

# VERDANT RISE

ASHTON GREEN

A STUNNING COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may be subject to change. Please enquire for further details.





# Welcome to Verdant Rise

Verdant Rise has a fantastic selection of two, three, four and five bedroom homes located close to both Leicester city centre and the spectacular surrounding countryside.

Each distinctive home in this attractive new community features a thoughtfully designed interior that provides enough space and versatility to suit any lifestyle. Whether you are a first-time buyer or a thriving family, discover a better standard of living at Verdant Rise.



# Location

Located on the northern outskirts of Leicester, Verdant Rise is perfectly placed to enjoy the very best the area has to offer.

Explore rural Leicestershire with its countless charming villages; unwind in the unspoilt ancient landscapes of Bradgate Park; spend a day on the water at Watermead Country Park; or enjoy the excitement of one of the UK's most diverse cities.

When you also consider that there is a supermarket, bakery, doctors' surgery, shopping centre and a selection of schools are all nearby at Verdant Rise, you really are spoilt for choice.





### Great Central Railway – Rothley Station

Journey back in time as you travel along this famous heritage railway by steam train.



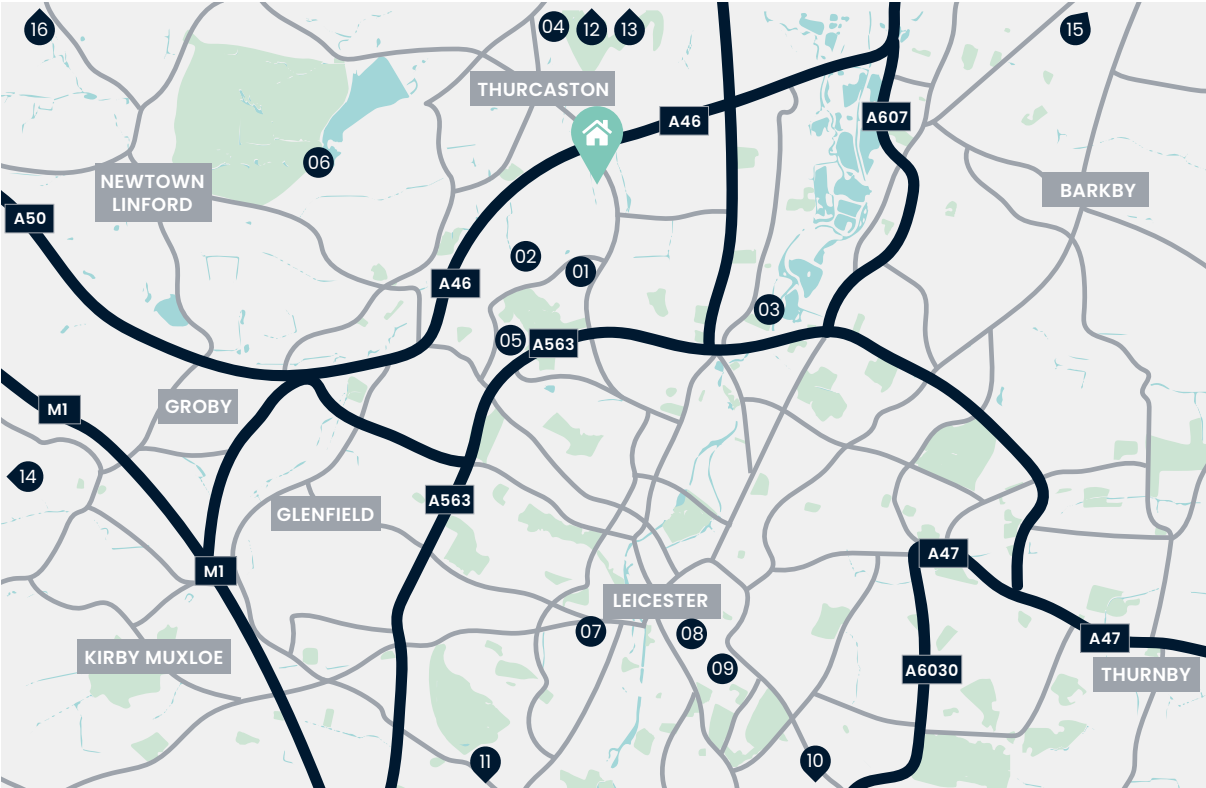
### Bradgate Park

Lose yourself on a walk among ancient trees and untouched nature.



### Leicester City Centre

From diverse shopping to lively arts and culture, this vibrant city has it all.



### Your nearest transport links



Leicester Station



M1



Birmingham Airport

#### Up to 2 Miles

01. Bradgate Bakery
02. Heatherbrook Surgery
03. Watermead Country Park
04. Great Central Railway – Rothley Station

#### Up to 5 Miles

05. Leicester Leys Leisure Centre
06. Bradgate Park
07. Tesco Superstore
08. Leicester City Centre

#### Up to 10 Miles

09. Attenborough Arts Centre
10. Leicester Racecourse
11. Aylestone Meadows
12. Loughborough

#### Up to 30 Miles

13. Nottingham City Centre
14. Twycross Zoo
15. Belvoir Castle
16. Conkers Outdoor Adventure Park

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Connections

Perfectly positioned for hassle-free travel across the country, the continent and the world, by road, rail and air.

Verdant Rise sits within minutes of the A46, which offers easy access to the M1 motorway. From here you can enjoy direct routes as far as London to the south and Leeds to the north, with links to many of the country's major roads along the way.

Nearby Leicester Station operates regular rail services to Lincoln and Nottingham and has connections to Birmingham and London St Pancras International. For travelling further afield, Birmingham Airport is 39 miles away and offers flights to over 150 destinations worldwide.



Destinations by car

15  
min

Leicester City Centre

4.8 miles

18  
min

Loughborough

10 miles

40  
min

Coventry

30.2 miles



Destinations by train  
Leicester Train Station

30  
min

Nottingham

55  
min

Birmingham

1 8  
hr min

London St. Pancras

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# Education

**Verdant Rise benefits from a great selection of schools, colleges and universities all within easy reach.**

When it comes to education, Verdant Rise enjoys quality and convenience at every stage of your child's learning, from their first day at school to finding their vocation. Glebelands Pre-School and Primary School offers the peace of mind that comes with being within a five-minute walk of your front door, and nearby Babington Academy was rated as Outstanding by Ofsted. Tertiary education is well taken care of by Leicester College – one of the largest and best equipped colleges in the UK – and the University of Leicester, both a 15-minute drive away.

## Glebelands Primary School

Located less than half-a-mile away, this community primary school is set within spacious grounds and strives to offer a rich learning environment both in and out of the classroom.

