

WATERSIDE

LEICESTER

A STYLISH COLLECTION OF
1 & 2 BEDROOM APARTMENTS &
2, 3 & 4 BEDROOM HOMES

keepmoat.com





WATERSIDE LIVING

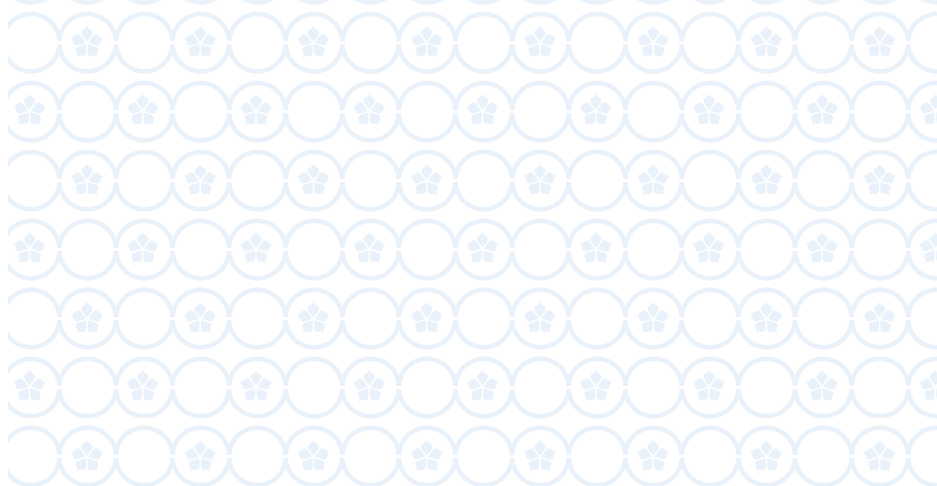


Live life on the

WATERSIDE



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- History
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- 30,000 Homes & Counting



Waterside is a stunning development of 288 contemporary homes and apartments on the banks of the Grand Union Canal and River Soar. Located on the very edge of Leicester city centre, this new neighbourhood is a catalyst in the rebirth of the area as it becomes a vibrant community of homes, amenities and parkland.



Set to be the most desirable destination in Leicester, Waterside is the ideal choice for first time buyers, young professionals, families and downsizers alike. With an extensive choice of property types available to tick every box as well as fit every budget.

Of course, what makes this development so unique is its unprecedented location just minutes away from the city centre. Located in a prime waterside site, Soar Island itself is at its heart, with the island located in the middle of the river and canal hub. To make the very most of this unique setting, Waterside includes a café as well as both boat and cycling facilities to create an exciting destination for waterside activities of all shapes and sizes.

Moving in is easy with Help to Buy available to make your new home affordable and our Easymove service there for you if you already have a home to sell.*



The next chapter in an impressive

HISTORY

4TH CENTURY

Plush Roman villas, with frescos and heating systems sit along the banks of the River Soar as well as a Roman road which ran through the development. The buildings were later built over by fortifications. At this time, Leicester was called Ratae Corieltauvorum or simply Ratae and was a town in the Roman province of Britannia.

15TH CENTURY

Just beyond the north gate of the town and along the road that led past the abbey to Nottingham and Derby lies Leicester's medieval north suburb. This includes Medieval buildings lining Northgate Street. These have walls made from a mixture of stone, slate, earth, clay and timber with crude beaten earth, or plaster floors. Inside they have open hearths and flimsy internal partitions. The backyards would have been used for domestic and small-scale cottage industry activities and horticulture.

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Breathing life into a forgotten part of Leicester city centre, Waterside has been created to embrace the history of the area and the important role it played in creating the city we know and love today. With this in mind, great care has been taken to ensure key architectural features are maintained for generations to enjoy. In fact, archaeologists were on the site of the development for months before building work began to ensure any historic remains could be found and preserved. One of these included a huge chunk of the north west corner of the Roman city of Ratae Corieltavorum on which Leicester stands which is thought to date back to 190AD.

It was later during the Industrial Revolution that the city we know today started to grow and take shape. The Waterside area during this time would have been a busy powerhouse of hosiery, textile and footwear mills as well as factories making machinery mainly for the textile industry

18TH CENTURY

The area grows as the Industrial Revolution takes hold. The completion of the Navigation canal in the 1790s allows goods to be taken by boat down the Soar to the River Trent. Friars Mill dates from around 1794 and is one of the earliest factories in Leicester, this still stands today and sits on the edge of the Waterside development.

20TH CENTURY

By the mid 20th century, the area is home to mills manufacturing clothing, machinery (particularly for the production of textiles) and materials demanded by the city's hosiery trade, such as spun wool and dyes.

19TH CENTURY

St Leonard's Works constructed in the Italian palazzo style opens in the area with the mill originally spinning worsted yarn. The Farben Works, a worsted spinning mill also opens designed by Harding and Toppott in a classical style. Later on, Hitchcock's Flour Mill is constructed on Soar Island and employs water power to drive its equipment. It is crossed to by a distinctive Victorian iron bridge which still survives on the island.

“Leicester Waterside is the transformation of a long-neglected area of the city into a distinctive neighbourhood,”

BM3 Architecture Ltd



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Town Hall ▼

A location like

NO OTHER

Guild Hall ▼



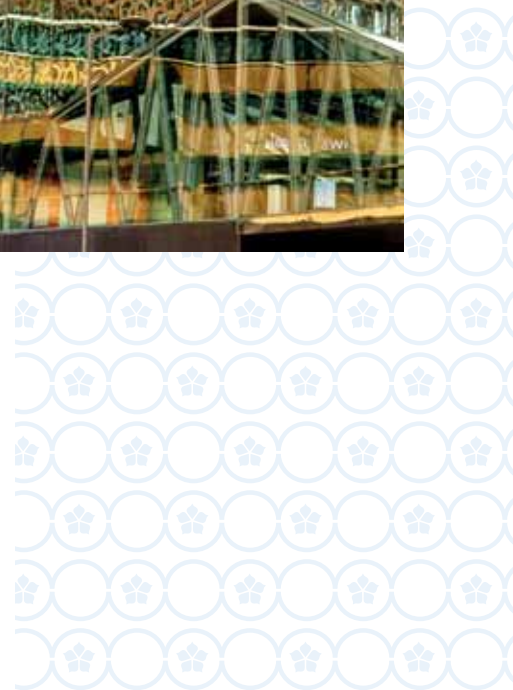
One of the main factors that makes Waterside so unique is its enviable location nestled between the river, canal and city centre. Opening up a new part of Leicester for all to enjoy, you can step out of your door and into the shopping centre with ease. From hitting the high street shops or popping out for lunch at a café to a meal out followed by drinks and a show, you'll be spoilt for choice.



John Lewis at Highcross Shopping Centre ▲

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River Soar ▲



Waterside is well positioned when it comes to local schools. These include Inglehurst Junior School, Slater Primary School and Moat Community College, all rated Good by Ofsted.

As well as the essentials of schools and amenities, there is also an excellent choice of recreational and leisure facilities. The development itself has been created with a neighbourhood park and footpath/cycle network. Then, there is the River Soar on your doorstep which runs for 28 miles through Leicestershire. Perfect if you're an avid wildlife spotter, walker, cyclist, canoeist or even a budding narrow boat captain! Just across the river is The Rally which has walks, a pond, BMX track and playground, while to the south is Castle Park and peaceful Castle Gardens.

Sports fans can choose from a range of city centre gyms as well as local sports centre and clubs. Or if you prefer to spectate, Leicester City Football Club & Leicester Tigers are just down the road.

You don't need to travel far for a fun-filled day out. The National Space Centre is a few short miles away or if you prefer something more exciting, head for Twinlakes Park which is a theme park and animal farm in one!

Life in

LEICESTER



National Space Centre ▲



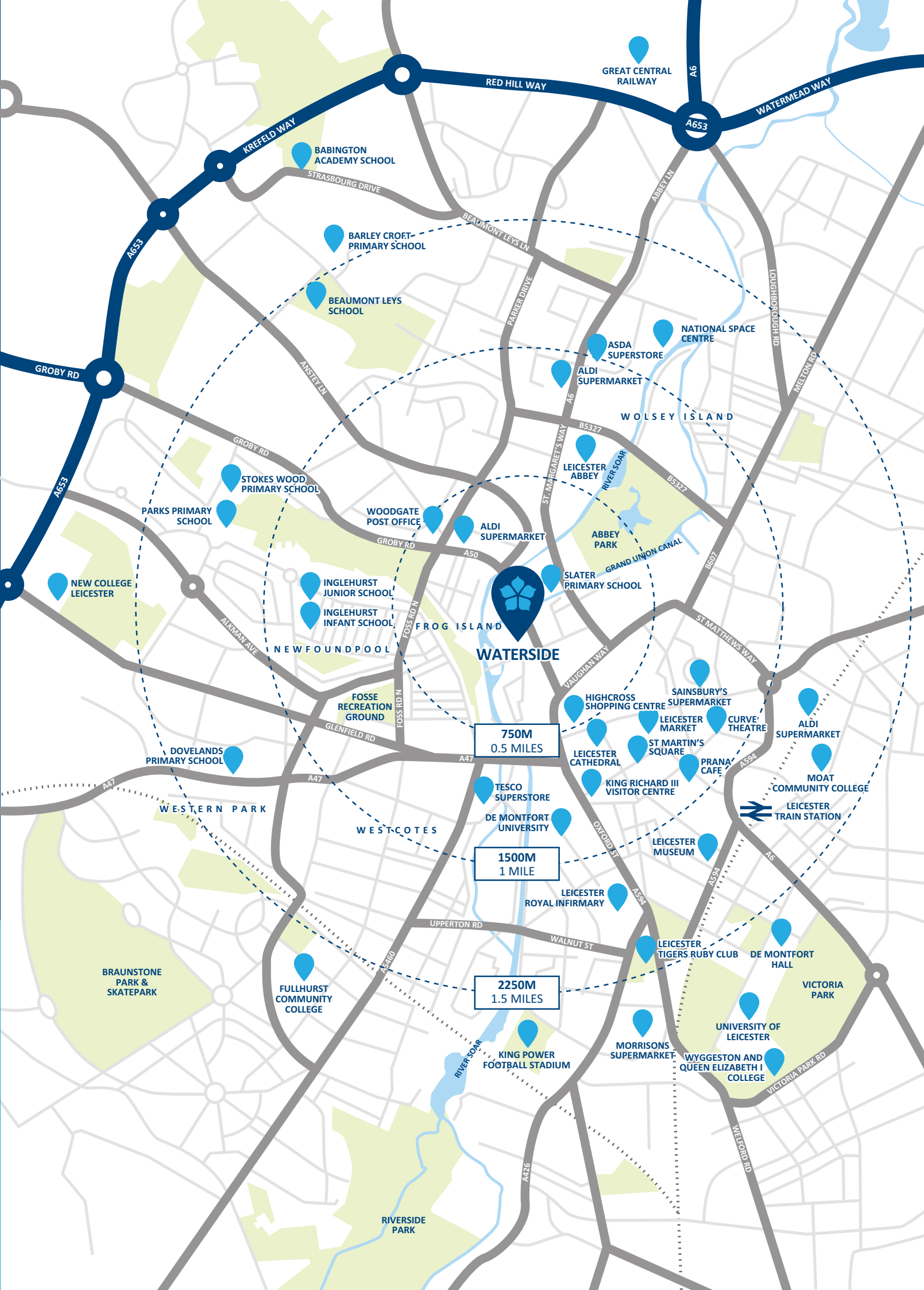
Leicester Cathedral ▲

YOU'LL LOVE

- Walking into Leicester city centre
- Over 50 restaurants within a 15-minute walk
- Strolling through the new park
- Highcross Shopping Centre nearby
- The Golden Mile less than a mile away

