



: £ 469,995

BURTON-ON-THE-WOLDS, LOUGHBOROUGH

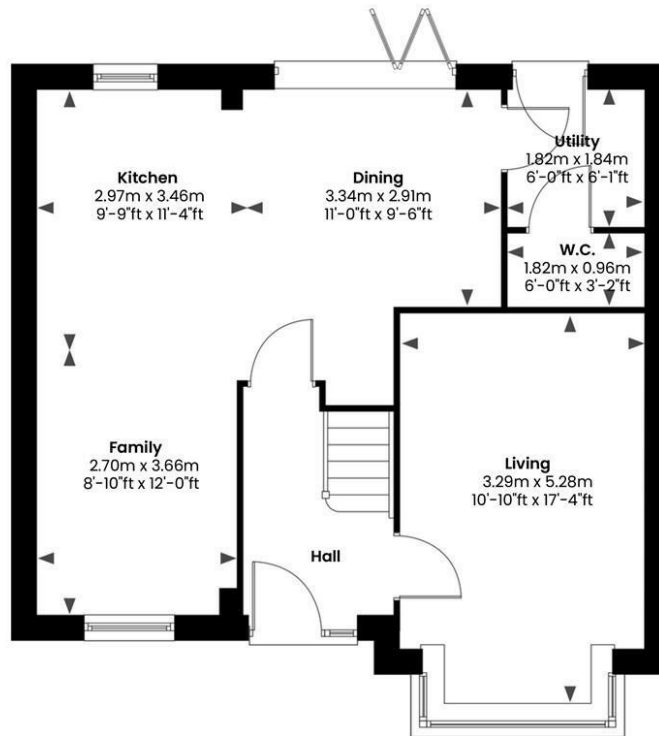






The Larkspur – Contemporary Elegance, Designed for Family Living. The Larkspur is an impressive four-bedroom detached residence that combines timeless architecture with modern convenience. Thoughtfully designed across two floors, it offers flexible living spaces, abundant natural light, and a seamless connection to the outdoors — everything a discerning family home should be.

GROUND FLOOR



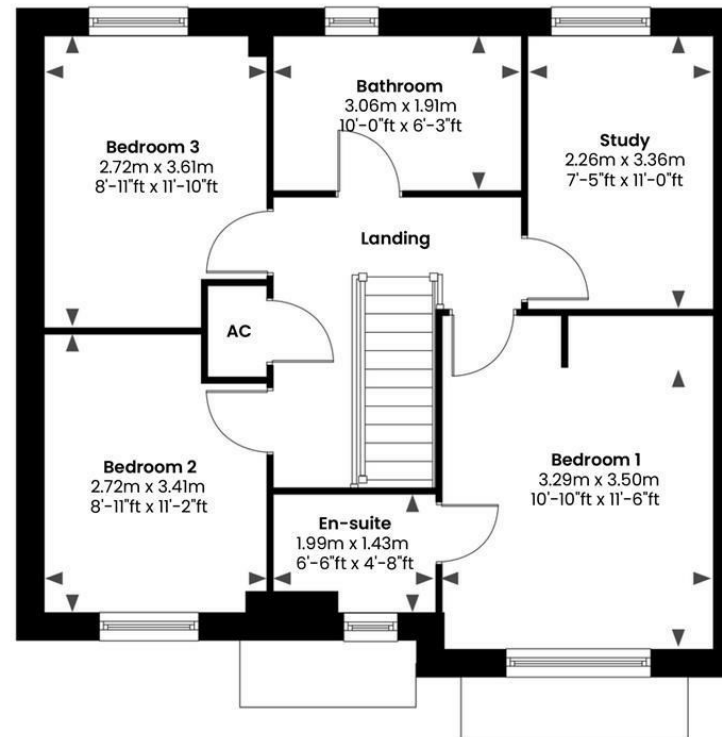
Ground Floor – Light, Space & Everyday Luxury

Step through the welcoming hallway and you'll immediately sense the home's warmth and flow. To the front, a versatile family room creates the perfect retreat for a snug, playroom, or TV lounge, allowing every member of the household their own space. At the rear, the kitchen and dining room form the vibrant heart of the home. Here, contemporary fittings blend with generous proportions, making it the ideal setting for family meals or entertaining friends. French doors open onto the garden, inviting in sunshine and providing the perfect backdrop for summer gatherings. A utility room and guest WC add convenience, while the elegant living room, with its expansive bay-style window, provides a relaxing space to unwind at the end of the day.

FIRST FLOOR

First Floor – Private Family Retreat

Upstairs, The Larkspur continues to impress. The master suite enjoys a sense of calm with its own en-suite shower room, offering a private sanctuary for rest and relaxation. Three further bedrooms provide excellent versatility: Two well-sized doubles, ideal for children or guests. A fourth bedroom that lends itself beautifully as a home office or nursery, ensuring this home evolves with your lifestyle. Completing the floor is a stylish family bathroom, perfectly equipped for the demands of daily life.



The Larkspur has been designed with both style and substance in mind — a home that adapts to the rhythms of modern family living. Whether it's hosting lively dinner parties, working from home in peace, or enjoying quiet Sunday mornings with the family, this home provides the perfect setting.