## Babington Academy

A mixed secondary school that can be found two miles away in nearby Beaumont Leys and is the lead school in the Learning Without Limits Academy Trust.

## Leicester College

With over 20,000 students, Leicester College is the city's leading provider of post-16 learning, offering a wide range of technical and vocational training and qualifications.

Although the schools listed above are nearby, we cannot guarantee admission.



# VERDANT RISE

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Verdant Rise has a fantastic selection of two, three, four and five bedroom homes located close to both Leicester city centre and the spectacular surrounding countryside.

## 2 Bedroom Homes/ Apartments

- The Buxton
- The Pemberton
- Gateway Apartments

## 4 Bedroom Homes

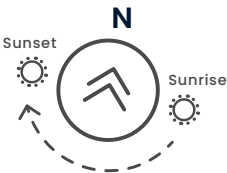
- The Birchwood
- The Lindford
- The Medford
- The Stamford

## 3 Bedroom Homes

- The Holmewood
- The Maywood
- The Oakwood
- The Redwood V1
- The Redwood V2

## 5 Bedroom Homes

- The Charlesworth
- The Hemsworth



- |  |                          |  |                               |
|--|--------------------------|--|-------------------------------|
|  | - Affordable Homes       |  | - Local Equipped Area of Play |
|  | - Private Rental Homes   |  | - Shed                        |
|  | - Shared Ownership Homes |  | - Sub Station                 |
|  | - Bin Store              |  | - Visitor Parking             |
|  | - Cycle Store            |  |                               |

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



# The Buxton

## 2 Bedroom Home



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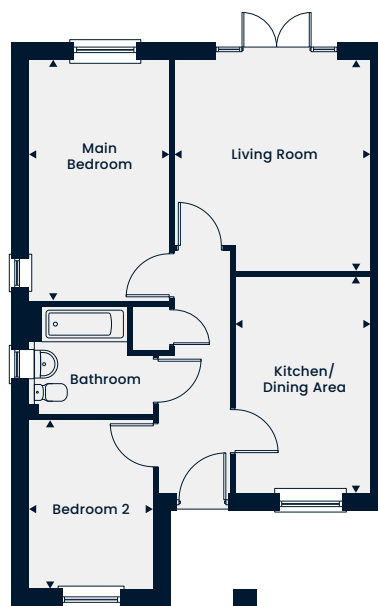


# The Buxton

## 2 Bedroom Home

Total Area 674 sq. ft.

A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	4.26m x 2.66m   14'0" x 8'9"
Living Room	4.15m x 3.86m   13'8" x 12'8"
Main Bedroom	4.75m x 2.75m   15'7" x 9'1"
Bedroom 2	3.31m x 2.43m   10'11" x 8'0"

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Pemberton

## 2 Bedroom Home



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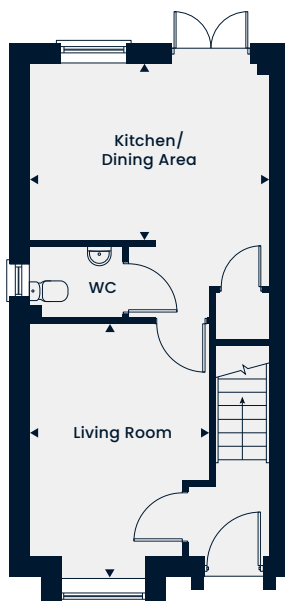


# The Pemberton

## 2 Bedroom Home

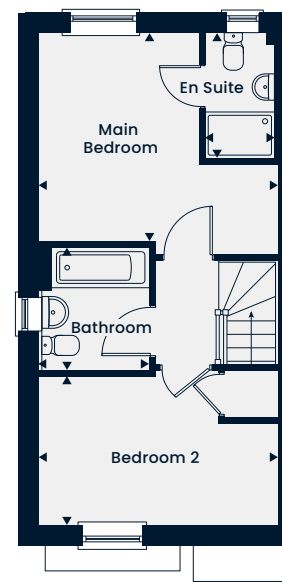
Total Area 776 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.12m x 3.06m   13'6" x 10'0"
Living Room	4.41m x 3.11m   14'5" x 10'2"



### First Floor

Main Bedroom	4.12m x 3.62m   13'6" x 11'10"
En Suite	2.16m x 1.20m   7'1" x 3'11"
Bedroom 2	4.12m x 2.56m   13'6" x 8'4"
Bathroom	2.15m x 1.92m   7'0" x 6'3"

WC – Cloakroom

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# The Oakwood

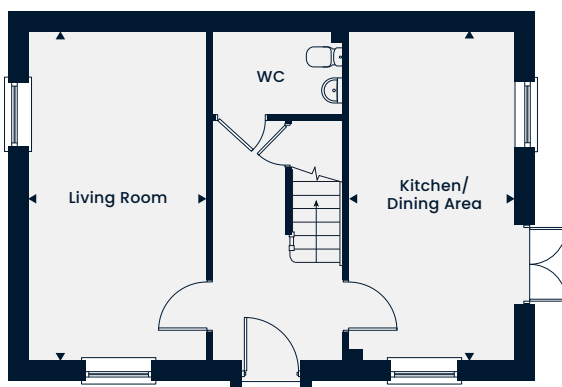
## 3 Bedroom Home



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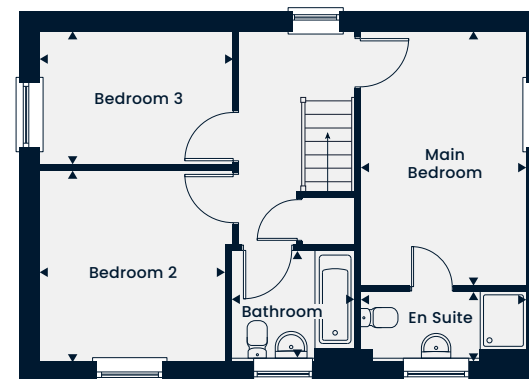


A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.72m x 2.86m   18'9" x 9'4"
Living Room	5.72m x 3.08m   18'9" x 10'1"



### First Floor

Main Bedroom	4.40m x 2.86m   14'5" x 9'4"
En Suite	2.86m x 1.19m   9'4" x 3'10"
Bedroom 2	3.33m x 3.29m   10'11" x 10'9"
Bedroom 3	3.33m x 2.31m   10'11" x 7'6"
Bathroom	2.15m x 1.87m   7'0" x 6'1"