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WATERSIDE

**750M
0.5 MILES**

**1500M
1 MILE**

**2250M
1.5 MILES**

GREAT CENTRAL RAILWAY

RED HILL WAY

WATERMEAD WAY

KREFELD WAY

BABINGTON ACADEMY SCHOOL

BARLEY CROFT PRIMARY SCHOOL

BEAUMONT LEYS SCHOOL

NATIONAL SPACE CENTRE

ASDA SUPERSTORE

ALDI SUPERMARKET

WOODGATE POST OFFICE

ALDI SUPERMARKET

LEICESTER ABBEY

SLATER PRIMARY SCHOOL

PARKS PRIMARY SCHOOL

STOKES WOOD PRIMARY SCHOOL

INGLEHURST JUNIOR SCHOOL

INGLEHURST INFANT SCHOOL

NEW COLLEGE LEICESTER

FROG ISLAND

WATERSIDE

NEWFOUNDPOOL

WOLSEY ISLAND

LEICESTER ABBEY

SLATER PRIMARY SCHOOL

HIGHCROSS SHOPPING CENTRE

SAINSBURY'S SUPERMARKET

LEICESTER MARKET

ST MARTIN'S SQUARE

PRANA CAFE

ALDI SUPERMARKET

MOAT COMMUNITY COLLEGE

LEICESTER TRAIN STATION

DOVELANDS PRIMARY SCHOOL

WESTERN PARK

WESTCOTES

TESCO SUPERSTORE

DE MONTFORT UNIVERSITY

LEICESTER CATHEDRAL

KING RICHARD III VISITOR CENTRE

LEICESTER MUSEUM

LEICESTER ROYAL INFIRMARY

LEICESTER TIGERS RUBY CLUB

LEICESTER TIGERS RUBY CLUB

LEICESTER MUSEUM

LEICESTER ROYAL INFIRMARY

LEICESTER TIGERS RUBY CLUB

DE MONTFORT HALL

VICTORIA PARK

BRAUNSTONE PARK & SKATEPARK

FULLHURST COMMUNITY COLLEGE

MORRISONS SUPERMARKET

WYGGESTON AND QUEEN ELIZABETH I COLLEGE

KING POWER FOOTBALL STADIUM

MORRISONS SUPERMARKET

WYGGESTON AND QUEEN ELIZABETH I COLLEGE

UNIVERSITY OF LEICESTER

UNIVERSITY OF LEICESTER

RIVERSIDE PARK

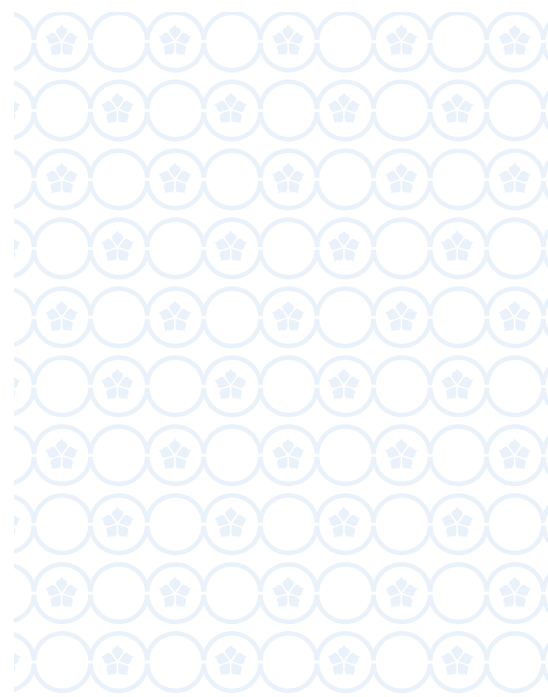
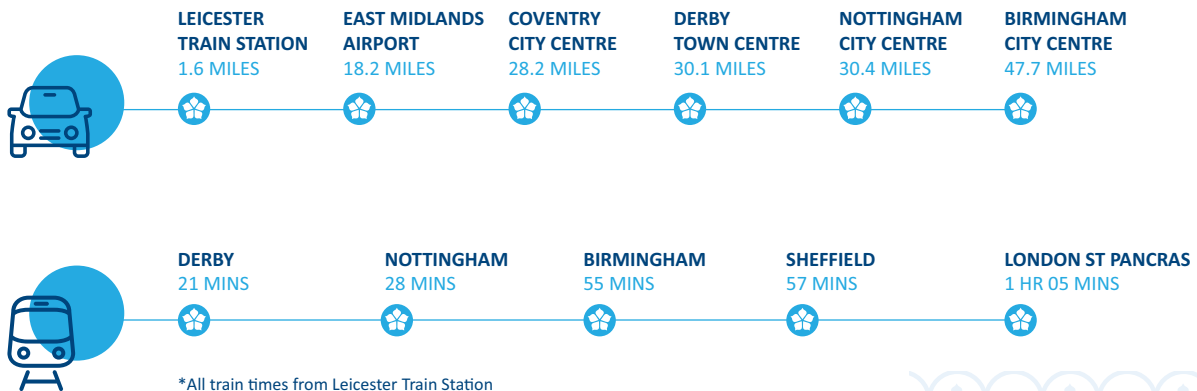
Handy for commuting

NEAR & FAR

As you can imagine, living in the centre of Leicester means that getting around couldn't be more straightforward. If you want to get into the city centre for work or pleasure, you simply walk – it's minutes away. Getting about by bus is also a breeze with a number of local bus stops in the area as well as St Margaret's bus station just down the road.

Travelling by car is just as convenient as the A50 is at the end of the road. From which you then have easy access to the A563 ring road around Leicester and the M1 which connects London to Leeds. If you prefer using the train, then head for the city's main station from which you can get around the country with ease.

If you want to head abroad, then East Midlands Airport is less than half an hour's drive away, while Birmingham Airport is a 45-minute drive. From either of these, the world's your oyster.



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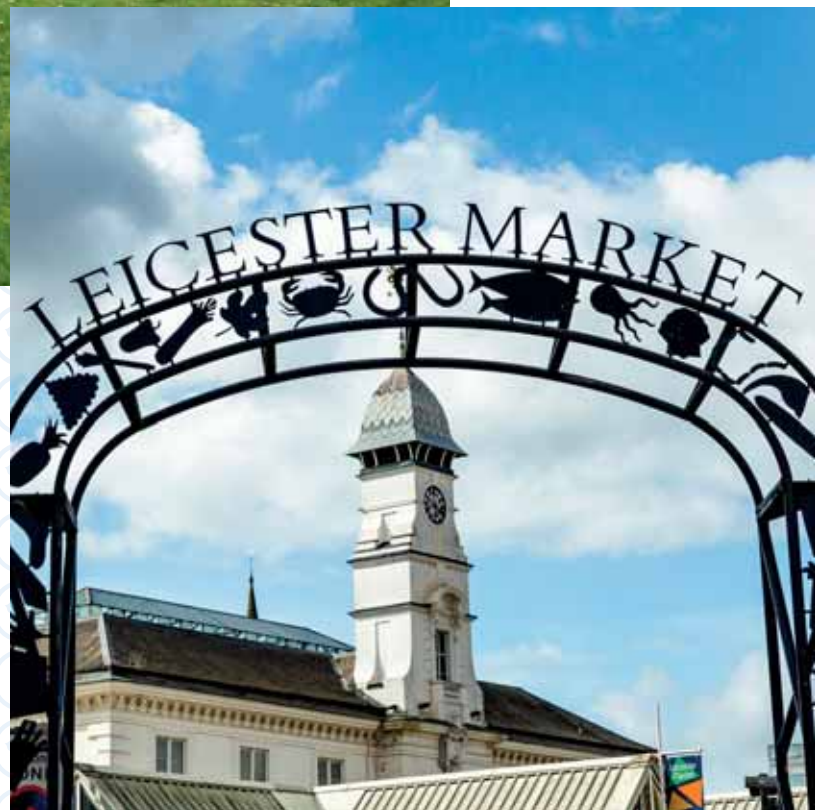
Abbey Park ▼



Leicester Market ▼




Leicester Train Station ▲














SITE PLAN

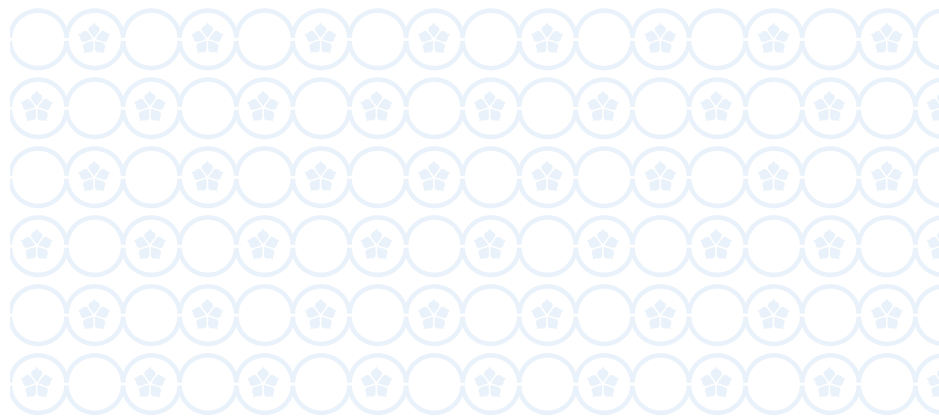
HOUSETYPES

-  THE ABBEY
2 bedroom home
-  THE ANSTEY
2 bedroom home
-  THE ASHBY
3 bedroom home
-  THE BARKBY
3 bedroom home
-  THE BIRSTALL
3 bedroom home
-  THE BLABY
3 bedroom home
-  THE BOSWORTH
3 bedroom home
-  THE BRADGATE
3 bedroom home
-  THE CADEBY
3 bedroom home
-  THE DESFORD
3 bedroom home
-  THE ENDERBY
3 bedroom home

-  THE MELTON
3 bedroom home
-  THE MOWBRAY
3 bedroom home
-  THE OADBY
3 bedroom home
-  THE QUORN
3 bedroom home
-  THE REARSBY
3 bedroom home
-  THE ROTHLEY
4 bedroom home
-  THE SEAGRAVE
4 bedroom home
-  THE SILEBY
4 bedroom home
-  THE SYSTON
4 bedroom home
-  THE WIGSTON
4 bedroom home
-  THE WORTHINGTON
4 bedroom home

APARTMENTS

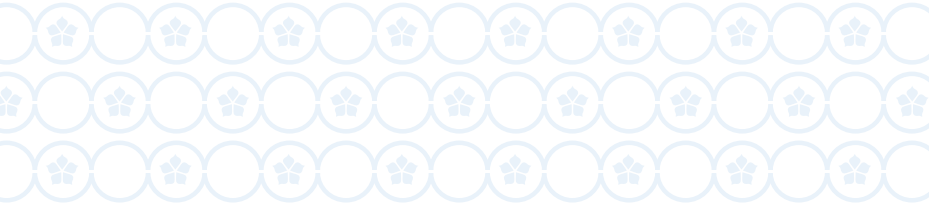
-  BLOCK 1A
2 bedroom home
-  BLOCK 1B
1 & 2 bedroom home
-  BLOCK 2
2 bedroom home
-  BLOCK 3
2 bedroom home
-  BLOCK 4
1 & 2 bedroom home
-  BLOCK 5
2 bedroom home
-  BLOCK 6
2 bedroom home
-  BLOCK 7
1 & 2 bedroom home
-  BLOCK 8
1 & 2 bedroom home
-  BLOCK 9
2 bedroom home
-  BLOCK 10
1 & 2 bedroom home





The tranquility of the riverside with the convenience of the city centre just moments away.







