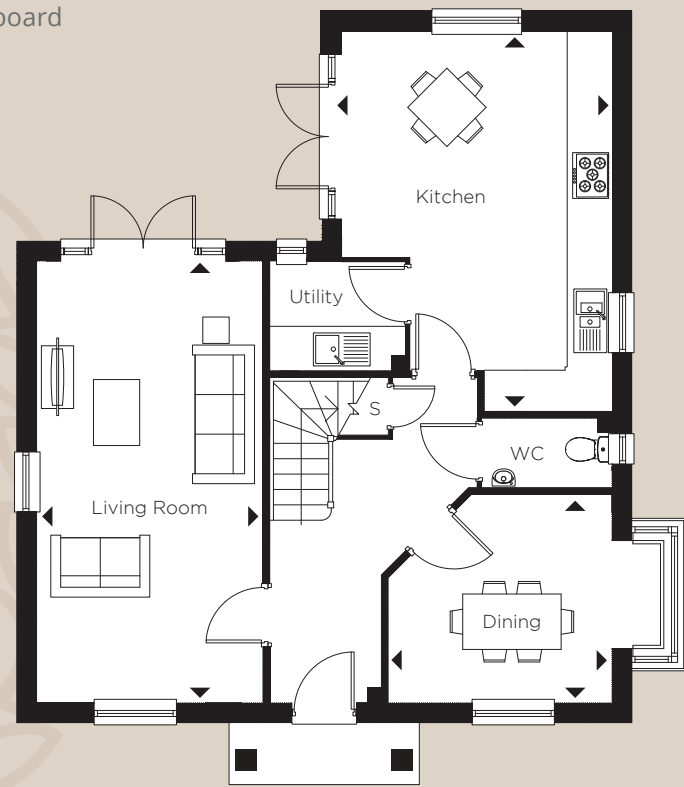
FIRST FLOOR

Bedroom 1	4.04m x 3.98m	13'3" x 13'1"
Bedroom 2	3.42m x 3.42m	11'3" x 11'3"
Bedroom 3	3.40m x 3.10m	11'2" x 10'2"
Bedroom 4	3.76m x 2.51m	12'4" x 8'3"

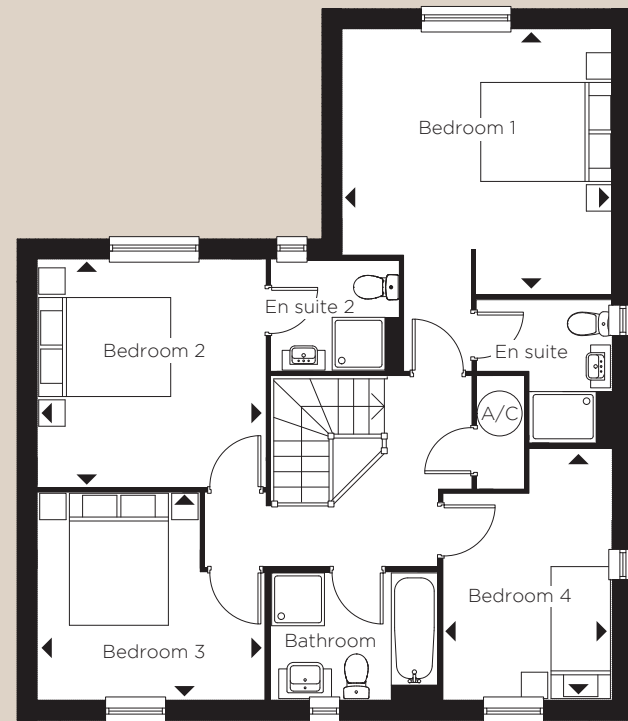


Computer generated image depicts a typical Sherbourne housetype at Mulberry Homes, indicative only

S = Store
A/C = Airing cupboard



GROUND FLOOR



FIRST FLOOR





KINGSBURY PARK

LUTTERWORTH

Specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.* We take care to select the finest fixtures and finishes that will not only enhance the home but also provide you with the ideal blank canvas, ready for you to stamp your own identity.



KITCHENS

Our contemporary kitchens have been selected from Symphony's Woodbury range with the ALTA or Cranbrook range available as an upgrade.

All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).

There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.

The Abbey, The Beacon, The Bosworth, The Carlton, The Farnwell, The Houlton, The Humberstone, The Pitsford & The Warwick all feature a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer.

The Blenheim, The Harrington, The Salcey & The Sherbourne all feature an integrated Bosch double oven, five burner gas hob, large extractor hood, integrated fridge/ freezer and dishwasher as standard.

Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

BATHROOM AND EN SUITES

Bathrooms, en suites and WC's are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.

The Blenheim, The Harrington, The Salcey & The Sherbourne all feature Laufen sanitaryware with feature cabinets to bathroom and ensuites.