WC – Cloakroom

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# The Maywood

## 3 Bedroom Home



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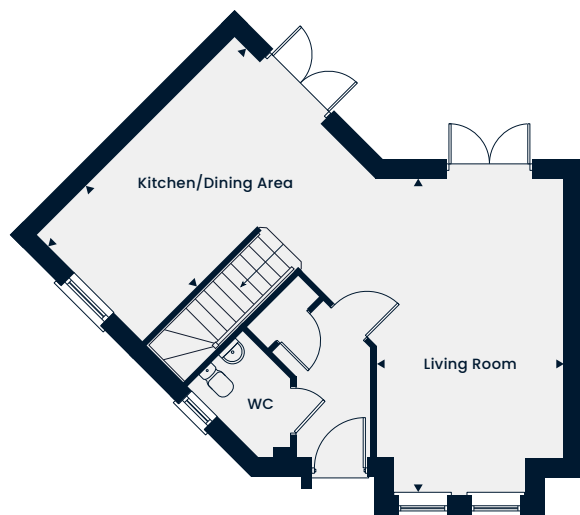


# The Maywood

## 3 Bedroom Home

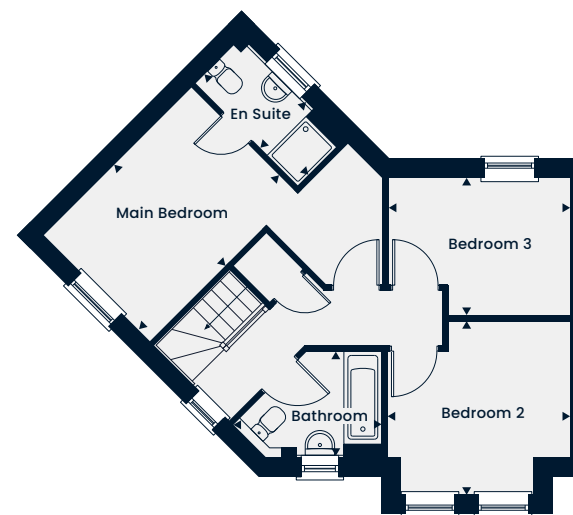
Total Area 1,072 sq. ft.

A delightful three bedroom home which benefits from an open-plan kitchen/dining area and living room, both areas have double doors leading out to the garden. On the first floor there is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	5.13m x 2.76m   16'10" x 9'0"
Living Room	5.81m x 3.41m   19'0" x 11'2"



### First Floor

Main Bedroom	3.84m x 2.76m   12'7" x 9'0"
En Suite	2.65m x 1.15m   8'8" x 3'9"
Bedroom 2	3.36m x 3.19m   11'3" x 10'5"
Bedroom 3	3.33m x 2.52m   10'11" x 8'3"
Bathroom	2.73m x 1.90m   8'11" x 6'2"

WC – Cloakroom

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# The Holmewood

3 Bedroom Home



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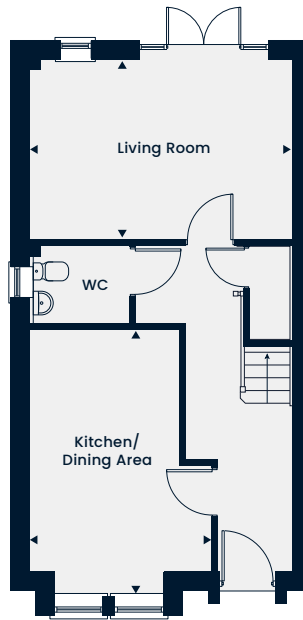


# The Holmewood

## 3 Bedroom Home

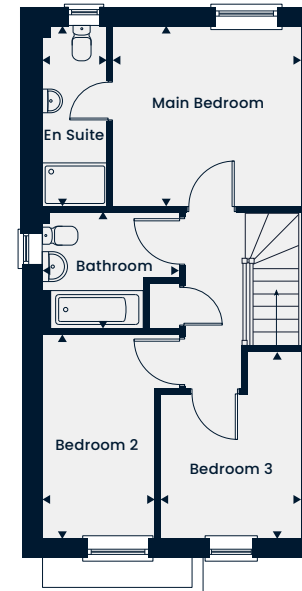
Total Area 997 sq. ft.

The Holmewood is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and an open-plan kitchen/dining area complete the ground floor. Upstairs there is the main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.88m x 3.33m   16'0" x 10'11"
Living Room	4.79m x 3.15m   15'8" x 10'4"



### First Floor

Main Bedroom	3.45m x 3.31m   11'4" x 10'10"
En Suite	3.31m x 1.20m   10'10" x 3'11"
Bedroom 2	3.75m x 2.13m   12'3" x 7'0"
Bedroom 3	3.46m x 2.57m   11'4" x 8'5"
Bathroom	2.52m x 2.15m   8'3" x 7'0"

WC – Cloakroom

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# The Redwood V2

## 3 Bedroom Home



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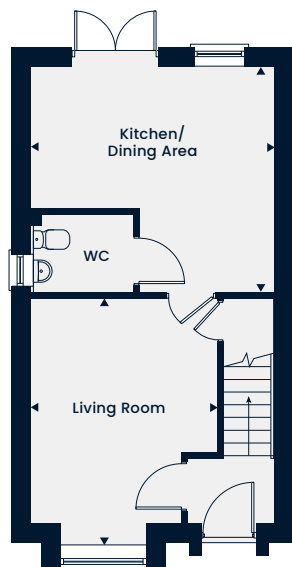


# The Redwood V2

## 3 Bedroom Home

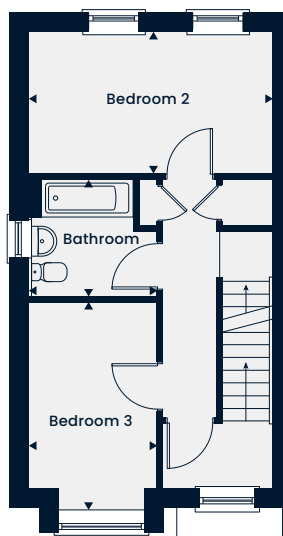
Total Area 1,195 sq. ft.

A modern three bedroom home set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor with double doors leading out to the garden. The first floor offers two good-sized bedrooms and a family bathroom. The top floor features galleried ceilings, the main bedroom, en suite and dressing room.