We never forget it's

YOUR HOME



Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

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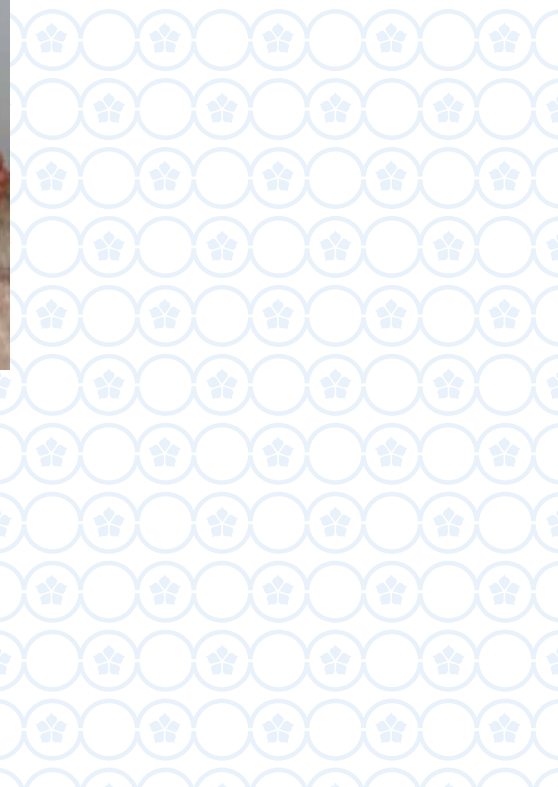
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When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



Make it
YOUR OWN



With Keepmoat Homes Options, you can make your home fit how you want to live. Choose your perfect kitchen and the bathroom you've always dreamt of. You can even pick practical things, like extra electrical points and lighting. Be inspired to make your home yours.

Taking inspiration from the rich history of the area, every aspect of Waterside, from the canal side pathways to the green open spaces, has been designed to fulfill the exciting futures of people like you - people ready to make their mark.



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Once you've reserved your home, we'll invite you back for your Options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home with your sales executive.





WATERSIDE, NORTHGATE STREET, LEICESTER, LE3 5BY





Your Buying GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government backed Help to Buy scheme can make buying your dream home more affordable.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts*.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

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*Reservation fee is regionally or development specific and may be higher in some areas.

Please speak to your sales adviser to confirm your reservation fee. If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you can tell us the most convenient date for this to take place during the two week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.

30,000

Homes and counting



There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.



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Make it

YOUR OWN



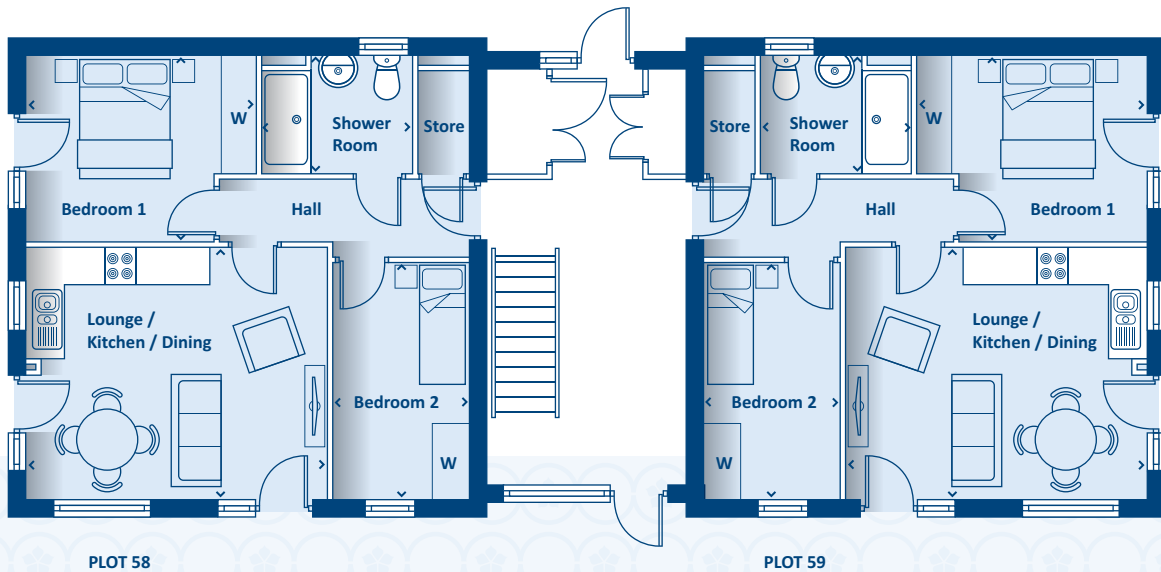
	1 bedroom apartment	2 bedroom apartment	2 bedroom home	3 bedroom home	4 bedroom
GENERAL					
White sockets and switches	✓	✓	✓	✓	✓
Polished chrome ironmongery to internal doors	✓	✓	✓	✓	✓
Landscaped front and rear garden (as per working drawings)			✓	✓	✓
UPVC double glazed windows	✓	✓	✓	✓	✓
UPVC double glazed French doors*	✓	✓	✓	✓	✓
Programmable gas central heating system with thermostatic radiator valves	✓	✓	✓	✓	✓
Door numeral	✓	✓	✓	✓	✓
External tap**			✓	✓	✓
KITCHEN / UTILITY					
Choice of kitchen units with soft close hinges*	✓	✓	✓	✓	✓
Choice of work top with upstand*	✓	✓	✓	✓	✓
Stainless steel electric fan assist oven with integrated extractor hood	✓	✓	✓	✓	✓
Gas hob and splash back			✓	✓	✓
Electric ceramic hob and splash back	✓	✓			
1&1/2 bowl Stainless steel sink with upgraded mixer tap (Kitchen only)**	✓	✓	✓	✓	✓
Single bowl Stainless steel sink with mixer tap to Utility**				✓	✓
Integrated dishwasher and fridge/freezer included**	✓	✓			
Combined washer/dryer. Where applicable to utility cupboard	✓	✓			
Boiler housing	✓	✓	✓	✓	✓
BATHROOM / EN-SUITE					
Fitted white sanitaryware	✓	✓	✓	✓	✓
Thermostatic bar shower over bath (Includes full tiling & shower screen)**	✓	✓	✓	✓	✓
9.5kw Electric shower in the en-suite**			✓	✓	✓
Extractor fan to bathroom & en-suite	✓	✓	✓	✓	✓
Full height walk in shower with thermostatic shower to shower room**	✓	✓			
Half height tiling to wet areas	✓	✓	✓	✓	✓
Towel radiator**	✓	✓	✓	✓	✓
DECORATING					
Almond white emulsion painted walls and ceilings	✓	✓	✓	✓	✓
White gloss paint to interior wood work	✓	✓	✓	✓	✓
Moulded skirting and architrave	✓	✓	✓	✓	✓
ELECTRICAL					
TV aerial socket to lounge	✓	✓	✓	✓	✓
BT socket to lounge	✓	✓	✓	✓	✓
Under unit lighting to kitchen**	✓	✓	✓	✓	✓
External lighting**			✓	✓	✓
Chrome downlighters to kitchen and wet areas**	✓	✓	✓	✓	✓
SAFETY & SECURITY					
Security locks to windows except fire egress	✓	✓	✓	✓	✓
Mains fed smoke detectors to hall and landing	✓	✓	✓	✓	✓

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *plot specific and **housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



Artists impression, features may vary

SOAR LODGE Ground Floor



PLOT 58

PLOT 59

PLOT 58

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

PLOT 59

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

> Longest measurement taken

PLEASE NOTE:

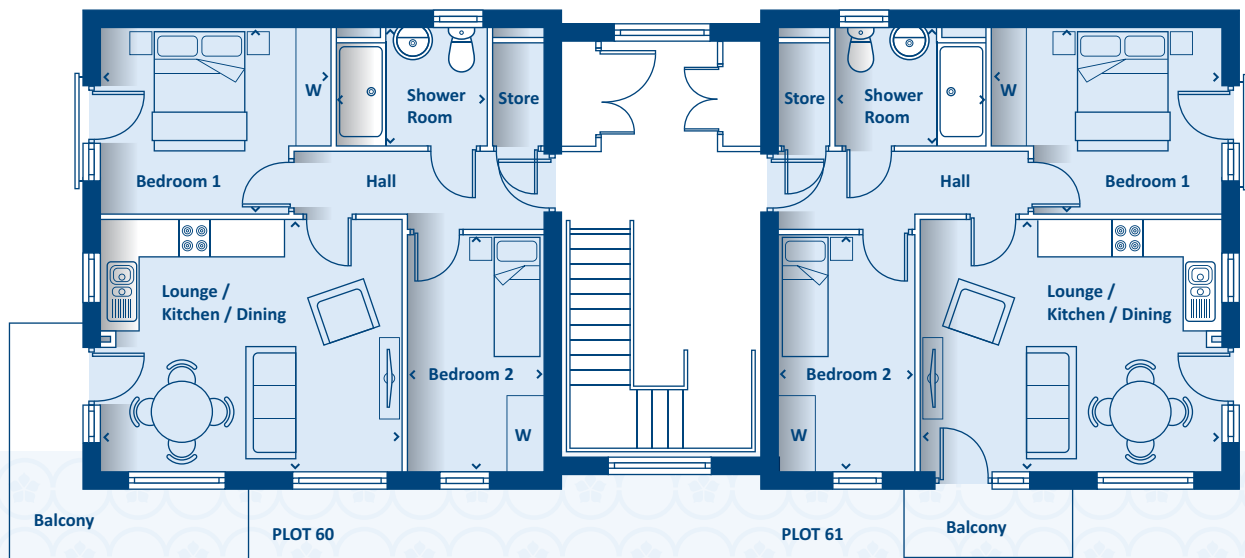
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Artists impression, features may vary

SOAR LODGE First Floor



PLOT 60

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

PLOT 60

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

› Longest measurement taken

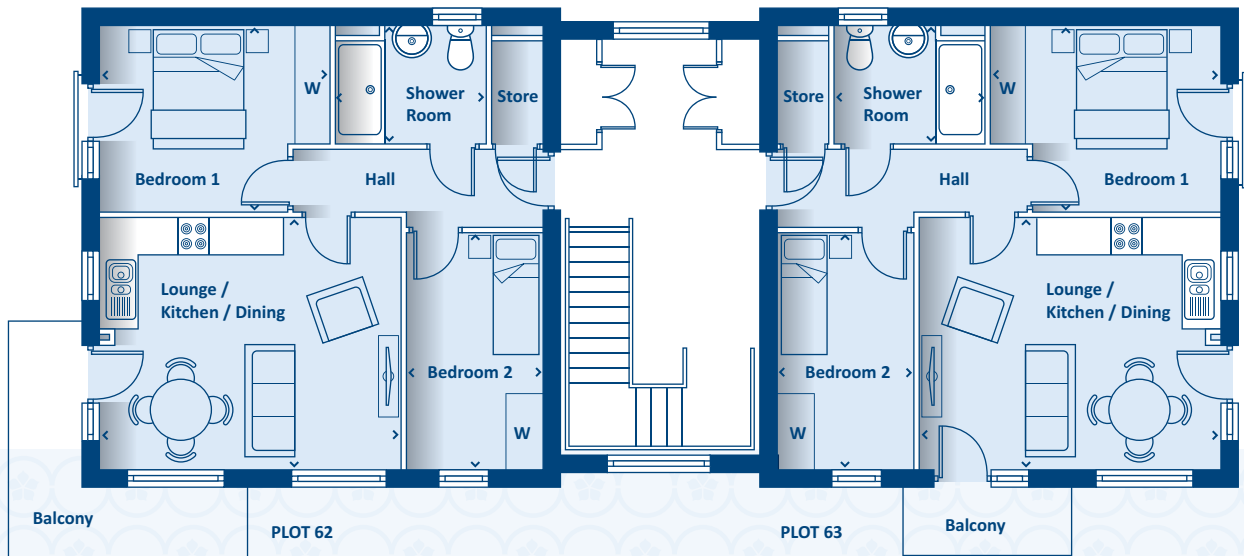
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**CONSUMER
CODE
FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

