

WATERSIDE

LEICESTER

A STYLISH COLLECTION OF
1 & 2 BEDROOM APARTMENTS &
2, 3 & 4 BEDROOM HOMES

[keepmoat.com](https://www.keepmoat.com)





WATERSIDE LIVING

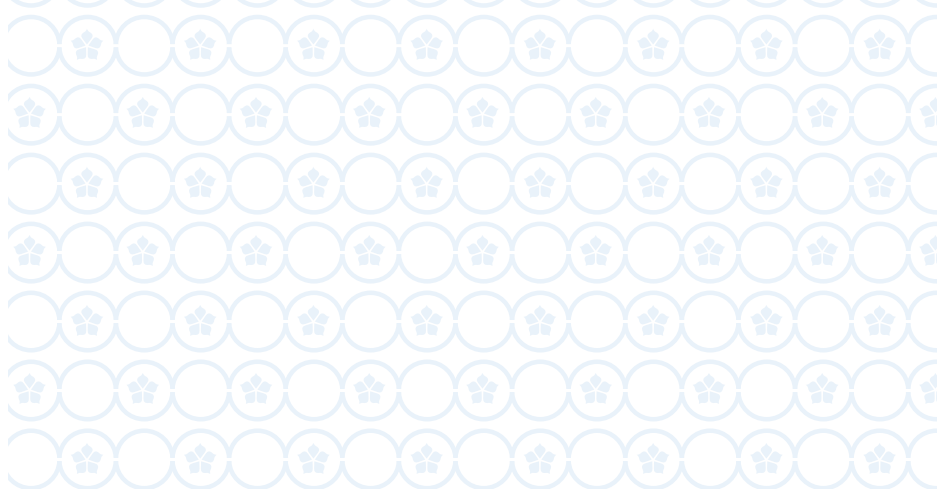


Live life on the

WATERSIDE



- ✦ Introduction
- History
- Vision
- Location
- Travel Links
- Site Plan
- Make It Your Own
- Your Buying Guide
- 30,000 Homes & Counting



Waterside is a stunning development of 288 contemporary homes and apartments on the banks of the Grand Union Canal and River Soar. Located on the very edge of Leicester city centre, this new neighbourhood is a catalyst in the rebirth of the area as it becomes a vibrant community of homes, amenities and parkland.



Set to be the most desirable destination in Leicester, Waterside is the ideal choice for first time buyers, young professionals, families and downsizers alike. With an extensive choice of property types available to tick every box as well as fit every budget.

Of course, what makes this development so unique is its unprecedented location just minutes away from the city centre. Located in a prime waterside site, Soar Island itself is at its heart, with the island located in the middle of the river and canal hub. To make the very most of this unique setting, Waterside includes a café as well as both boat and cycling facilities to create an exciting destination for waterside activities of all shapes and sizes.

Plus with great schemes like Easymove and Deposit Unlock moving could be more straightforward than you think.



Easymove

The next chapter in an impressive

HISTORY

4TH CENTURY

Plush Roman villas, with frescos and heating systems sit along the banks of the River Soar as well as a Roman road which ran through the development. The buildings were later built over by fortifications. At this time, Leicester was called Ratae Corieltauvorum or simply Ratae and was a town in the Roman province of Britannia.

15TH CENTURY

Just beyond the north gate of the town and along the road that led past the abbey to Nottingham and Derby lies Leicester's medieval north suburb. This includes Medieval buildings lining Northgate Street. These have walls made from a mixture of stone, slate, earth, clay and timber with crude beaten earth, or plaster floors. Inside they have open hearths and flimsy internal partitions. The backyards would have been used for domestic and small-scale cottage industry activities and horticulture.

Introduction

- ✿ History
- Vision
- Location
- Travel Links
- Site Plan
- Make It Your Own
- Your Buying Guide
- 30,000 Homes & Counting

Breathing life into a forgotten part of Leicester city centre, Waterside has been created to embrace the history of the area and the important role it played in creating the city we know and love today. With this in mind, great care has been taken to ensure key architectural features are maintained for generations to enjoy. In fact, archaeologists were on the site of the development for months before building work began to ensure any historic remains could be found and preserved. One of these included a huge chunk of the north west corner of the Roman city of Ratae Corieltavorum on which Leicester stands which is thought to date back to 190AD.