### Ground Floor

Kitchen/Dining Area  
4.46m x 4.17m | 14'7" x 13'8"  
Living Room  
4.53m x 3.44m | 14'10" x 11'3"



### First Floor

Bedroom 2  
4.46m x 2.61m | 14'7" x 8'6"  
Bedroom 3  
3.83m x 2.35m | 12'6" x 7'8"  
Bathroom  
2.35m x 2.15m | 7'8" x 7'0"



### Second Floor

Main Bedroom  
4.74m x 3.44m | 15'6" x 11'3"  
Dressing Room  
4.46m x 1.65m | 14'7" x 5'4"  
En Suite  
1.87m x 1.87m | 6'1" x 6'1"

- - - Reduced Head Height WC - Cloakroom

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# The Redwood V1

3 Bedroom Home



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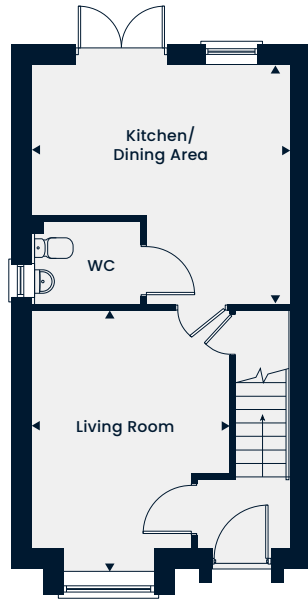


# The Redwood VI

## 3 Bedroom Home

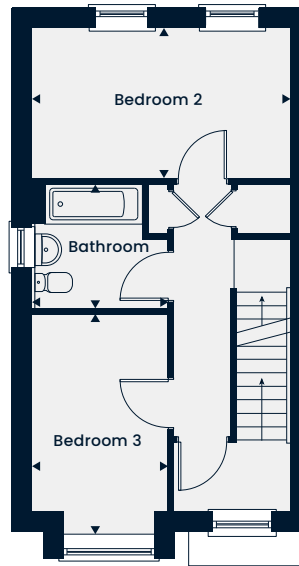
Total Area 1,245 sq. ft.

A modern three bedroom home set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor with double doors leading out to the garden. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite and dressing room.



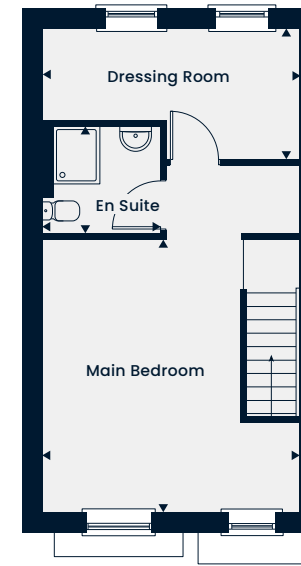
### Ground Floor

Kitchen/Dining Area  
4.46m x 4.17m | 14'7" x 13'8"  
Living Room  
4.53m x 3.44m | 14'10" x 11'3"



### First Floor

Bedroom 2  
4.46m x 2.61m | 14'7" x 8'6"  
Bedroom 3  
3.83m x 2.35m | 12'6" x 7'8"  
Bathroom  
2.35m x 2.15m | 7'8" x 7'0"



### Second Floor

Main Bedroom  
4.74m x 4.46m | 15'6" x 14'7"  
Dressing Room  
4.46m x 2.26m | 14'7" x 5' 4"  
En Suite  
1.87m x 1.87m | 6'1" x 6'1"

WC – Cloakroom

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# The Lindford

## 4 Bedroom Home



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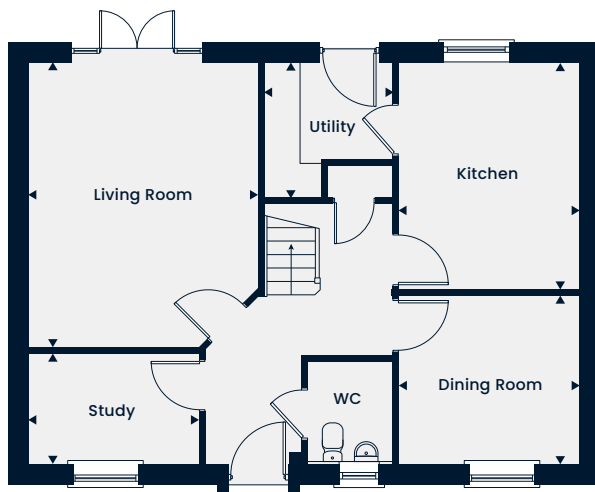


# The Lindford

## 4 Bedroom Home

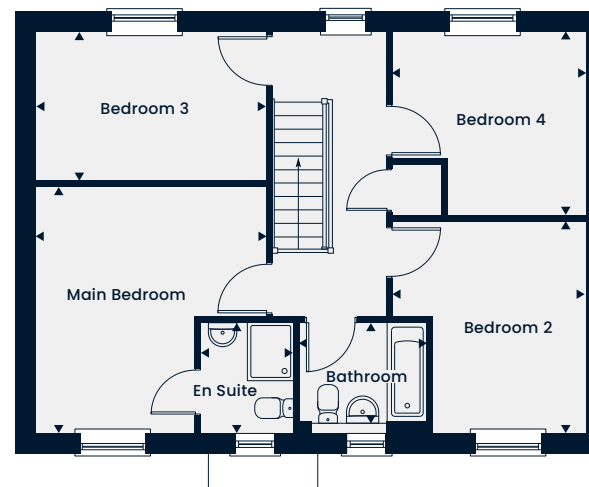
Total Area 1,440 sq. ft.

A delightful four bedroom home featuring a separate kitchen, dining room, living room and a study downstairs.  
On the first floor the main bedroom has an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen	3.93 x 3.10m   12'10" x 10'2"
Dining Room	3.10m x 2.91m   10'2" x 9'6"
Living Room	4.93m x 3.95m   16'2" x 12'11"
Study	2.96m x 1.91m   9'8" x 6'3"
Utility	2.33m x 2.17m   7'8" x 7'1"



### First Floor

Main Bedroom	4.25m x 4.00m   13'11" x 13'1"
En Suite	1.91m x 1.61m   6'3" x 5'3"
Bedroom 2	3.67m x 3.36m   12'0" x 11'0"
Bedroom 3	4.00m x 2.58m   13'1" x 8'5"
Bedroom 4	3.36m x 3.17m   11'2" x 10'4"
Bathroom	2.21m x 1.91m   7'3" x 6'3"

WC – Cloakroom

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# The Medford

## 4 Bedroom Home



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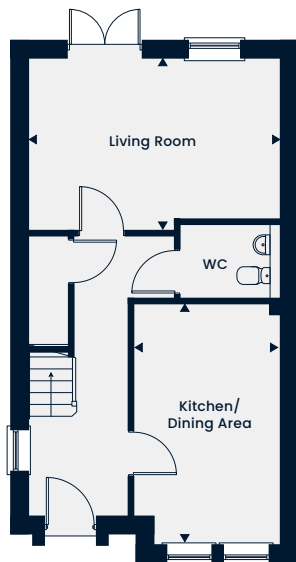


# The Medford

## 4 Bedroom Home

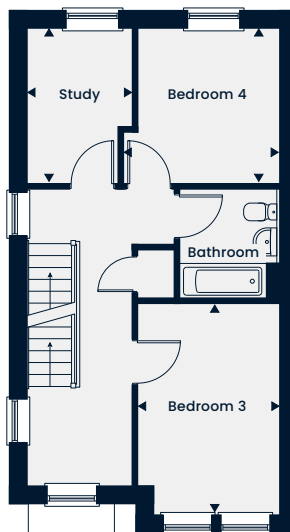
Total Area 1,474 sq. ft.