SOAR LODGE Second Floor



PLOT 62

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

PLOT 63

Kitchen/Lounge/Dining	4938 x 4103	16'3" x 13'6"
Bedroom 1	3069 x 3797	10'1" x 12'6"
Bedroom 2	3866 x 2268	12'8" x 7'5"
Shower	1907 x 2469	6'3" x 8'1"

› Longest measurement taken

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Artists impression, features may vary

GRAND UNION HOUSE Ground Floor



PLOT 45

Kitchen	2400 x 2200	7'11" x 7'3"
Lounge / Dining	5030 x 2781	16'6" x 9'2"
Bedroom 1	3836 x 2750	12'7" x 9'0"
Shower Room	2182 x 1953	7'2" x 6'5"

PLOT 46

Kitchen/Lounge/Dining	4951 x 4103	16'3" x 13'6"
Bedroom 1	3788 x 3076	12'5" x 10'1"
Bedroom 2	3866 x 2278	12'8" x 7'6"
Shower Room	2469 x 1907	8'1" x 6'3"

PLOT 47

Kitchen/Lounge/Dining	5860 x 3190	19'3" x 10'6"
Bedroom 1	4119 x 2770	13'6" x 9'1"
Shower Room	2295 x 1862	7'6" x 6'1"

› Longest measurement taken

PLEASE NOTE:

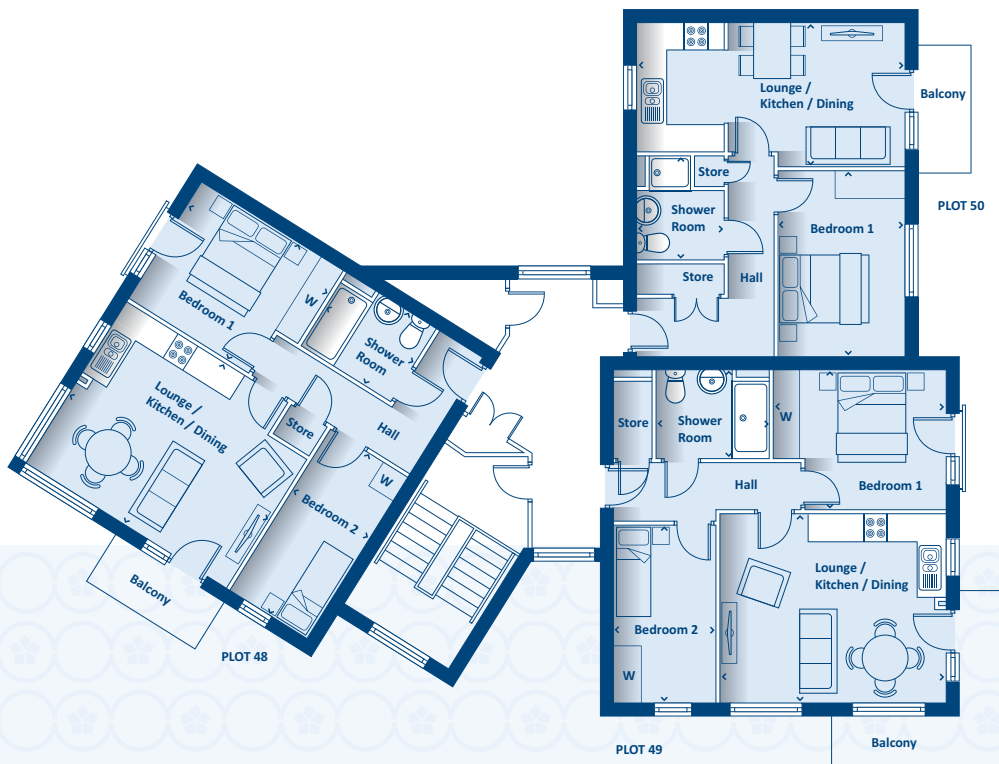
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Artists impression, features may vary

GRAND UNION HOUSE First Floor



PLOT 48

Kitchen/Lounge/Dining	5218 x 4176	17'2" x 13'9"
Bedroom 1	3700 x 3043	12'2" x 10'0"
Bedroom 2	4176 x 2000	13'9" x 6'7"
Shower Room	2336 x 1893	7'8" x 6'3"

PLOT 49

Kitchen/Lounge/Dining	4951 x 4103	16'3" x 13'6"
Bedroom 1	3788 x 3076	12'5" x 10'1"
Bedroom 2	3866 x 2278	12'8" x 7'6"
Shower Room	2469 x 1907	8'1" x 6'3"

PLOT 50

Kitchen/Lounge/Dining	5860 x 3190	19'3" x 10'6"
Bedroom 1	4119 x 2770	13'6" x 9'1"
Shower Room	2295 x 1862	7'6" x 6'1"

› Longest measurement taken

PLEASE NOTE:

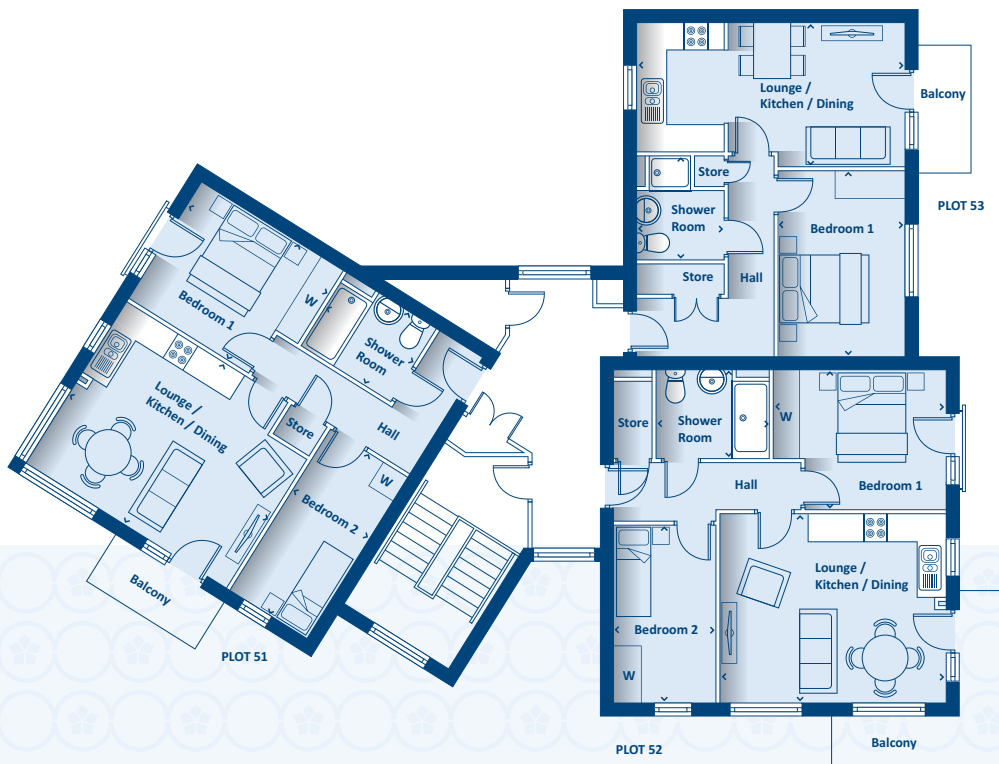
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Artists impression, features may vary

GRAND UNION HOUSE Second Floor



PLOT 51

Kitchen/Lounge/Dining	5218 x 4176	17'2" x 13'9"
Bedroom 1	3700 x 3043	12'2" x 10'0"
Bedroom 2	4176 x 2000	13'9" x 6'7"
Shower Room	2336 x 1893	7'8" x 6'3"

PLOT 52

Kitchen/Lounge/Dining	4951 x 4103	16'3" x 13'6"
Bedroom 1	3788 x 3076	12'5" x 10'1"
Bedroom 2	3866 x 2278	12'8" x 7'6"
Shower Room	2469 x 1907	8'1" x 6'3"

PLOT 53

Kitchen/Lounge/Dining	5860 x 3190	19'3" x 10'6"
Bedroom 1	4119 x 2770	13'6" x 9'1"
Shower Room	2295 x 1862	7'6" x 6'1"

› Longest measurement taken

PLEASE NOTE:

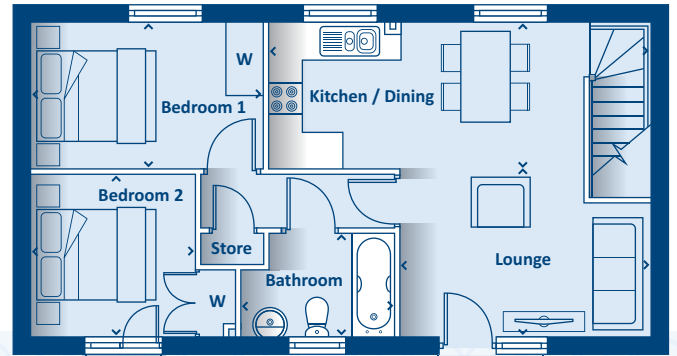
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Artists impression, features may vary

THE ABBEY 2 bedroom home



FIRST FLOOR

Kitchen / Dining	5258 x 2395	17'3" x 17'10"
Lounge	2789 x 4136	9'2" x 13'7"
Bedroom 1	3807 x 2395	12'6" x 17'10"
Bedroom 2	2696 x 2700	8'10" x 8'10"
Bathroom	2085 x 1700	6'10" x 5'7"

> Longest measurement taken

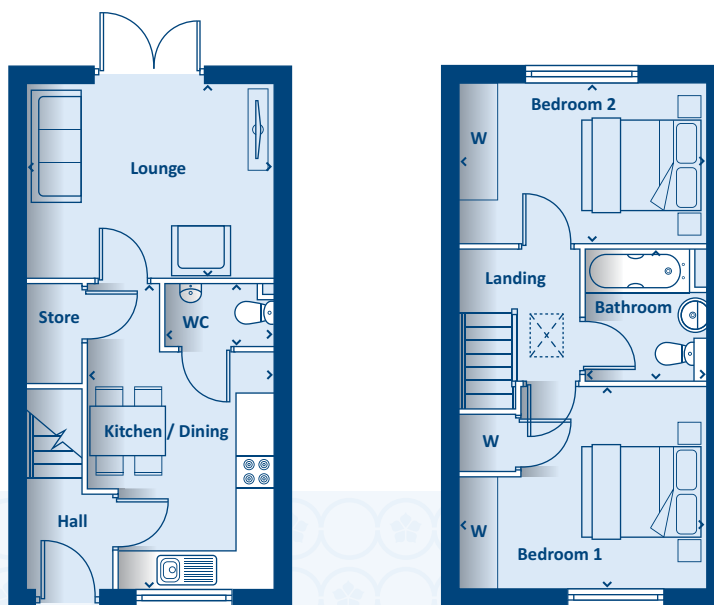
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Artists impression, features may vary