SHOW HOME
Larkspur
Plot 2

2 & 3 BEDROOM HOMES

-  **WOLDSWOOD**
2 BEDROOM HOME - PLOTS 39, 40, 58, 59
-  **THORNLEIGH**
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
-  **MAPLEHURST**
2 BEDROOM BUNGALOW - PLOTS 64, 65
-  **MEADOWCROFT**
2 BEDROOM BUNGALOW - PLOT 52
-  **BURTONLEY**
3 BEDROOM BUNGALOW - PLOT 53
-  **ROSEMEAD**
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
-  **ELMBRIDGE**
3 BEDROOM HOME - PLOTS 7, 10, 37, 38, 56, 57
-  **ASHBOURNE**
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
-  **OAKFIELD**
3 BEDROOM HOME - PLOT 66
-  **LARKSPUR**
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

4 BEDROOM HOMES

-  **HAZELTON**
4 BEDROOM HOME - PLOTS 41, 45, 54, 55
-  **WILLOWMERE**
4 BEDROOM HOME - PLOT 33

5 BEDROOM HOMES

-  **BRAMBLETON**
5 BEDROOM HOME - PLOTS 47, 49
-  **HAWTHORNE**
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 51
-  **CEDARVALE**
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

A HOME TO SUIT YOU



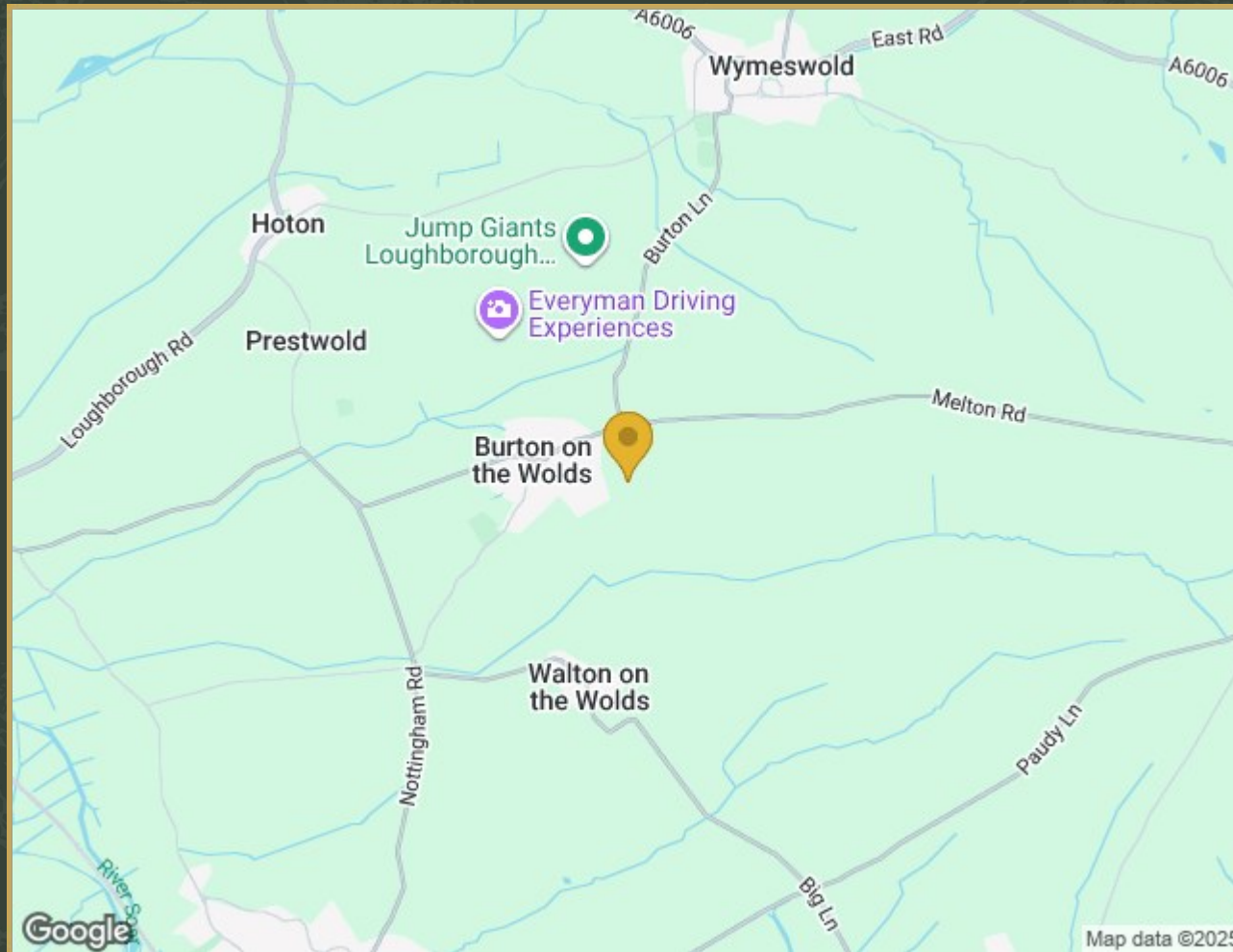
 **AFFORDABLE**
RENTED

This information is for illustrative general guidance only.
Computer generated image, details may vary.
The location of affordable homes is indicative and may change.

Set within a thoughtfully planned development, with open spaces and a welcoming community, The Larkspur offers not just a property, but a lifestyle to be proud of.



Property Location



Plot 5 Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12

5TS