In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.

Where the family bathroom consists of both a bath and shower enclosure, full height tiling will be provided to the enclosure only, with half height around the bath.

Half height wall tiling is provided to the rear of the lavatory and sink.

The luxury of heated towel rails, shaver points and Amtico Spacia flooring.

WC's feature luxury Porcelanosa tiled splashback and flooring.

WARDROBES

The Blenheim & The Harrington features mirror finish sliding wardrobes to the master bedroom.

HEATING

For your comfort, all Mulberry homes have full gas-fired central heating with an energy efficient Ideal Standard/ Combi Logic boiler and thermostatically controlled radiators.

CONNECTIVITY

Your home comes well connected to the outside world with telephone points to the master understair cupboard/store, living room, master bedroom and study (where applicable).

A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.*

USB sockets to the kitchen & master bedroom.

For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.

ELECTRICAL

Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.

White LED downlighters are installed to the hall, landing, cloakroom, kitchen, kitchen / diners, where conjoined, utility room, where applicable, bathrooms and ensuites where applicable.

OUTSIDE

Externally, our collection of homes benefit from turf to the rear gardens.

Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**

An external tap is provided to the rear of the property.

Generous patios all fully paved along with footpaths where applicable.**

Gardens generally have closeboard panels and posts.**

OPTIONAL EXTRAS AND UPGRADES

You can enjoy personalising your home with a range of optional extras and upgrades.*

WARRANTY

All Mulberry homes come with a NHBC 10 year industry recognised warranty.

*Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details.

**Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots.



Mulberry INITIATIVES

We create beautiful properties that are uniquely full of character in desirable locations.

We feel strongly that our homes should work to enhance a location, therefore we take time to research the local area to ensure the setting is truly taken into account to provide unique living environments.

AT THE MULBERRIES SOME OF THESE FEATURES INCLUDE:



ELECTRIC CAR CHARGING POINTS

Relax and re-charge your batteries with convenient charge stops in our visitor parking area. Both residents and guests can make great use of this technology, helping make the air we all breathe clean and pollution free. Simply through charging, we hope to encourage the uptake of low-emission vehicles.



AUTOMATED SMART PARCEL DELIVERY BOXES

Out for the day? That's not a problem, with our automated smart parcel delivery boxes. Meeting modern demands, we can guarantee your parcels are safe and sound, ready for you to collect on your return.



LANDSCAPED GREEN GARDEN BOUNDARIES

Our Landscaped Green Garden Boundaries Initiative gives our residents at specific homes within our Mulberry developments the utmost privacy by enhancing property boundaries with pleached trees, offering a pleasant, leafy outlook.





About MULBERRY

At Mulberry Homes, we are proud of the enviable reputation we have established for building beautiful, high-quality homes, to NHBC standards, that fit effortlessly into their surroundings.

Adding to our strong reputation for delivery of outstanding schemes, our aspiration is to become a Premier Regional Housebuilder, priding ourselves on the quality of homes we create. The attention to detail starts at the very beginning, from exploring the local area, planning and working alongside our architects to ensure that our homes are designed with layouts that work for modern living.

From family homes and luxury countryside dwellings located throughout the Midlands and the South, Mulberry homes are always designed, built and finished to a meticulous standard. It is this level of care and attention that makes a Mulberry home, one to be proud of.

As well as our unique approach to the interiors and exteriors of our properties, we are very sympathetic to the local surroundings of our developments. When delivering new communities we build in a way that considers the environment and is sympathetic to the local surroundings.

Our homes are both sustainable and energy efficient - minimising their impact on the environment whilst reducing your energy costs too.

Customer CARE

Whether it's your first home or fifth, whether you're already familiar with the area or relocating, buying a house is always a huge decision. That's why the team at Mulberry are dedicated to guiding and supporting you throughout the process – before, during and beyond purchase.

From reservation to completion, we'll keep you informed on both the progress of your build and the continuing legal process. Once you have moved into your new home in the event that you experience any issues our customer care team will be on hand to assist within the first two years.

Mulberry Homes, DC420 DIRFT, Crick Road, Rugby, Warwickshire, CV23 8YL

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This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only and do not accurately depict individual plots. Mulberry Homes operates a policy of continuous development and individual features such as window elevational treatments may vary from time to time with a tolerance of +/- 50mm. To this end, any drawings, photographs or illustrations shown are non contractual. The dimensions are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen size and layout is indicative only, please ask your Sales Adviser for further details. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and can not be relied upon as accurately describing any of the specified matter prescribed. Nor do they constitute a contract, part of a contract or warranty. Travel times and distances are approximate and sourced from National Rail enquiries and Google Maps. All details are correct at time of print, February 2022.



KINGSBURY PARK

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