A modern four bedroom home set over 3 floors. The ground floor comprises of a kitchen/dining area and a separate living room with double doors leading into the garden. The first floor consists of bedroom 3 and 4, a study and a bathroom. The main bedroom and bedroom 2 are found on the top floor, complete with an en suite to both rooms.



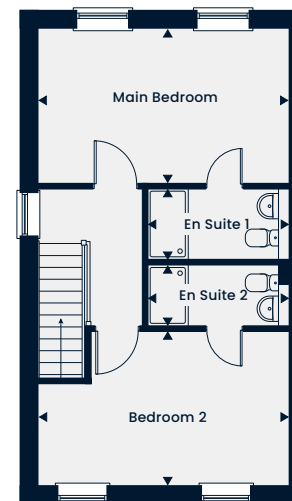
### Ground Floor

Kitchen/Dining Area  
4.74m x 2.86m | 15'6" x 9'4"  
Living Room  
4.91m x 3.36m | 16'1" x 11'0"



### First Floor

Bedroom 3  
4.13m x 2.76m | 13'6" x 9'0"  
Bedroom 4  
3.04m x 3.03m | 9'11" x 9'11"  
Study  
3.04m x 2.05m | 9'11" x 6'9"



### Second Floor

Main Bedroom  
4.91m x 3.04m | 16'1" x 9'11"  
En Suite 1  
2.75m x 1.40m | 9'0" x 4'7"  
Bedroom 2  
4.91m x 3.03m | 16'1" x 9'11"  
En Suite 2  
2.76m x 1.20m | 9'0" x 3'11"

WC – Cloakroom

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# The Birchwood

4 Bedroom Home



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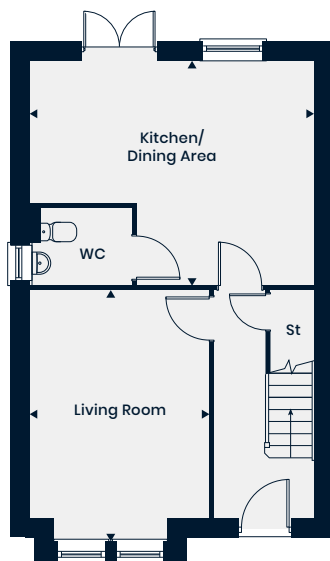


# The Birchwood

## 4 Bedroom Home

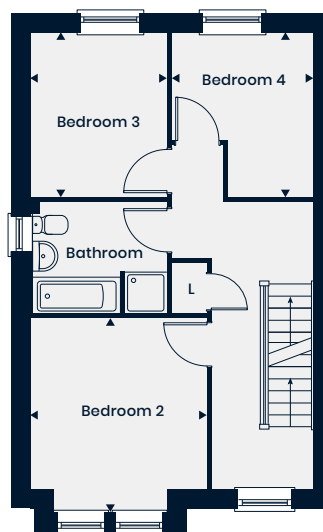
Total Area 1,483 sq. ft.

A modern four bedroom home set over three floors with a spacious living room and kitchen/dining area with double doors leading to the garden. The first floor has three good-sized bedrooms and a family bathroom. The top floor boasts a study and an expansive main bedroom with an en suite.



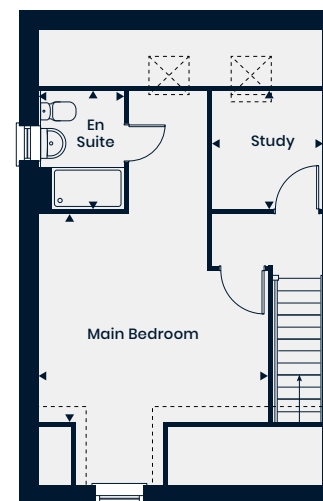
### Ground Floor

Kitchen/Dining Area  
5.47m x 4.33m | 17'9" x 14'2"  
Living Room  
4.72m x 3.46m | 15'4" x 11'3"



### First Floor

Bedroom 2  
3.63m x 3.42m | 11'9" x 11'2"  
Bedroom 3  
3.18m x 2.64m | 10'4" x 8'6"  
Bedroom 4  
3.18m x 2.73m | 10'4" x 8'9"  
Bathroom  
2.64m x 2.14m | 8'6" x 7'0"



### Second Floor

Main Bedroom  
4.43m x 4.00m | 14'5" x 13'1"  
Study  
2.27m x 2.13m | 7'4" x 6'9"  
En Suite  
2.27m x 1.65m | 7'4" x 5'4"

- - - Reduced Head Height    ☒ - Rooflight    WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Excludes dormer window. November 2021.



# The Stamford

## 4 Bedroom Home



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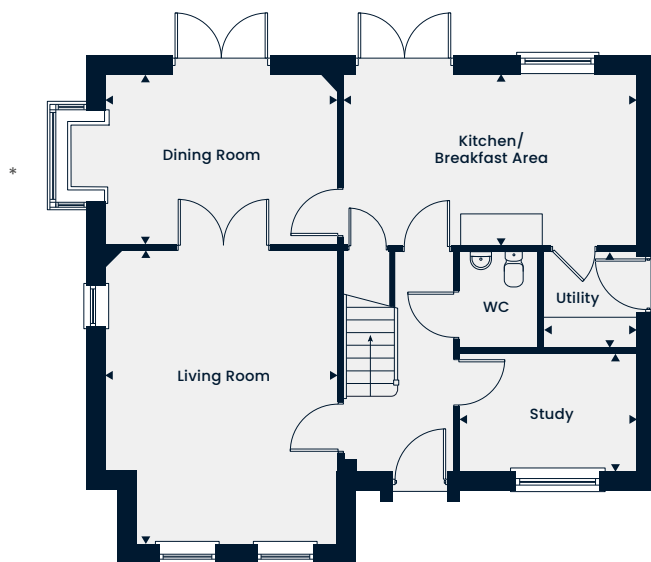


