



Hugglescote Grange  
Grange Road  
Hugglescote  
LE67 2BT

---



**Hugglescote Grange**

Morris Homes Midlands Ltd, Morland House, Unit 15 Davy Court, Rugby CV23 0UZ

Sales enquiry line:

**0845 601 5667** | [morrishomes.co.uk](http://morrishomes.co.uk)



# Welcome to Hugglescote Grange.

This outstanding collection of homes has been thoughtfully designed to enable a new community to flourish. Close to the village of Hugglescote, with its friendly shops and village primary school, Hugglescote Grange offers an impressive range of high-quality 2, 3 & 4 bedroom homes.

With a wide selection of different architectural styles, the homes have been cleverly arranged into small enclaves and avenues, where new landscaping ensures that nature is never far from your door.

Here you'll find village life with excellent connections. Explore acres of countryside, discover shops and restaurants in nearby Coalville and the historic market town of Ashby de la Zouch, or get active thanks to the many leisure and sporting opportunities nearby.

Hugglescote Grange is the perfect location to enjoy the lifestyle you're looking for.



# Exceptional homes designed with you in mind.

Step inside to discover the premium specification and attention to detail that goes into every Morris home. Here at Hugglescote Grange you'll discover just what makes a Morris house a home.

Designed with spacious, light-filled rooms and stylish layouts, each home features an ensuite to the master bedroom. Kitchens come complete with the latest fittings, ideal for rustling up a midweek supper or laying on a welcoming spread for friends and family.

You'll discover an enviable blend of village life within a brand new community. Surrounded by acres of countryside and with great connections to the wider area, Hugglescote Grange is a great place to explore, to enjoy, and to make yourself at home.



## Get out and explore.

### Time out

Enjoy a fantastic range of activities and sports just minutes from your doorstep. Discover more about the area's history and wildlife within the 200 square miles of The National Forest.

Nearby you'll find friendly local shops, doctors' surgery, primary school and a play park for younger members of the family. And when it's time to recharge, there are pubs and restaurants to suit almost every taste.

### School days

Education is taken care of from the first days to graduation. There's a choice of primary schools within just two miles of Hugglescote Grange and a broad selection of secondary schools

throughout the area cater for older children. Stephenson Campus College in Coalville also offers further education and both Leicester University and De Montfort University are within 16 miles.

### Communications

You're never far from where you want to be thanks to great connections in every direction. By road, the nearby A511 offers easy access to Coalville, Ashby de la Zouch, and Burton upon Trent, or head west to the M1 (J22) and beyond to Leicester. Trains from Leicester travel directly into London St Pancras International. Both Derby and Nottingham are within 25 miles, making your Hugglescote home exceptionally well-connected.



### Leicester

The culturally rich city of Leicester has everything - from top-flight sports teams to markets, the stunning Leicester Cathedral, Castle Gardens bordering the Grand Union Canal, and the King Richard III Visitor Centre. You can also take a stroll to Highcross shopping centre, home to over 80 shops including John Lewis, Zara and Apple.



### Coalville

Along with shops and supermarkets, Coalville is home to Snibston Colliery Country Park and The Grange Nature Reserve. Whitwick & Coalville Leisure Centre offers a state of the art gym, pool, fitness studio, health suite and squash courts. Or try your hand at angling at Hermitage Fishing Lake - and don't miss the Hermitage Miniature Railway.



### Ashby de la Zouch

There's plenty to explore in the market town of Ashby de la Zouch, just 10 miles away. Let the great views and colourful history of 12th Century Ashby Castle take your breath away or enjoy a splash or try a new sport at Ashby Leisure Centre & Lido.

Think differently and the result is something spectacular.

We know that it takes more than a house to make a home. A home requires love, care, and that little bit of magic that you can sometimes see, and always feel.

That's why we don't just build houses for our customers. We create places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out - spaces equipped for modern lifestyles which are comfortable, easy to live in and take into consideration life's practical demands. But we look beyond the home too. We consider the whole environment, creating natural landscapes and wonderful surroundings that you'll enjoy coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual, and that "just feel right".

"We moved to our new home just over a year ago and we couldn't be happier. We love our home & all the quality finishes."

- Ged, Greenlakes Rise

"When it comes to quality, value, service and satisfaction Morris are the best developer and team we could ask for."

- Rhea, Egerton Park



## A collection of energy efficient premium homes.

Buying new, being energy efficient.



Significantly reduce the running costs of your new home.

- 1 Morris homes are built to exacting performance levels making them up to 71% more energy efficient than traditional Victorian homes, generating considerable savings on fuel and water bills against less energy efficient homes from this period.
- 2 According to the National Home Improvement Council, carrying out just basic improvements on a Victorian home to meet modern standards of energy efficiency can cost thousands of pounds.
- 3 Through modern efficiencies in a new Morris home, the average water consumption per person, per day is reduced by 25%\* compared to an older Victorian home.

