



DAVIDSONS  
HOMES

STYLISH  
LIVING

Welcome to  
Davidsons at  
*Fleckney*



FLECKNEY

BROOK FIELDS

GREAT  
LOCATION





# Discover the wonder of Fleckney

Making up a part of the Harborough district of Leicestershire, Fleckney is a quaint village, recognised for its farming community roots. Its central stream and nods to the 18th century combine to make the area both picturesque and intriguing.

There is synergy of old and new present in Fleckney; the oldest parts of the village lie around its central church where 18th and 19th century cottages pave the roads. Further out of the village is the newer areas, where late 19th and 20th century influences are present. With this in mind, even today, Fleckney still manages to proudly represent its rural feel.

It is this sense of rurality that makes Fleckney an idealistic home. The area promotes a quieter way of living, away from the stresses and noise of city life.

The sense of community is also prominent, owed to the small population of just over 1,000; it takes no time at all to feel welcomed into the community.

Perhaps some of Fleckney's most notable features are those that encourage involvement with fellow locals. As well as the beautiful scenes of the nearby Foxton Locks, which provide perfect walks for all the family, its pubs also boast some of the best local dishes and ales too.

By choosing one of Davidsons Homes' 1, 2, 3, 4 and 5 bedroom properties in Fleckney, you will always have something new and exciting to discover just a short way from your doorstep.

*All this and more awaits you at Fleckney*



GIVING CONVENIENT ACCESS TO BOTH THE COUNTRYSIDE AND LOCAL AMENITIES



EXCELLENT TRANSPORT LINKS FOR PROFESSIONAL COUPLES



A SELECTION OF 1, 2, 3, 4 & 5 BEDROOM GEORGIAN & VICTORIAN STYLE HOMES IN FLECKNEY, LEICESTERSHIRE







*Stylish Living*

THREE  
GENERATIONS OF  
THE WILSON  
FAMILY HAVE  
TAKEN PRIDE IN  
BUILDING HOMES IN  
THIS AREA



EACH DAVIDSONS  
HOME IS BUILT  
WITH CARE AND  
CRAFTSMANSHIP,  
OTHERWISE IT'S  
NOT A DAVIDSONS  
HOME



Building homes not  
only for you, but for  
generations to come.

*That's the Davidsons  
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.



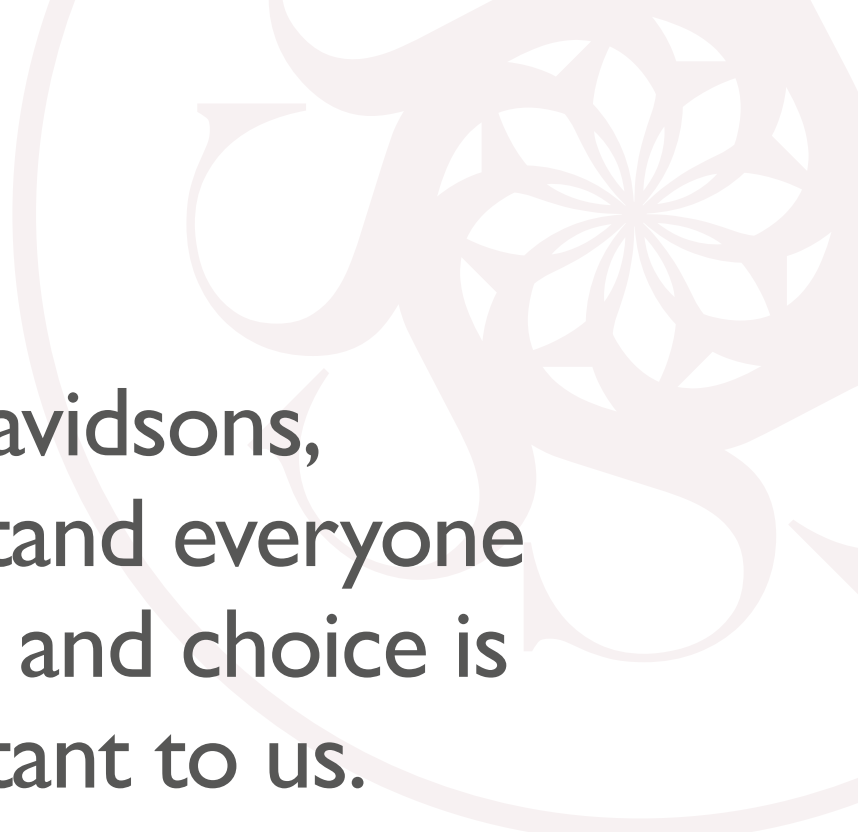
[www.davidsonshomes.co.uk](http://www.davidsonshomes.co.uk)







CAFÉS,  
PUBS,  
RESTAURANTS,  
GYMS &  
VILLAGE HIGH STREET  
CLOSE BY



At Davidsons,  
we understand everyone  
is different and choice is  
important to us.