# The Stamford

## 4 Bedroom Home

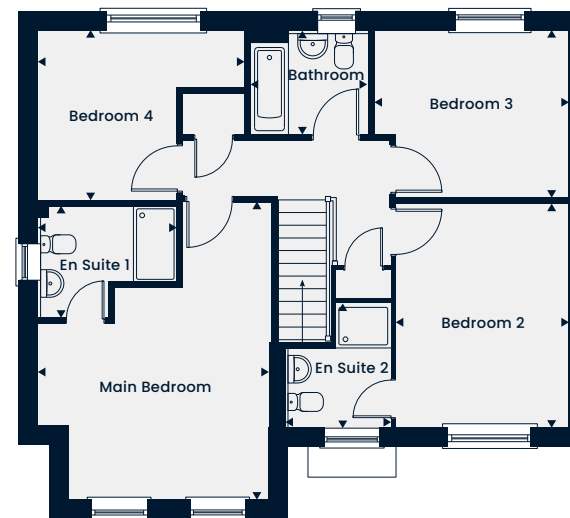
Total Area 1,653 sq. ft.

A charming four bedroom home featuring a spacious kitchen/breakfast area, a separate living room, and a dining room with double doors to the garden. A utility and study complete the ground floor. The first floor comprises of the main bedroom and second bedroom, both feature an en suite. There are two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Breakfast Area	5.36m x 3.16m   17'7" x 10'4"
Dining Room	4.23m x 3.12m   13'0" x 10'2"
Living Room	5.39m x 4.23m**   17'8" x 13'10"***
Study	3.26m x 2.12m   10'8" x 6'11"
Utility	1.80m x 1.71m   5'10" x 5'7"



### First Floor

Main Bedroom	5.48m x 4.29m   17'11" x 14'1"
En Suite 1	2.51m x 2.06m   8'2" x 6'9"
Bedroom 2	4.09m x 3.17m   13'5" x 10'4"
En Suite 2	2.23m x 2.11m   7'4" x 6'11"
Bedroom 3	3.58m x 3.08m   11'9" x 10'1"
Bedroom 4	3.81m x 3.12m   12'6" x 10'2"
Bathroom	2.17m x 1.87m   7'1" x 6'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Bay window to plots 80, 225 & 307 only. \*\*Excludes bay window. November 2021.



# The Charlesworth

## 5 Bedroom Home



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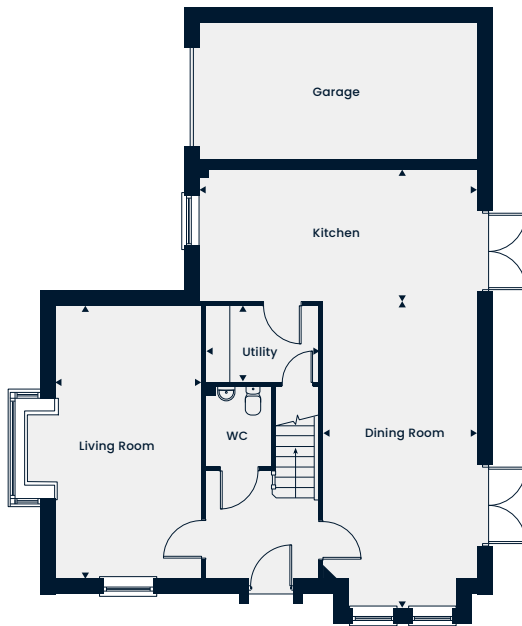


# The Charlesworth

## 5 Bedroom Home

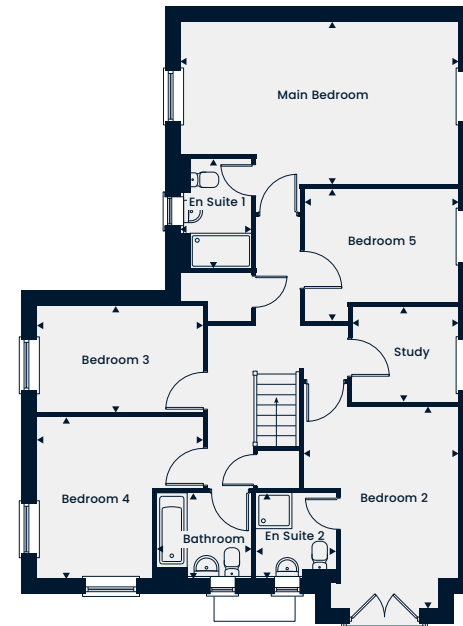
Total Area 1,973 sq. ft.

A beautiful L-shaped five bedroom home featuring a spacious kitchen with an adjoining utility room and double doors leading to the garden. An adjacent dining room with double doors provides additional access to the garden and separate living room. Upstairs the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms, a study and family bathroom complete the first floor. This home also benefits from a garage.



### Ground Floor

Kitchen	6.26m x 2.94m   20'6" x 9'7"
Dining Room	6.97m x 3.45m   22'10" x 11'3"
Living Room	6.14m x 3.27m*   20'2" x 10'8"*
Utility	2.49m x 1.71m   8'2" x 5'7"



### First Floor

Main Bedroom	6.26m x 3.66m   20'6" x 12'0"	Bedroom 4	3.76m x 3.64m   12'4" x 11'11"
En Suite 1	2.47m x 1.58m   8'1" x 5'2"	Bedroom 5	3.48m x 2.98m   11'5" x 9'9"
Bedroom 2	4.57m x 3.50m   14'11" x 11'6"	Study	2.41m x 2.14m   7'10" x 7'0"
En Suite 2	1.93m x 1.79m   6'4" x 5'10"	Bathroom	2.15m x 1.93m   7'0" x 6'4"
Bedroom 3	3.76m x 2.41m   12'4" x 7'10"		

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Excludes bay window. November 2021.