It was later during the Industrial Revolution that the city we know today started to grow and take shape. The Waterside area during this time would have been a busy powerhouse of hosiery, textile and footwear mills as well as factories making machinery mainly for the textile industry

18TH CENTURY

The area grows as the Industrial Revolution takes hold. The completion of the Navigation canal in the 1790s allows goods to be taken by boat down the Soar to the River Trent. Friars Mill dates from around 1794 and is one of the earliest factories in Leicester, this still stands today and sits on the edge of the Waterside development.

20TH CENTURY

By the mid 20th century, the area is home to mills manufacturing clothing, machinery (particularly for the production of textiles) and materials demanded by the city's hosiery trade, such as spun wool and dyes.

19TH CENTURY

St Leonard's Works constructed in the Italian palazzo style opens in the area with the mill originally spinning worsted yarn. The Farben Works, a worsted spinning mill also opens designed by Harding and Toppott in a classical style. Later on, Hitchcock's Flour Mill is constructed on Soar Island and employs water power to drive its equipment. It is crossed to by a distinctive Victorian iron bridge which still survives on the island.

“Leicester Waterside is the transformation of a long-neglected area of the city into a distinctive neighbourhood,”

BM3 Architecture Ltd



[Introduction](#)

[History](#)

✦ [Vision](#)

[Location](#)

[Travel Links](#)

[Site Plan](#)

[Make It Your Own](#)

[Your Buying Guide](#)

[30,000 Homes & Counting](#)



Town Hall ▼

A location like

NO OTHER

Guild Hall ▼



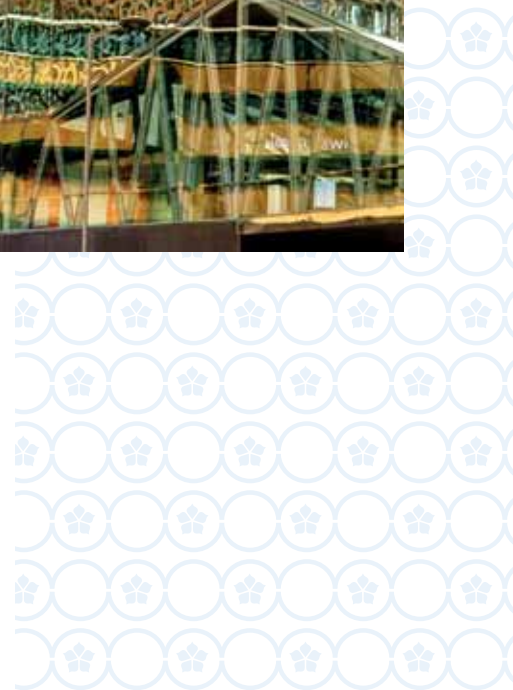
One of the main factors that makes Waterside so unique is its enviable location nestled between the river, canal and city centre. Opening up a new part of Leicester for all to enjoy, you can step out of your door and into the shopping centre with ease. From hitting the high street shops or popping out for lunch at a café to a meal out followed by drinks and a show, you'll be spoilt for choice.



John Lewis at Highcross Shopping Centre ▲

[Introduction](#)
[History](#)
[Vision](#)

✦ [Location](#)
[Travel Links](#)
[Site Plan](#)
[Make It Your Own](#)
[Your Buying Guide](#)
[30,000 Homes & Counting](#)





River Soar ▲



Waterside is well positioned when it comes to local schools. These include Inglehurst Junior School, Slater Primary School and Moat Community College, all rated Good by Ofsted.

As well as the essentials of schools and amenities, there is also an excellent choice of recreational and leisure facilities. The development itself has been created with a neighbourhood park and footpath/cycle network. Then, there is the River Soar on your doorstep which runs for 28 miles through Leicestershire. Perfect if you're an avid wildlife spotter, walker, cyclist, canoeist or even a budding narrow boat captain! Just across the river is The Rally which has walks, a pond, BMX track and playground, while to the south is Castle Park and peaceful Castle Gardens.

Sports fans can choose from a range of city centre gyms as well as local sports centre and clubs. Or if you prefer to spectate, Leicester City Football Club & Leicester Tigers are just down the road.

You don't need to travel far for a fun-filled day out. The National Space Centre is a few short miles away or if you prefer something more exciting, head for Twinlakes Park which is a theme park and animal farm in one!