THE ANSTEY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3902 x 3055	12'10" x 10'0"
Lounge	4048 x 3200	13'4" x 10'6"
WC	1772 x 1025	5'10" x 3'4"

FIRST FLOOR

Bedroom 1	4048 x 3302	13'4" x 10'10"
Bedroom 2	4048 x 2650	13'4" x 8'8"
Bathroom	1952 x 2160	6'5" x 7'1"

› Longest measurement taken

PLEASE NOTE:

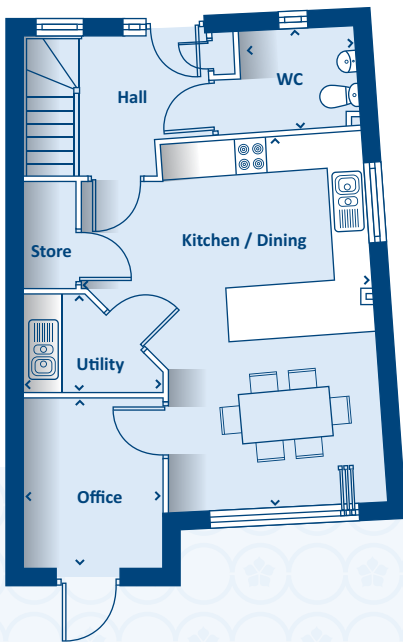
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Artists impression, features may vary

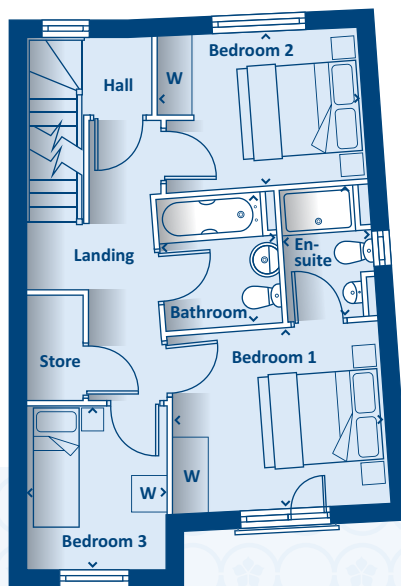
THE BARKBY 3 bedroom home



GROUND FLOOR

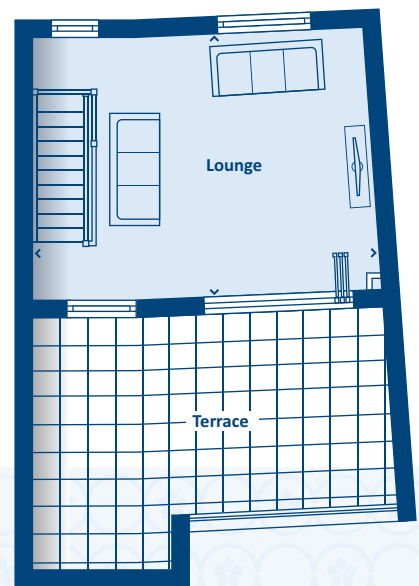
Kitchen / Dining	4822 x 6174	15'10" x 20'3"
Utility	2270 x 1637	7'5" x 5'4"
Office	2807 x 2270	9'3" x 7'5"
WC	2251 x 1624	7'5" x 5'4"

> Longest measurement taken



FIRST FLOOR

Bedroom 1	3642 x 3013	11'11" x 9'11"
En-suite	2151 x 1446	7'1" x 4'9"
Bedroom 2	3332 x 2500	10'11" x 8'3"
Bedroom 3	2708 x 2260	8'11" x 7'5"
Bathroom	2150 x 1911	7'11" x 6'3"



SECOND FLOOR

Lounge	4285 x 5729	14'1" x 18'10"
Terrace	5818 x 3288	19'1" x 10'10"

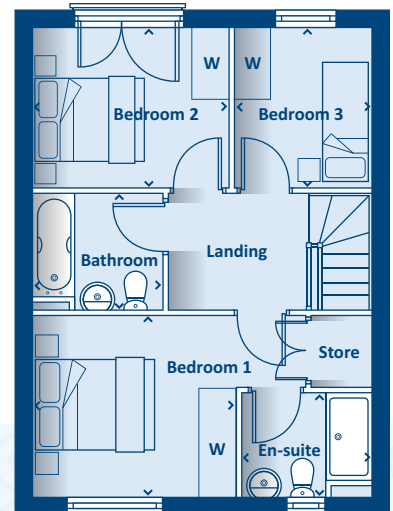
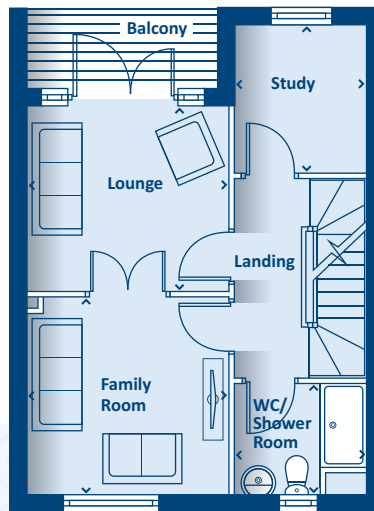
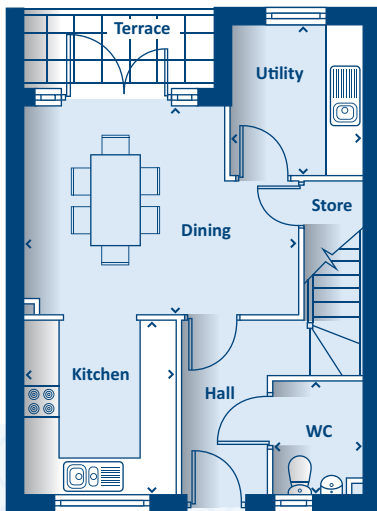
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Artists impression, features may vary

THE BIRSTALL 3 bedroom home



GROUND FLOOR

Kitchen	2892 x 2532	9'6" x 8'4"
Dining	4588 x 3437	15'1" x 11'3"
Utility	2450 x 2197	8'1" x 7'1"
WC	1839 x 1450	6'0" x 4'9"

> Longest measurement taken

FIRST FLOOR

Lounge	3373 x 3055	11'1" x 10'0"
Family Room	3373 x 3273	11'1" x 10'9"
Study	2450 x 2147	8'1" x 7'1"
Shower Room	2129 x 1839	7'0" x 6'0"

SECOND FLOOR

Bedroom 1	4530 x 3010	14'10" x 9'11"
En-suite	2129 x 1689	7'0" x 5'7"
Bedroom 2	3246 x 2650	10'8" x 8'8"
Bedroom 3	2650 x 2274	8'8" x 7'6"
Bathroom	2142 x 1889	7'0" x 6'2"

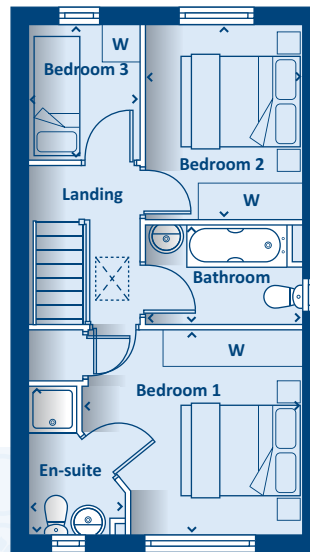
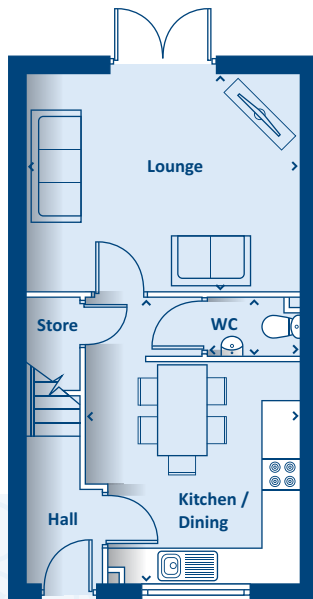
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Artists impression, features may vary

THE BLABY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3535	12'2" x 11'7"
Lounge	4498 x 3601	14'9" x 11'10"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bedroom 1	3645 x 3390	12'0" x 11'2"
En-suite	2452 x 1562	8'1" x 5'2"
Bedroom 2	3210 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1839	7'4" x 6'0"
Bathroom	2587 x 1661	8'6" x 5'5"

› Longest measurement taken

PLEASE NOTE:

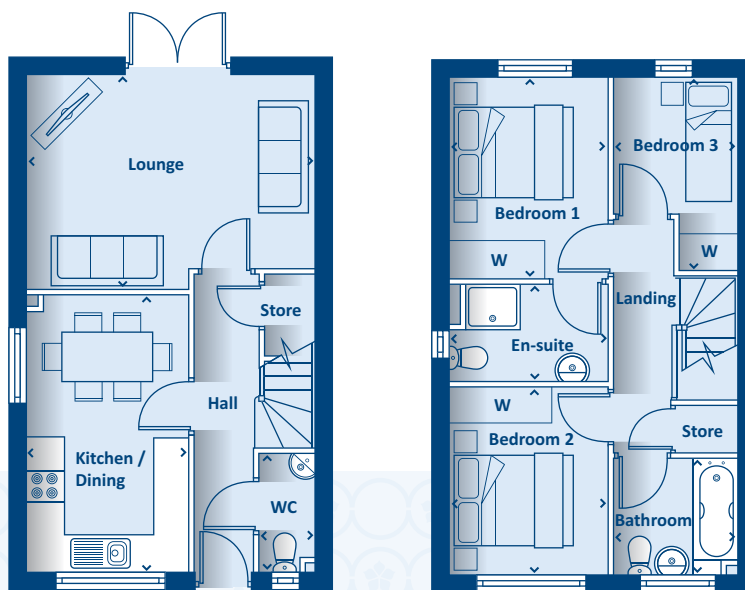
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Artists impression, features may vary

THE BOSWORTH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2670 x 4608	8'9" x 15'1"
Lounge	4723 x 3521	15'6" x 11'7"
WC	1940 x 902	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3294 x 2604	10'10" x 18'7"
En-suite	2604 x 1643	8'7" x 5'5"
Bedroom 2	3100 x 2604	10'2" x 8'7"
Bedroom 3	3176 x 2026	10'5" x 6'8"
Bathroom	2026 x 1940	6'8" x 6'4"

› Longest measurement taken

PLEASE NOTE:

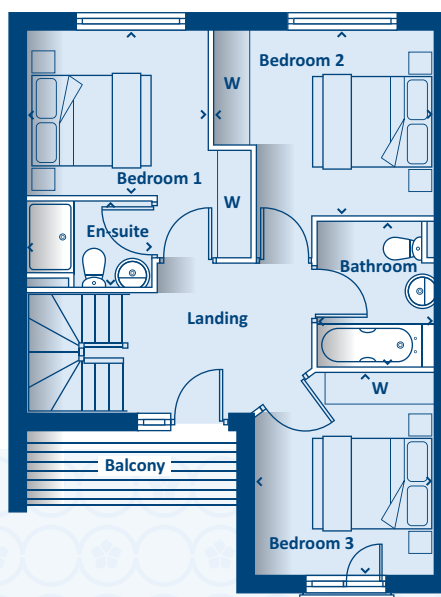
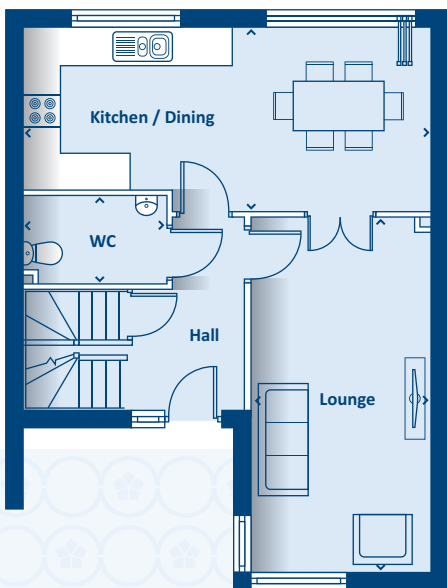
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Artists impression, features may vary

THE BRADGATE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	6738 x 3050	22'1" x 10'0"
Lounge	5855 x 2935	19'3" x 9'8"
WC	2330 x 1450	7'8" x 4'9"

FIRST FLOOR

Bedroom 1	3781 x 3686	12'5" x 12'1"
En-suite	2034 x 1404	6'8" x 4'7"
Bedroom 2	3659 x 3049	12'0" x 10'0"
Bedroom 3	3328 x 1943	10'11" x 6'5"
Bathroom	2398 x 1925	7'10" x 6'4"

› Longest measurement taken

PLEASE NOTE:

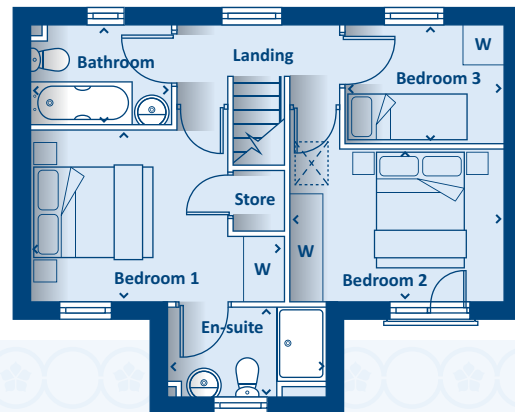
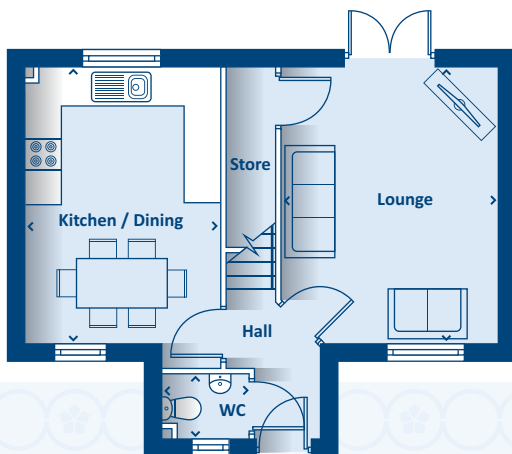
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Artists impression, features may vary

THE CADEBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4509 x 3202	14'10" x 10'6"
Lounge	4509 x 3528	14'10" x 11'7"
WC	1453 x 1054	4'9" x 3'6"

FIRST FLOOR

Bedroom 1	4150 x 2831	13'8" x 9'4"
En-suite	2597 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 2500	11'7" x 8'3"
Bedroom 3	2568 x 1916	8'5" x 6'3"
Bathroom	2292 x 1585	7'6" x 5'2"

› Longest measurement taken

PLEASE NOTE:

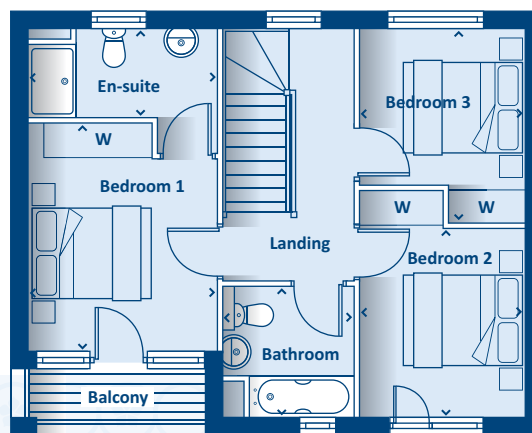
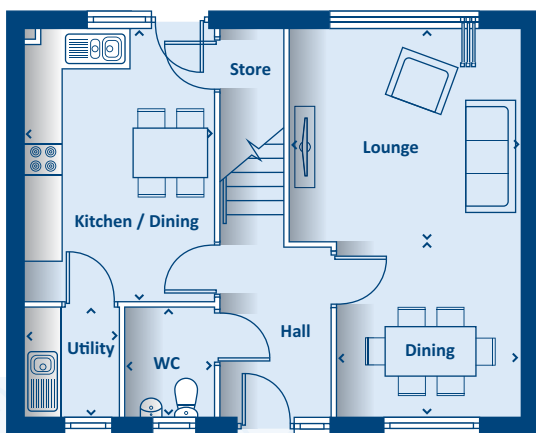
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Artists impression, features may vary

THE DESFORD 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3113 x 4497	10'3" x 14'9"
Lounge	3809 x 3528	12'6" x 11'7"
Dining	3057 x 2894	10'0" x 9'6"
Utility	1818 x 1552	6'0" x 5'11"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3789 x 3152	12'5" x 10'4"
En-suite	3134 x 1984	10'3" x 6'6"
Bedroom 2	3127 x 2751	10'3" x 9'0"
Bedroom 3	2751 x 2567	9'0" x 8'5"
Bathroom	2148 x 2097	7'1" x 6'11"

PLEASE NOTE:

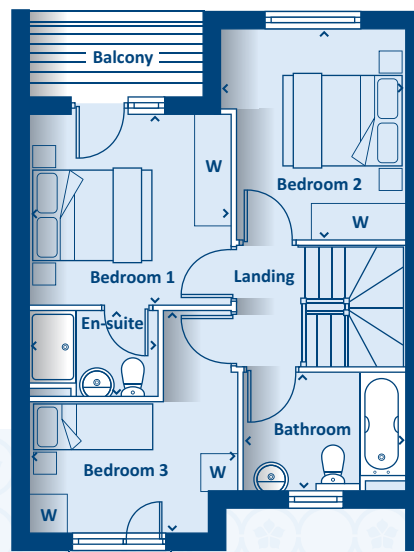
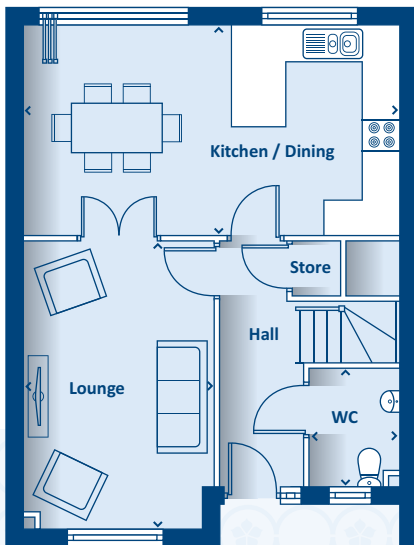
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Artists impression, features may vary

THE ENDERBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	6175 x 3493	20'3" x 11'6"
Lounge	4749 x 3144	15'7" x 10'4"
WC	1926 x 1449	6'4" x 4'9"

FIRST FLOOR

Bedroom 1	3332 x 3113	10'11" x 10'3"
En-suite	2082 x 1397	6'10" x 4'7"
Bedroom 2	3493 x 2935	11'6" x 9'8"
Bedroom 3	3667 x 3449	12'0" x 11'4"
Bathroom	2615 x 1925	8'7" x 6'4"

> Longest measurement taken

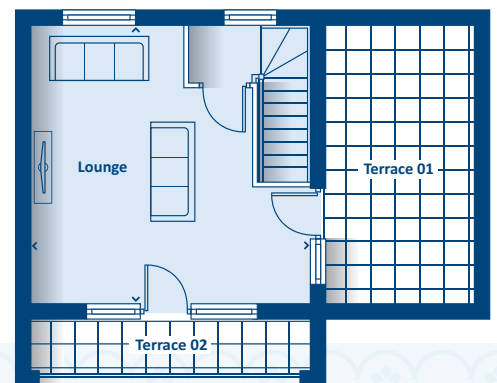
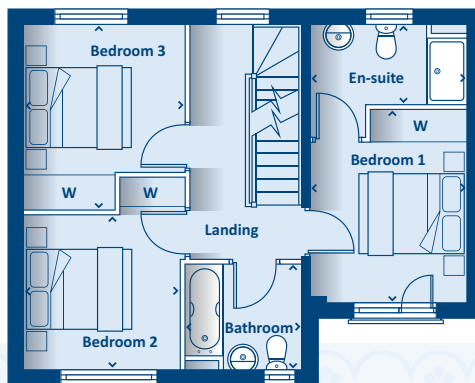
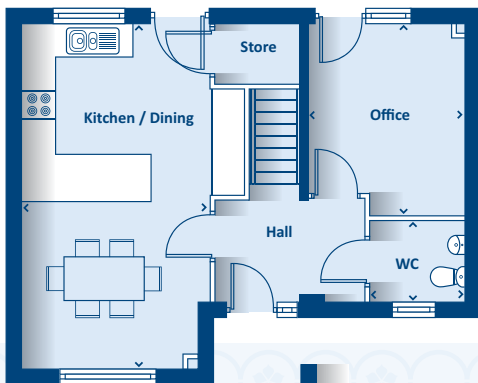
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Artists impression, features may vary

THE MELTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	7657 x 3330	25'1" x 13'8"
Office	3591 x 2937	11'9" x 9'8"
WC	1483 x 1777	4'10" x 5'10"

FIRST FLOOR

Bedroom 1	3625 x 2937	11'11" x 9'8"
En-suite	2937 x 2074	9'8" x 6'10"
Bedroom 2	2924 x 2880	9'7" x 9'5"
Bedroom 3	3450 x 3014	11'4" x 9'11"
Bathroom	2150 x 1941	7'1" x 6'4"

SECOND FLOOR

Lounge	5185 x 5185	17'0" x 17'0"
Terrace 01	5230 x 2822	17'2" x 9'3"
Terrace 02	5230 x 1024	17'2" x 3'4"

> Longest measurement taken

PLEASE NOTE:

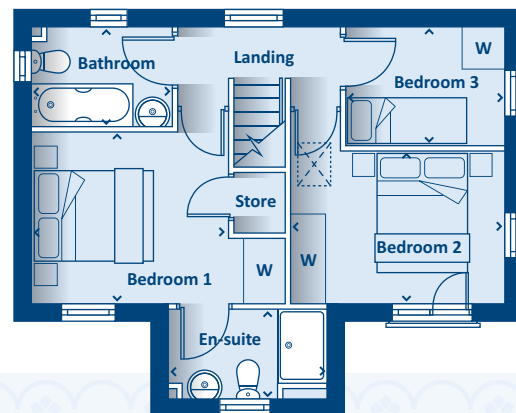
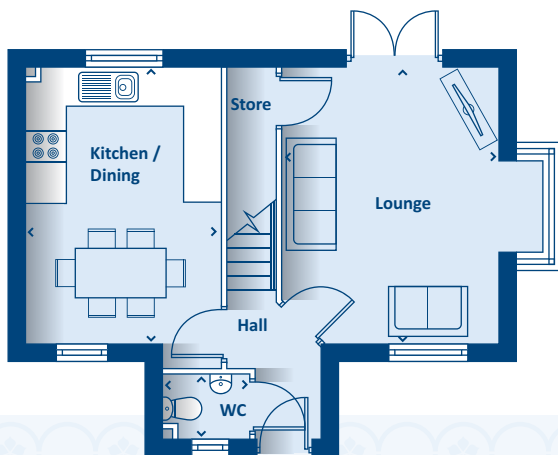
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Artists impression, features may vary