# The Hemsworth

## 5 Bedroom Home



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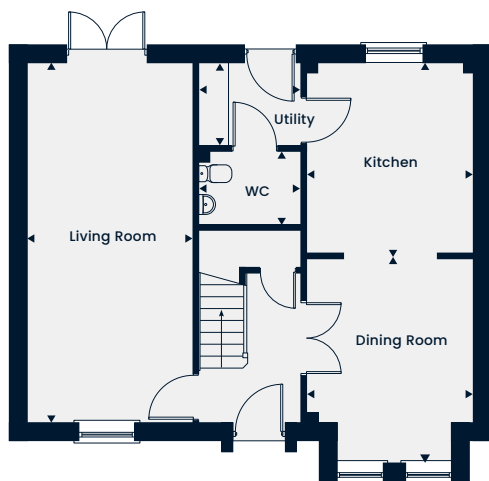


# The Hemsworth

## 5 Bedroom Home

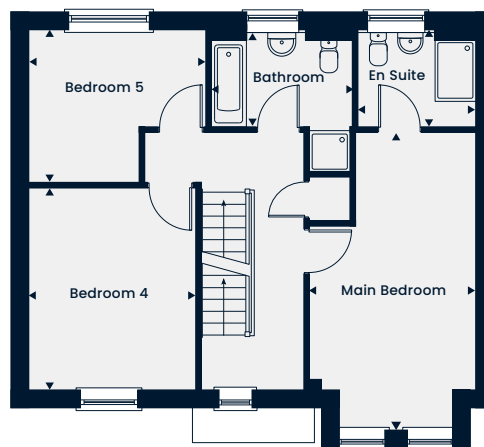
Total Area 1,860 sq. ft.

A well-proportioned five bedroom home set over three floors featuring a spacious living room with double doors leading to the garden and a separate open-plan kitchen/dining room with an adjoining utility room. The first floor offers the main bedroom with en suite, two further bedrooms and a family bathroom. On the second floor two bedrooms can be found and bedroom 2 benefits from an en suite.



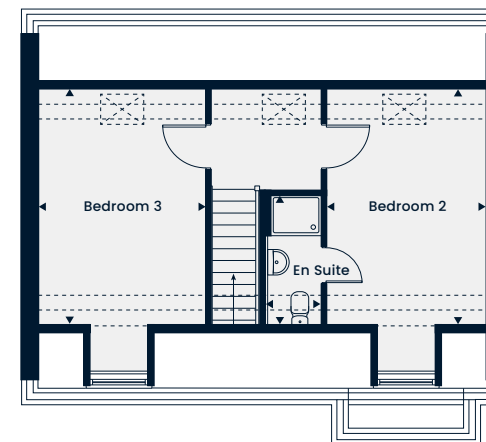
### Ground Floor

Kitchen	3.73m x 3.25m   12'2" x 10'7"
Dining Room	4.03m x 3.25m   13'2" x 10'7"
Living Room	7.04m x 3.25m   23'1" x 10'8"
Utility	1.98m x 1.45m   6'6" x 4'9"



### First Floor

Main Bedroom	5.84m x 3.26m   19'2" x 10'8"
En Suite	2.31m x 1.90m   7'6" x 6'2"
Bedroom 4	3.96m x 3.25m   12'11" x 10'8"
Bedroom 5	3.46m x 2.99m   11'4" x 9'9"
Bathroom	2.78m x 1.90m   9'1" x 6'2"



### Second Floor

Bedroom 2	4.62m x 3.11m*   15'2" x 10'2"*
En Suite	2.55m x 1.06m   8'4" x 3'5"
Bedroom 3	4.62m x 3.28m*   15'2" x 10'9"*

- - - Reduced Head Height    ☒ - Rooflight    WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Excludes dormer window. November 2021.

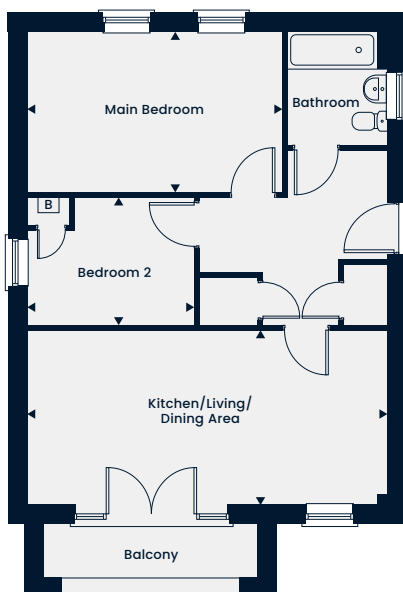




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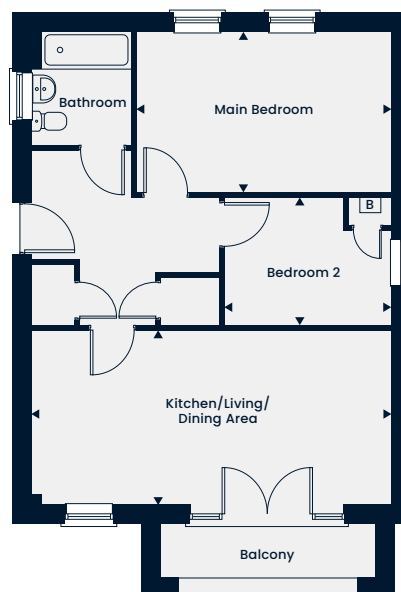
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



**Plot 291**

Kitchen/Living/Dining Area  
Main Bedroom  
Bedroom 2

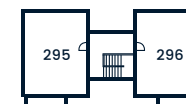
6.87m x 3.31m | 22'6" x 10'10"  
4.83m x 3.05m | 15'10" x 10'0"  
3.22m x 2.41m | 10'7" x 7'11"



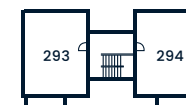
**Plot 292**

Kitchen/Living/Dining Area  
Main Bedroom  
Bedroom 2

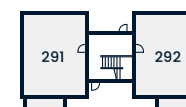
6.87m x 3.31m | 22'6" x 10'10"  
4.83m x 3.05m | 15'10" x 10'0"  
3.22m x 2.41m | 10'7" x 7'11"



Second Floor



First Floor



Ground Floor

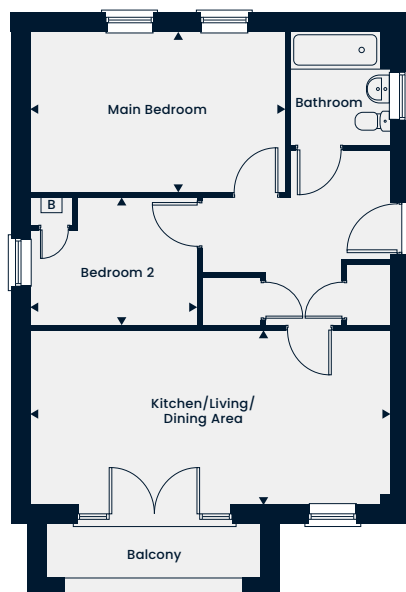
B – Boiler

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.