Life in

LEICESTER



National Space Centre ▲



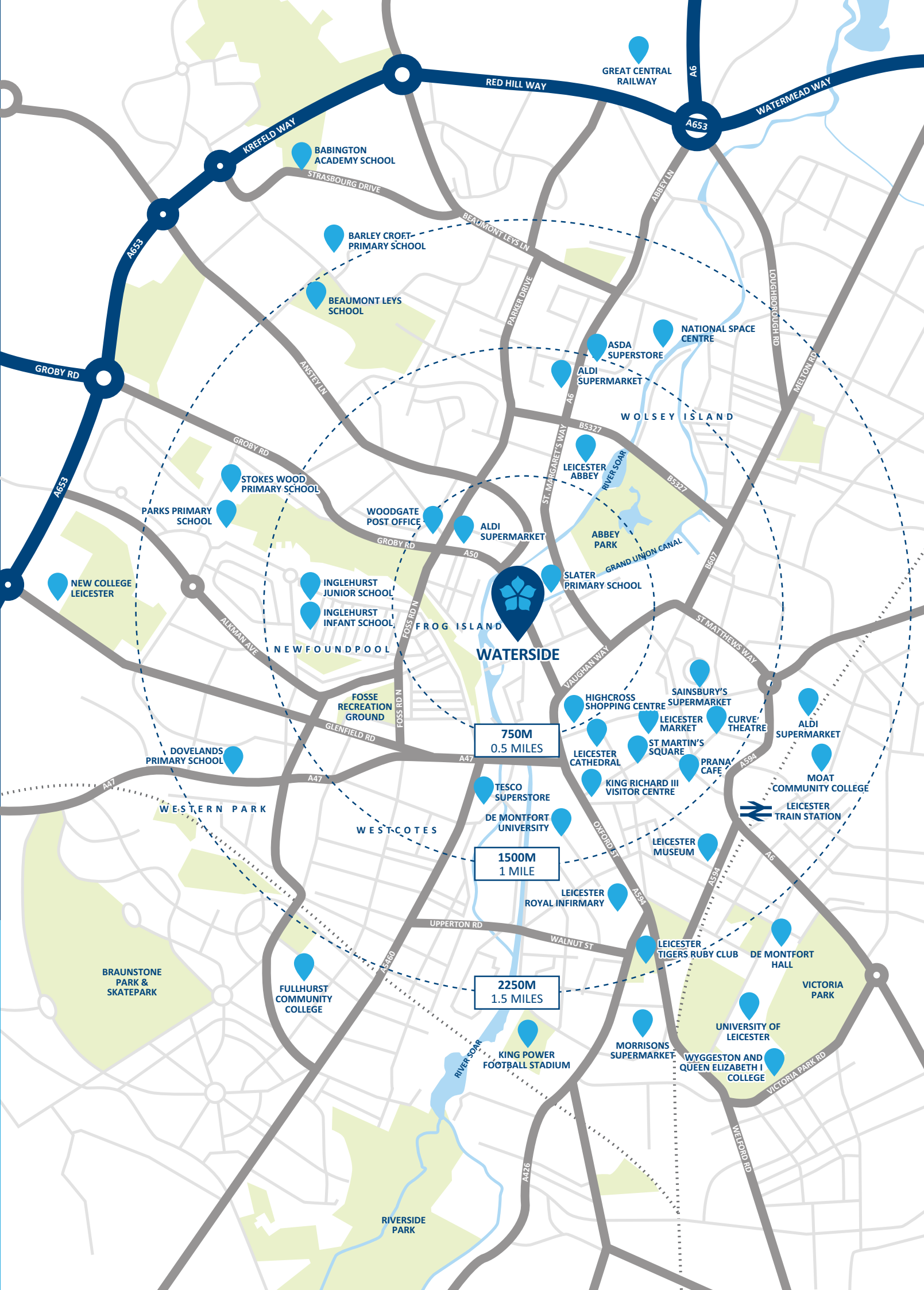
Leicester Cathedral ▲

YOU'LL LOVE

- Walking into Leicester city centre
- Over 50 restaurants within a 15-minute walk
- Strolling through the new park
- Highcross Shopping Centre nearby
- The Golden Mile less than a mile away

[Introduction](#)
[History](#)
[Vision](#)

✿ [Location](#)
[Travel Links](#)
[Site Plan](#)
[Make It Your Own](#)
[Your Buying Guide](#)
[30,000 Homes & Counting](#)