THE MOWBRAY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4509 x 3202	14'10" x 10'6"
Lounge	4509 x 3528	14'10" x 11'7"
WC	1453 x 1054	4'9" x 3'6"

FIRST FLOOR

Bedroom 1	4150 x 2831	13'8" x 9'4"
En-suite	2597 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 2500	11'7" x 8'3"
Bedroom 3	2568 x 1916	8'5" x 6'3"
Bathroom	2292 x 1585	7'6" x 5'2"

› Longest measurement taken

PLEASE NOTE:

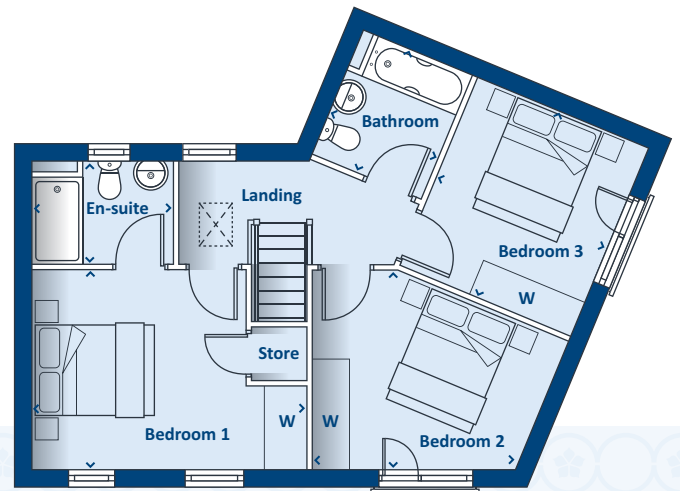
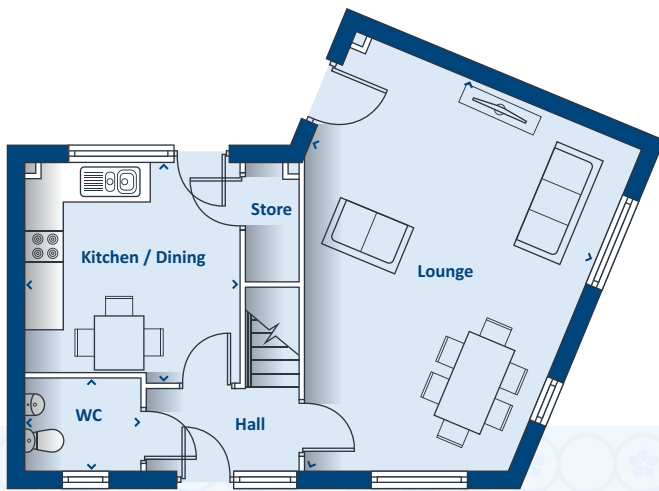
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Artists impression, features may vary

THE OADBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3527 x 3467	11'7" x 11'5"
Lounge	5730 x 5072	18'10" x 16'8"
WC	1865 x 1494	6'1" x 4'11"

FIRST FLOOR

Bedroom 1	4525 x 3278	14'10" x 10'9"
En-suite	2292 x 1682	7'6" x 5'6"
Bedroom 2	3364 x 2287	11'1" x 7'6"
Bedroom 3	3350 x 3054	11'0" x 10'0"
Bathroom	2185 x 1907	7'2" x 6'3"

> Longest measurement taken

PLEASE NOTE:

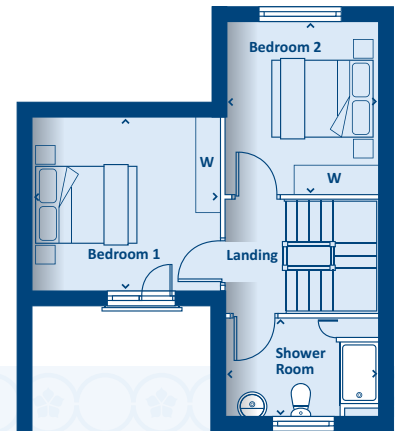
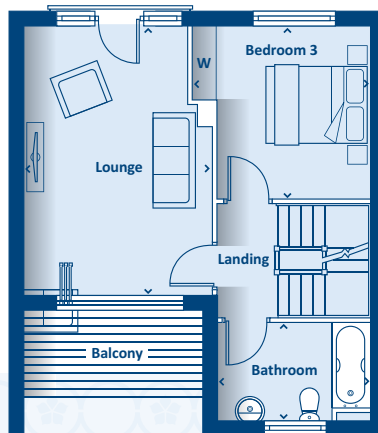
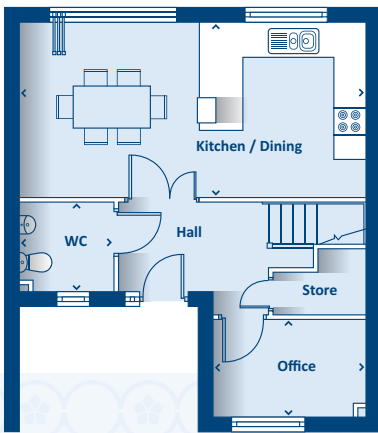
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Artists impression, features may vary

THE QUORN 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3353 x 6290	11'0" x 20'8"
Office	2823 x 1907	9'3" x 6'3"
WC	1777 x 1706	5'10" x 5'7"

FIRST FLOOR

Lounge	5185 x 3710	17'0" x 12'2"
Bedroom 3	3368 x 2823	11'1" x 9'3"
Bathroom	2823 x 1890	9'3" x 6'2"

SECOND FLOOR

Bedroom 1	3709 x 3273	12'2" x 10'9"
Bedroom 2	3368 x 2823	11'1" x 9'3"
Shower Room	2823 x 1890	9'3" x 6'2"

> Longest measurement taken

PLEASE NOTE:

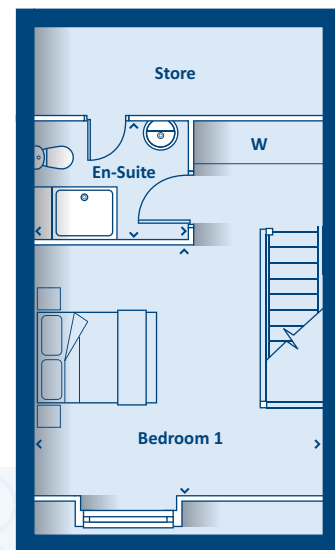
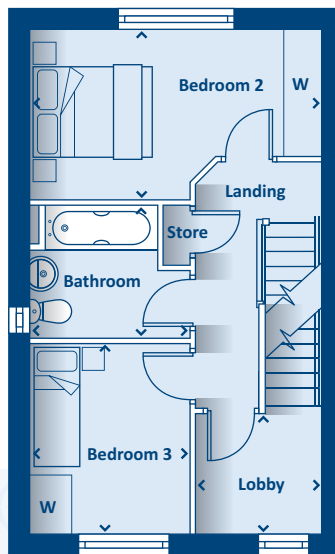
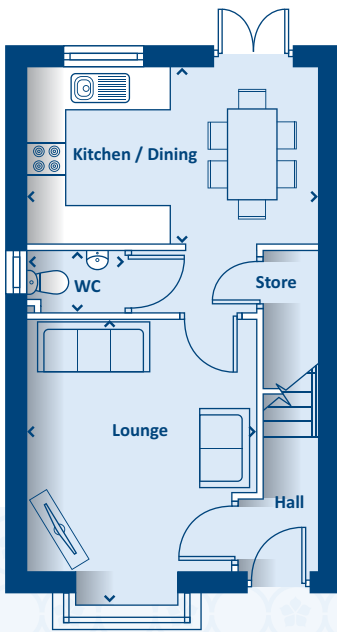
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Artists impression, features may vary

THE REARSBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4483 x 2735	14'9" x 9'0"
Lounge	4478 x 3551	14'8" x 11'8"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bedroom 2	4499 x 2669	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Bathroom	2465 x 2034	8'1" x 6'8"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4857 x 4524	15'1" x 14'10"
En-suite	2394 x 1660	7'10" x 5'5"

> Longest measurement taken

PLEASE NOTE:

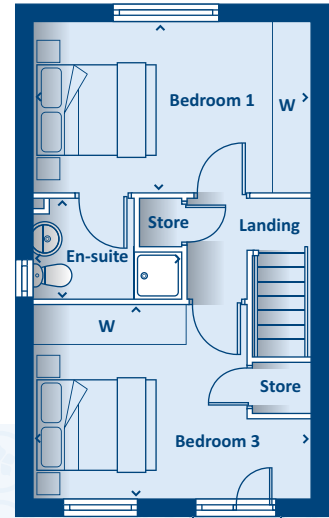
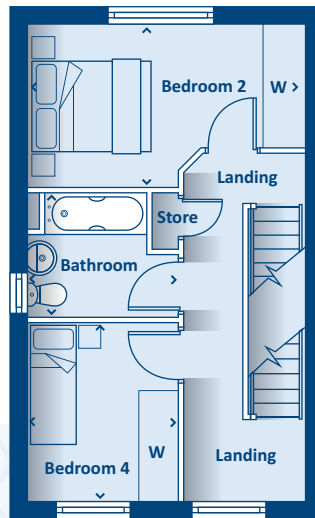
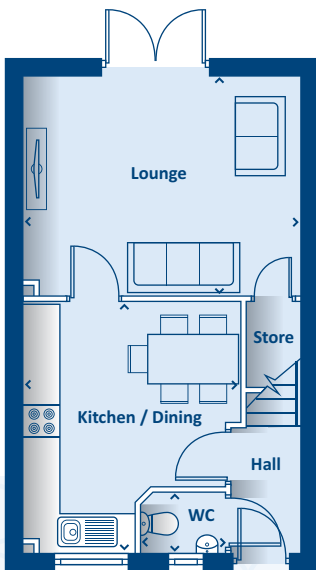
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Artists impression, features may vary

THE SILEBY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3536	13'6" x 11'7"
Lounge	4499 x 3579	14'9" x 11'9"
WC	1423 x 1010	4'8" x 3'4"

FIRST FLOOR

Bedroom 2	4499 x 2669	14'9" x 8'9"
Bedroom 4	2465 x 2885	8'1" x 9'6"
Bathroom	2465 x 2034	8'1" x 6'8"

SECOND FLOOR

Bedroom 1	4499 x 2793	14'9" x 9'2"
Bedroom 3	4499 x 3136	14'9" x 10'4"
En-suite	1655 x 1656	5'5" x 5'5"

