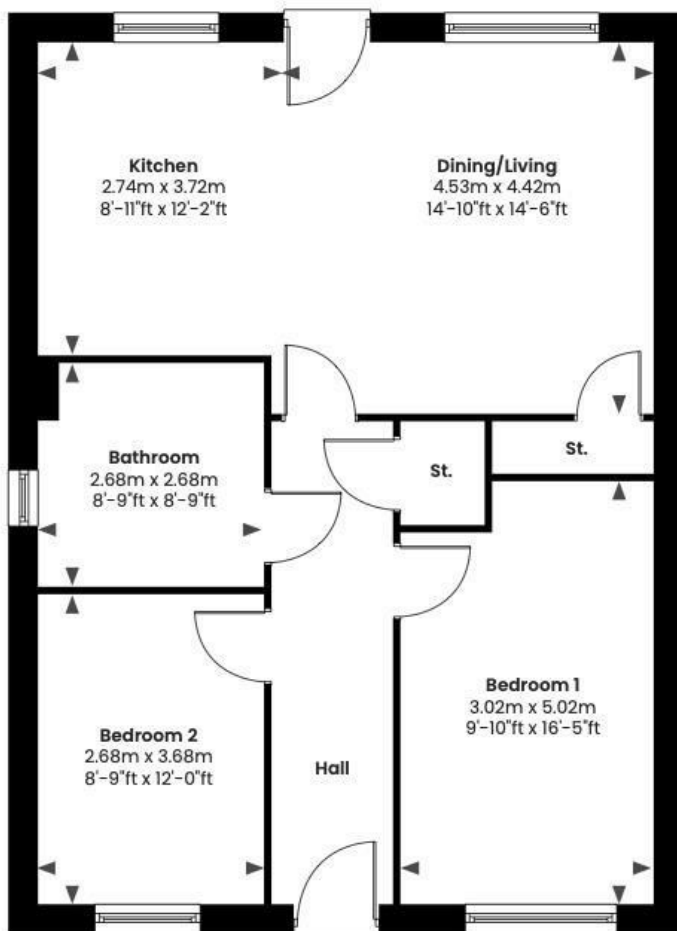




### The Maplehurst – Light, Space & Effortless Modern Living

This spacious bungalow has been thoughtfully designed to offer bright, airy living with every detail crafted for comfort, practicality, and ease. From its open-plan heart of the home to its peaceful bedrooms and future-ready features, it's a home made



## A Home Filled With Light – Designed to Bring the Outside In

Step inside and you're welcomed by a generous kitchen, dining, and living space that's perfectly positioned to make the most of natural light. French doors open directly onto the rear garden, creating a seamless transition between indoors and outdoors — ideal for relaxed weekend brunches, summer gatherings, or simply enjoying the peace of your private green space.

The Symphony kitchen features sleek square-edge worktops and integrated Bosch appliances, including a modern oven, ceramic hob, and discreet canopy extractor. Whether you're cooking for guests or enjoying a quiet evening meal, the layout is designed to support natural flow and easy





### Quiet Bedrooms Crafted for Restful Living

The home's bedrooms offer calm, comfortable spaces designed with relaxation in mind. The master suite includes convenient USB charging points along with a slimline TV connection, allowing you to unwind with everything you need close at hand. Additional bedrooms provide flexibility for guests, hobbies, or a dedicated workspace — adapting effortlessly to your lifestyle.

### Contemporary Bathrooms Designed for Comfort

Each bathroom and en suite is fitted with high-quality Roca sanitaryware and finished with stylish Porcelanosa wall tiling.





mechanical ventilation helps maintain a fresh, comfortable environment day after day.

### Quality, Sustainability & Peace of Mind Built In

This home includes a range of thoughtful features that enhance both convenience and long-term confidence:

External up/down lighting, adding a warm and welcoming look to the front of the home



Solar PV panels to support energy efficiency and reduce running costs

Integrated smoke, heat, and carbon monoxide detectors — each with battery backup for added reassurance

A 10-year NHBC warranty offering lasting peace of mind.