GREAT FOR FAMILIES  
OR YOUNG  
PROFESSIONALS ALIKE



MARKET  
HARBOROUGH  
CLOSE BY

Here at Davidsons Homes, we build a home with the buyer at the forefront of everything we do. We create interior spaces that are well thought out and crafted with comfort and convenience in mind, including pre-wired cables for your plasma TV, outside taps for you to water your new garden, power and lighting in your garage, right through to soft-closing toilet seats. Our kitchens feature top brand appliances and

the best quality tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

*Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.*

BUILDERS  
&  
PLACEMAKERS

Est. 2007

3 Generations of Housebuilders

[www.davidsonshomes.co.uk](http://www.davidsonshomes.co.uk)







OUR BATHROOMS  
ARE FITTED  
WITH DESIGNER  
SANITARYWARE AND  
TILES



OUR KITCHENS BENEFIT  
FROM HIGH-END  
APPLIANCES AND THE  
BEST QUALITY TILES  
AND SURFACES



## Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.



*Great Spaces*

### Financial advice available.

Please speak to your development sales manager  
who will be happy to help.

*Elegance*



## THE LOCAL AREA

Places of Interest

### within 15mins drive

<b>Foxton Locks</b> The Foxton Inclined Plane is a canal inclined plane on the Leicester line of the Grand Union Canal	6.4 miles away
<b>Bruntingthorpe Aviation Museum</b> The Cold War Jets Collection was a museum based at Bruntingthorpe Aerodrome	4.9 miles away
<b>Stretton Circuit Go Karting</b> 850m floodlit championship karting circuit and wooded paintball course with bunkers and shelter	8.3 miles away
<b>Leicester Racecourse</b> Horse racing course in Oadby, Leicestershire	7 miles away
<b>Fleckney Village Cricket Club</b> Local Village Cricket Club	0.8 miles away
<b>Mortons Bistro</b> An artisan café-bistro serving great coffee, food and drinks	8.1 miles away
<b>Saddington Reservoir</b> Canal reservoir and 19.1 hectares biological Site of Special Scientific Interest	3.7 miles away
<b>Wistow Maze</b> One of the country's largest maize mazes, set in 8 acres of living maize and sunflower crop	2.3 miles away

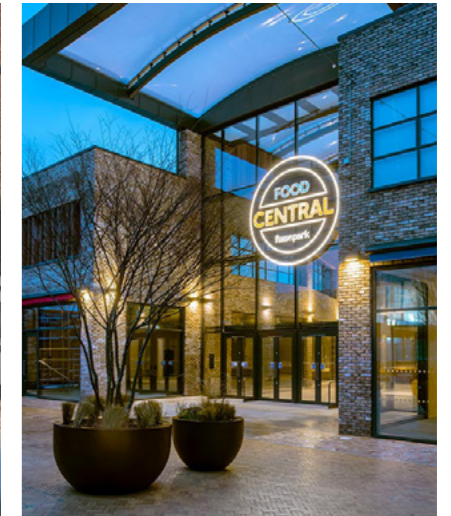


## THE LOCAL AREA

Places of Interest

### within 40mins drive

<b>Market Harborough</b> Market town in the Harborough district of Leicestershire	9.7 miles away
<b>Stanford Hall</b> Stately home in Leicestershire, England, near the village of Stanford on Avon	10.4 miles away
<b>Kilworth House</b> 19th-century country house	8.2 miles away
<b>Everards of Leicestershire Brewery &amp; Beer Hall</b> Beer hall that offers a spacious and relaxing place to eat and drink with family and friends	10.5 miles away
<b>Highcross Shopping Centre</b> Shopping Centre in the heart of Leicester.	9.1 miles away
<b>Avalanche Adventure</b> Home of a wide range of adrenaline fueled activities such as: Quad Biking, Off Road Racing, Archery	8.6 miles away
<b>Fardon Fields Farm Shop</b> Farndon Fields offer produce farmed on the Farndon Fields Farm as well as locally produced foods	9.9 miles away
<b>Fosse Park Shopping Centre</b> One of Britain's biggest out-of-town shopping parks and it is situated in Enderby parish	10 miles away