750M
0.5 MILES

1500M
1 MILE

2250M
1.5 MILES

WATERSIDE

RIVERSIDE PARK

FROG ISLAND

WOLSEY ISLAND

BEAUMONT LEYS SCHOOL

BARLEY CROFT PRIMARY SCHOOL

BABINGTON ACADEMY SCHOOL

GROBY RD

RED HILL WAY

GREAT CENTRAL RAILWAY

UNIVERSITY OF LEICESTER

LEICESTER TIGERS RUBY CLUB

LEICESTER ROYAL INFIRMARY

DE MONTFORT UNIVERSITY

TESCO SUPERSTORE

SLATER PRIMARY SCHOOL

ALDI SUPERMARKET

WOODGATE POST OFFICE

STOKES WOOD PRIMARY SCHOOL

ASDA SUPERSTORE

ALDI SUPERMARKET

NATIONAL SPACE CENTRE

WATERMEAD WAY

WYGGESTON AND QUEEN ELIZABETH I COLLEGE

DE MONTFORT HALL

LEICESTER MUSEUM

KING RICHARD III VISITOR CENTRE

ST MARTIN'S SQUARE

LEICESTER CATHEDRAL

PRANA CAFE

LEICESTER MARKET

SAINSBURY'S SUPERMARKET

HIGHCROSS SHOPPING CENTRE

CURVE THEATRE

ALDI SUPERMARKET

MOAT COMMUNITY COLLEGE

LEICESTER TRAIN STATION

WEST-COTES

WESTERN PARK

DOVELANDS PRIMARY SCHOOL

FOSSE RECREATION GROUND

INGLEHURST JUNIOR SCHOOL

INGLEHURST INFANT SCHOOL

PARKS PRIMARY SCHOOL

NEW COLLEGE LEICESTER

NEWFOUNDPOOL

ALKMAN AVE

GROBY RD

VAUGHAN WAY

WELLS RD

VICTORIA PARK

WALNUT ST

UPPERTON RD

GLENFIELD RD

FOSSE RD N

A47

A50

A59A

A6

A653

A426

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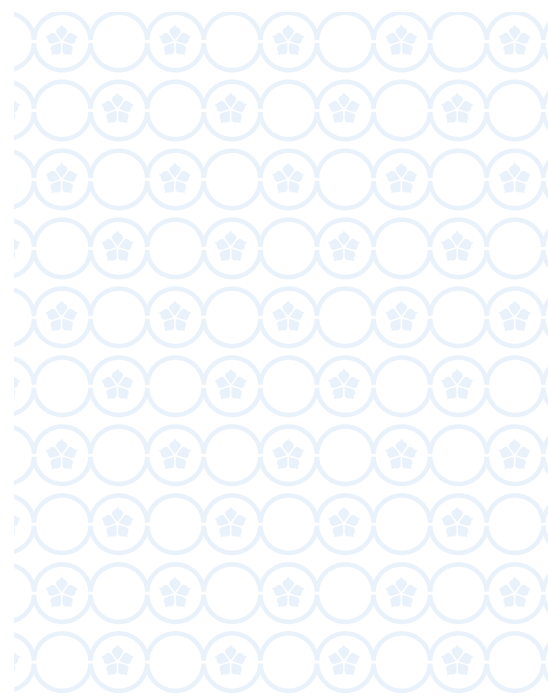
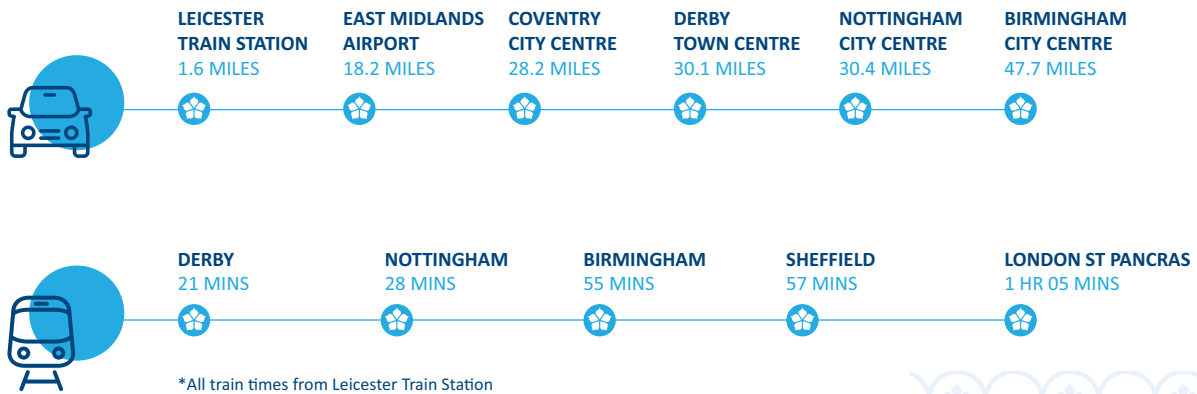
Handy for commuting

NEAR & FAR

As you can imagine, living in the centre of Leicester means that getting around couldn't be more straightforward. If you want to get into the city centre for work or pleasure, you simply walk – it's minutes away. Getting about by bus is also a breeze with a number of local bus stops in the area as well as St Margaret's bus station just down the road.