SHOW HOME  
Larkspur  
Plot 2

## A HOME TO SUIT YOU



### 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

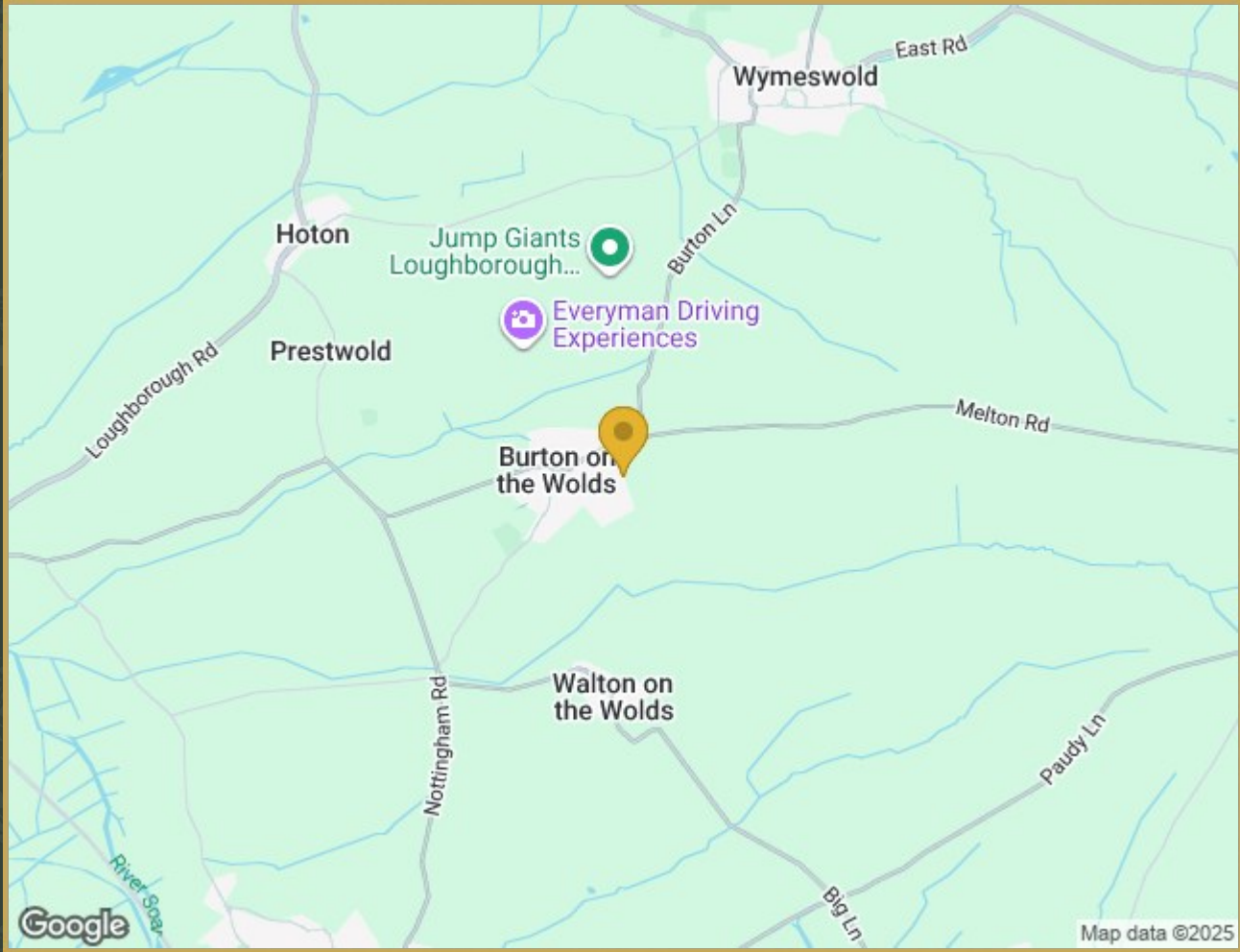
- BRAMBLETON**  
5 BEDROOM HOME - PLOTS 47, 49
- HAWTHORNE**  
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 51
- CEDARVALE**  
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

 **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.



# Property Location



Maplehurst Sowters Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12

5TS