> Longest measurement taken

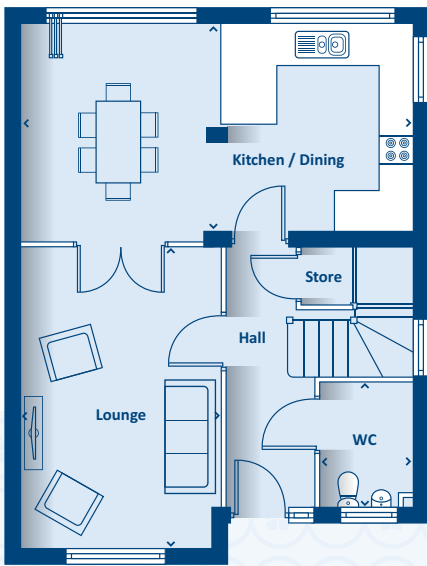
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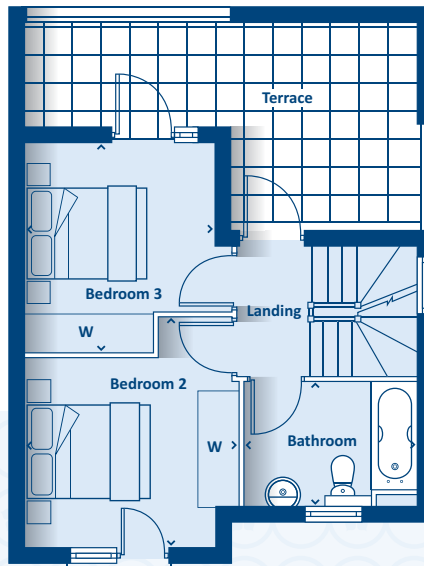
Artists impression, features may vary

THE SYSTEM 4 bedroom home



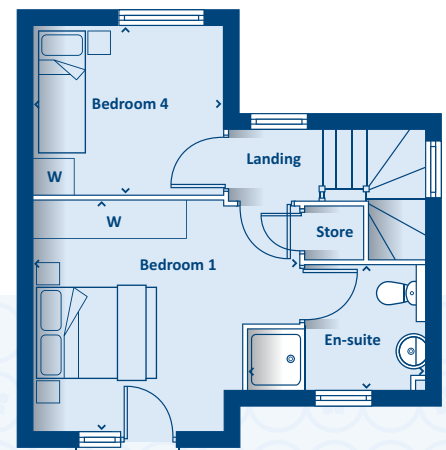
GROUND FLOOR

Kitchen / Dining	6198 x 3478	20'4" x 11'5"
Lounge	4749 x 3144	15'7" x 10'4"
WC	1925 x 1472	6'4" x 4'10"



FIRST FLOOR

Bedroom 2	3650 x 2935	12" x 9'8"
Bedroom 3	3330 x 3268	10'11" x 10'4"
Bathroom	2686 x 1925	8'10" x 6'4"
Terrace	6423 x 3281	20'6" x 10'9"



SECOND FLOOR

Bedroom 1	4213 x 3650	13'10" x 12'0"
Bedroom 4	2935 x 2680	9'8" x 8'10"
En-suite	2797 x 1925	9'2" x 6'4"

> Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

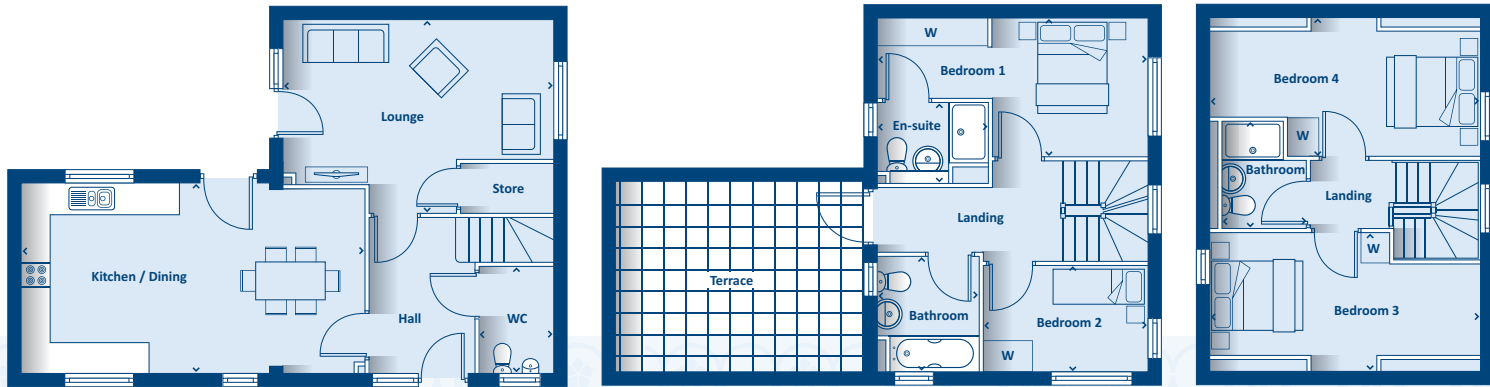
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Artists impression, features may vary

THE WORTHINGTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	6720 x 3722	22'1" x 12'3"
Lounge	5297 x 3284	17'5" x 10'4"
WC	2066 x 1450	6'9" x 4'9"

FIRST FLOOR

Bedroom 1	5298 x 2750	17'5" x 9'0"
En-suite	2122 x 1594	7'0" x 5'3"
Bedroom 2	3262 x 2083	10'9" x 6'10"
Bathroom	2283 x 1925	7'4" x 6'4"
Terrace	4870 x 3770	16'0" x 12'5"

SECOND FLOOR

Bedroom 3	5297 x 2430	17'5" x 8'0"
Bedroom 4	5298 x 2453	17'5" x 8'1"
Bathroom	2079 x 1681	6'10" x 5'6"

› Longest measurement taken

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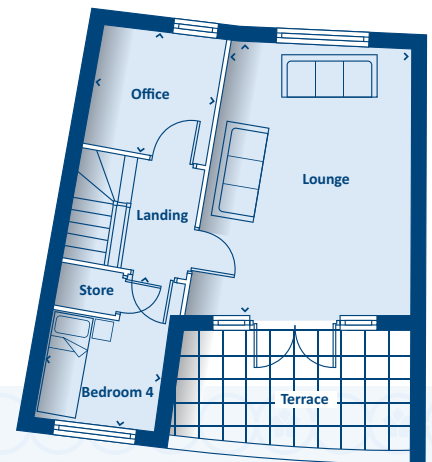
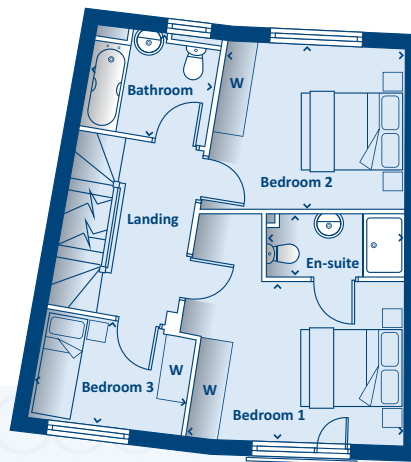
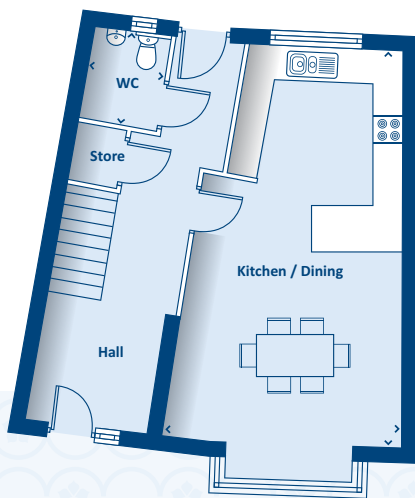


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Artists impression, features may vary

THE ROTHLEY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	7757 x 4714	25'6" x 15'6"
WC	1813 x 1485	15'11" x 4'10"

FIRST FLOOR

Bedroom 1	4296 x 4456	14'1" x 14'8"
En-suite	2673 x 1218	8'9" x 4'0"
Bedroom 2	3966 x 3314	13'0" x 10'11"
Bedroom 3	2935 x 2100	9'8" x 6'11"
Bathroom	2418 x 1992	7'11" x 6'6"

SECOND FLOOR

Lounge	5438 x 4318	17'10" x 14'2"
Bedroom 4	2988 x 2258	9'10" x 7'5"
Office	2469 x 2418	8'1" x 7'11"
Terrace	4417 x 2248	14'6" x 7'5"

> Longest measurement taken

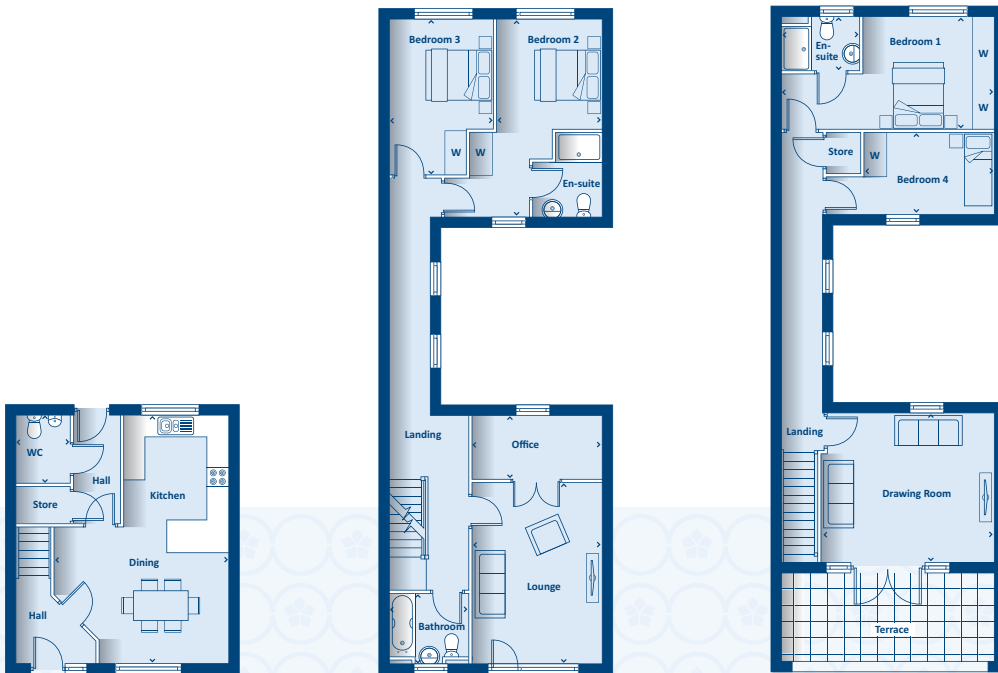
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Artists impression, features may vary

THE SEAGRAVE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	6883 x 4759	22'7" x 15'8"
WC	1909 x 1450	6'3" x 4'9"

› Longest measurement taken

FIRST FLOOR

Lounge	5005 x 3542	16'5" x 11'8"
Office	3542 x 1800	11'8" x 5'11"
Bedroom 2	3818 x 2852	12'6" x 9'4"
En-suite	1841 x 1455	6'1" x 4'9"
Bedroom 3	4251 x 2849	14'0" x 9'4"
Bathroom	2150 x 1740	7'1" x 5'9"

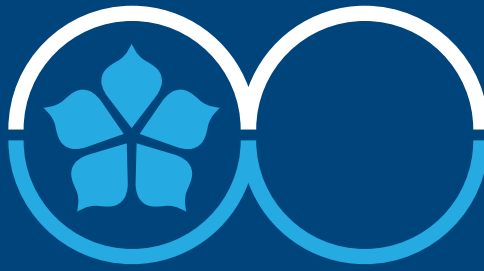
SECOND FLOOR

Drawing Room	4759 x 4116	15'7" x 13'6"
Bedroom 1	5793 x 3081	19'0" x 10'1"
En-suite	2092 x 1446	6'10" x 4'9"
Bedroom 4	4610 x 2210	15'2" x 7'3"
Terrace	5838 x 2477	19'2" x 8'2"

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