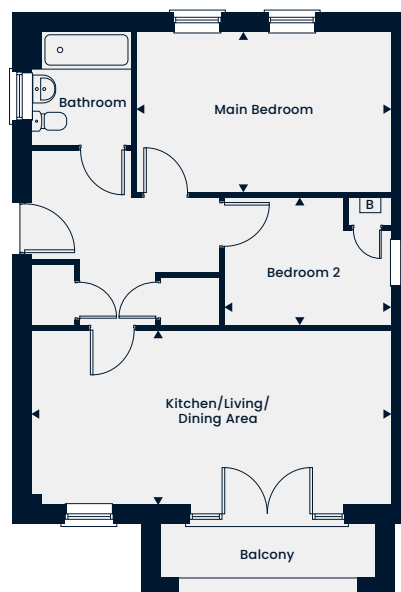
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



**Plot 293**

Kitchen/Living/Dining Area  
Main Bedroom  
Bedroom 2

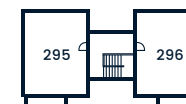
6.87m x 3.31m | 22'6" x 10'10"  
4.83m x 3.05m | 15'10" x 10'0"  
3.22m x 2.41m | 10'7" x 7'11"



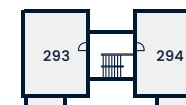
**Plot 294**

Kitchen/Living/Dining Area  
Main Bedroom  
Bedroom 2

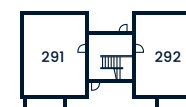
6.87m x 3.31m | 22'6" x 10'10"  
4.83m x 3.05m | 15'10" x 10'0"  
3.22m x 2.41m | 10'7" x 7'11"



Second Floor



First Floor



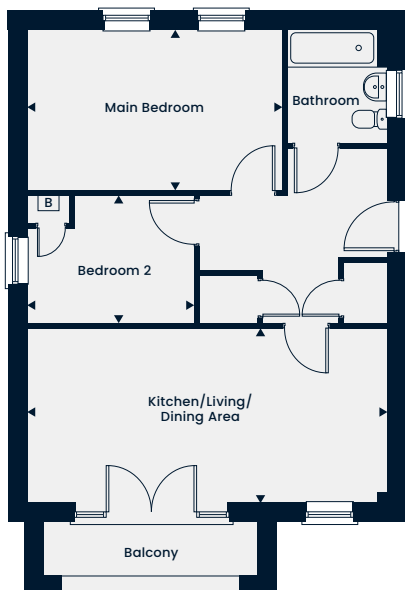
Ground Floor

B – Boiler

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



**Plot 295**

Kitchen/Living/Dining Area

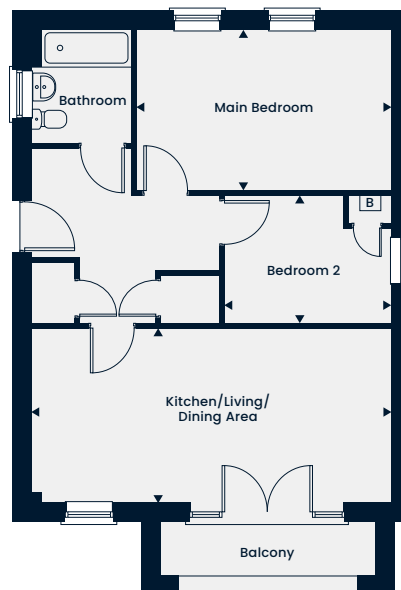
6.87m x 3.31m | 22'6" x 10'10"

Main Bedroom

4.83m x 3.05m | 15'10" x 10'0"

Bedroom 2

3.22m x 2.41m | 10'7" x 7'11"



**Plot 296**

Kitchen/Living/Dining Area

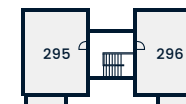
6.87m x 3.31m | 22'6" x 10'10"

Main Bedroom

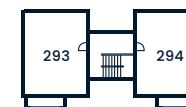
4.83m x 3.05m | 15'10" x 10'0"

Bedroom 2

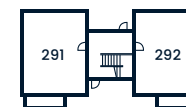
3.22m x 2.41m | 10'7" x 7'11"



Second Floor



First Floor



Ground Floor

B – Boiler

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# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

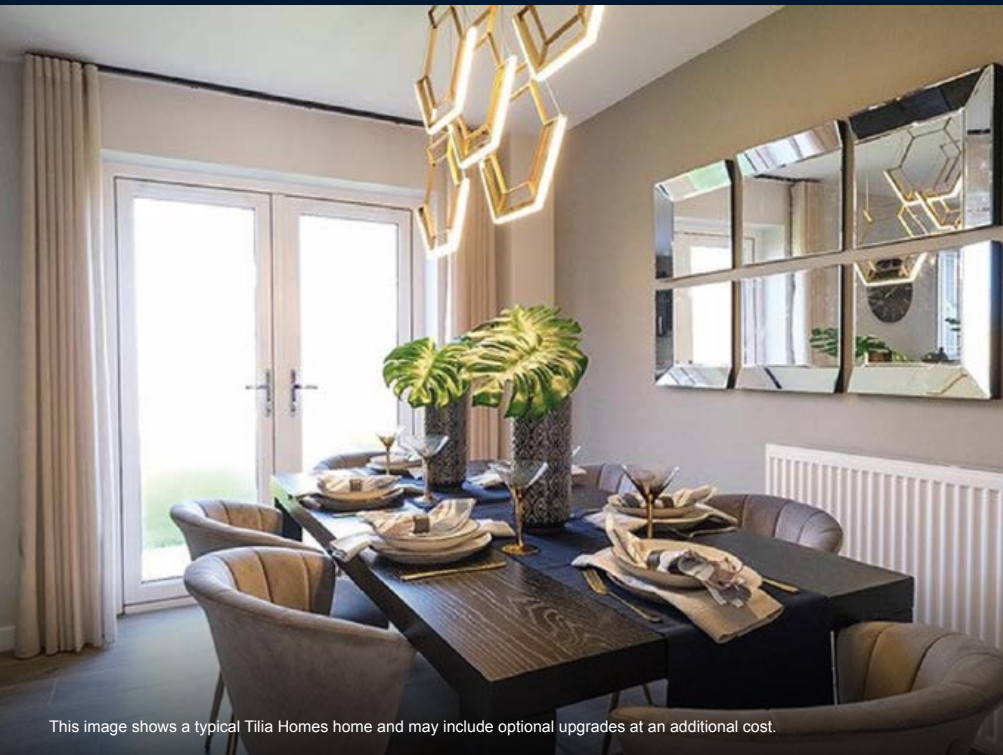


## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Chancel Road  
off Glebelands Road  
Ashton Green  
Leicester  
Leicestershire  
LE4 2WF

Find us using what3words  
///scans.marble.nest

01164 900855  
verdantrisesales@tiliahomes.co.uk  
tiliahomes.co.uk