See how the energy efficiency of a new home compares with an older home.

| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs |    |                         |           |
| (92 plus) A                                 |    |                         |           |
| (81 - 91) B                                 |    |                         |           |
| (69 - 80) C                                 |    |                         |           |
| (55 - 68) D                                 |    |                         |           |
| (39 - 54) E                                 |    |                         |           |
| (21 - 38) F                                 | 32 | 37                      |           |
| (1 - 20) G                                  |    |                         |           |
| Not energy efficient - higher running costs |    |                         |           |
| England & Wales                             |    | EU Directive 2002/91/EC |           |

A traditional Victorian home...

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81 - 91) B                                 |  | 86                      | 87        |
| (69 - 80) C                                 |  |                         |           |
| (55 - 68) D                                 |  |                         |           |
| (39 - 54) E                                 |  |                         |           |
| (21 - 38) F                                 |  |                         |           |
| (1 - 20) G                                  |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

A Morris home...



## From the architect.

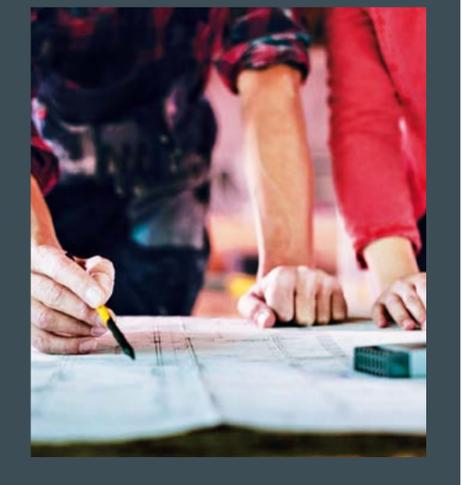
Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

At Hugglescote Grange we've ensured that our homes remain interesting, varied and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

We felt it was important for Hugglescote Grange to complement the natural environment as well, which is why our landscaping uses a diverse range of mature trees and plants to create established green spaces that feel part of the wider area.

Inside, the variety continues. Some homes have been designed to feature beautiful vaulted ceilings, which give a light and airy feel to a room as well as that elusive wow factor every customer desires.

With all Morris homes, every single square metre of space has been considered so we make the best use of it.





# Experts in interiors.

**With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.**

Handpicking our fixtures and fittings from prestigious names such as Neff and Amtico, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a premium specification.



## Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

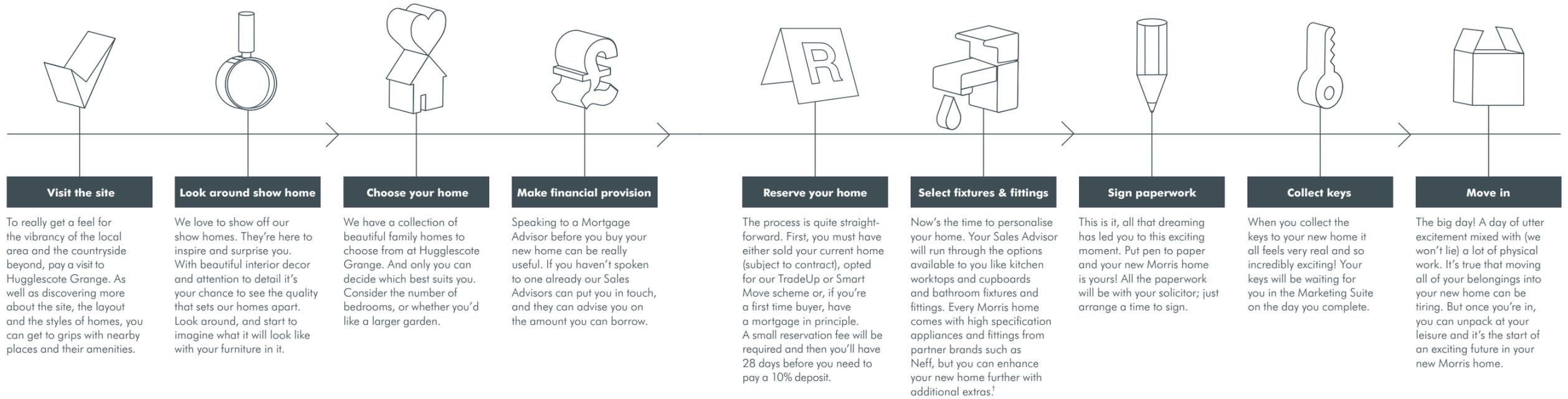
It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces, Granite and Quartz worktops, that can really bring your style to life.



# With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.



<sup>†</sup>Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.

## The buying process at a glance.



## Here to support you

### Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Mortgage Advisor if you use one.

### Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (LABC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.

### Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

### Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