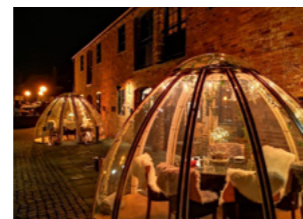


## THE LOCAL AREA

Places of Interest

### Bars & Restaurants

<b>Mortons Bistro</b> An artisan café-bistro serving great coffee, food and drinks	6.7 mile away
<b>The Grey Goose</b> Family-run restaurant in the heart of Leicestershire	6.7 miles away
<b>Everest Lounge</b> Authentically prepared best of Nepalese, Tibetan and Indian Cuisine	9.3 miles away
<b>Capital House</b> Local Chinese Takeaway	0.4 miles away
<b>Old Crown</b> Traditional pub enjoying a central location within Fleckney	0.4 miles away
<b>The Crown of India</b> Local Indian restaurant in the center of Fleckney	0.5 miles away
<b>The Waterfront</b> Ideal place for a range of occasions from afternoon tea, drinks by the waterfront in Market Harborough	8.7 miles away



Distances may vary from each site

[davidsonshomes.co.uk](http://davidsonshomes.co.uk)

## THE LOCAL AREA

Places of Interest

### Cafés & Bakeries

<b>Fiona Cairns Online Luxury Cake Shop</b> Local Independent Online Cake Shop	0.4 miles away (Online Only)
<b>The Toast Office</b> Speciality Coffee and Tea Shop, offering Freshly Ground Coffee and Loose Leaf Tea	0.4 miles away
<b>Ivy Joys Vintage Tea Room</b> 1940's vintage themed tea room based in Kibworth Beauchamp	3.2 miles away
<b>No.56</b> Coffee house, home made cakes, tasty things, gifts, homeware	3.4 miles away
<b>The Deli Kibworth</b> local delicatessen located in the heart of Leicestershire	3.4 miles away
<b>Milo's Cafe</b> Small Cafe in the heart of Market Harborough	9.1 miles away
<b>Blend Coffee &amp; Cakes</b> Family run coffee shop in the beautiful town of Market Harborough	9.3 miles away



Distances may vary from each site

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## TRANSPORT LINKS



### Market Harborough Train Station

9.8 miles away  
 Trains to Birmingham every 30mins  
 Trains to London every 20mins (no change)  
 Leicester Train Station 23mins away

### Drive Times

to Leicester (via A5199)	25mins
to London (via M1)	2hr 16mins
to Birmingham (via M6)	57mins
to Northampton (via A5199)	48mins
to Nottingham (via M1)	58mins



### Airports

Birmingham (BHX)	51mins
East Midlands Airport (EMA)	41mins
London Luton (LTN)	1hr 18mins
London Heathrow (LHR)	1hr 47mins
Manchester (MAN)	2hr 10mins

Distances may vary from each site

## LOCAL AMENITIES



### Supermarkets

Tesco Superstore	5.4 miles away
Sainsburys	4.7 miles away
The Co-operative Food - Fleckney	0.4 miles away

### Hospital A&E

St Luke's Hospital	8.7 miles away
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### Gyms & Leisure Centres

Fleckney Sports Centre	1 mile away
Ben Cooper PT Fitness Coaching	3 miles away
Evolution Fitness Gym	7.8 miles away

### Nurseries

Fleckney Baptist Pre-School	No report
Peter Pan Pre-school Playgroup	No report
The Hunny Jar Day Nursery	No report
Fleckney Out of School Club	No report

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## LOCAL SCHOOLS

### Fleckney Church of England Primary School

0.9 miles away

Ofsted Outstanding

### Gartree High School

6.1 miles away

Ofsted Outstanding

### Beauchamp College

6.1 miles away

Ofsted Good

### WQE and Regent College Group

9.5 miles away

Ofsted Good


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Northamptonshire, NN7 3DB  
**01604 953200**

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