Travelling by car is just as convenient as the A50 is at the end of the road. From which you then have easy access to the A563 ring road around Leicester and the M1 which connects London to Leeds. If you prefer using the train, then head for the city's main station from which you can get around the country with ease.

If you want to head abroad, then East Midlands Airport is less than half an hour's drive away, while Birmingham Airport is a 45-minute drive. From either of these, the world's your oyster.



- [Introduction](#)
- [History](#)
- [Vision](#)
- [Location](#)
- ✦ [Travel Links](#)
- [Site Plan](#)
- [Make It Your Own](#)
- [Your Buying Guide](#)
- [30,000 Homes & Counting](#)

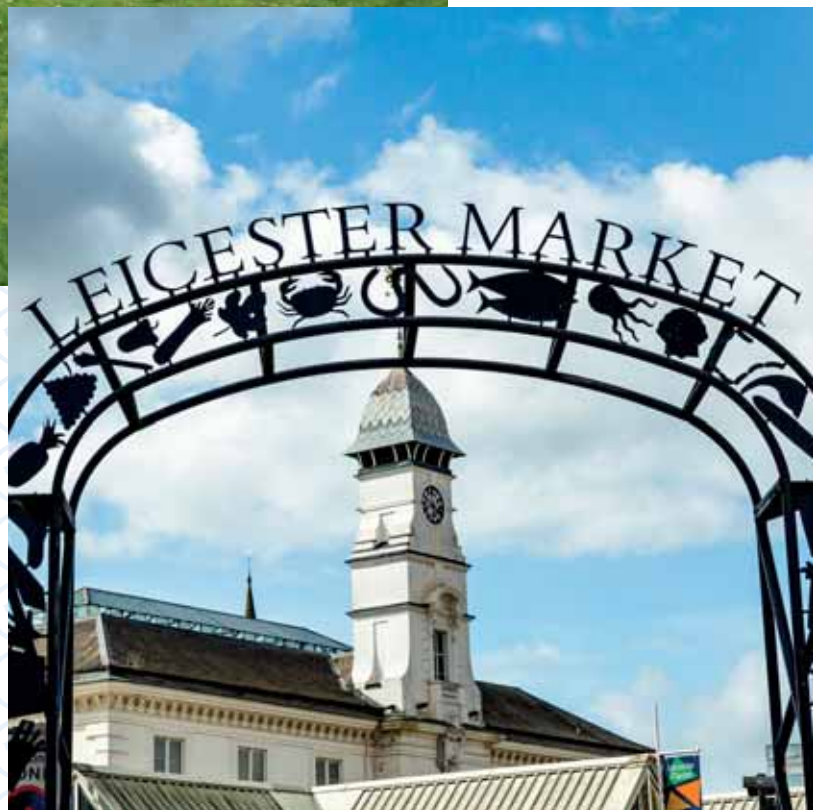
Abbey Park ▼



Leicester Market ▼



Leicester Train Station ▲














SITE PLAN

HOUSETYPES

 THE ABBEY 2 bedroom home	 THE MELTON 3 bedroom home
 THE ANSTEY 2 bedroom home	 THE MOWBRAY 3 bedroom home
 THE ASHBY 3 bedroom home	 THE OADBY 3 bedroom home
 THE BARKBY 3 bedroom home	 THE QUORN 3 bedroom home
 THE BIRSTALL 3 bedroom home	 THE REARSBY 3 bedroom home
 THE BLABY 3 bedroom home	 THE ROTHLEY 4 bedroom home
 THE BOSWORTH 3 bedroom home	 THE SEAGRAVE 4 bedroom home
 THE BRADGATE 3 bedroom home	 THE SILEBY 4 bedroom home
 THE CADEBY 3 bedroom home	 THE SYSTEM 4 bedroom home
 THE DESFORD 3 bedroom home	 THE WIGSTON 4 bedroom home
 THE ENDERBY 3 bedroom home	 THE WORTHINGTON 4 bedroom home

APARTMENTS

 BLOCK 1A 2 bedroom home
 BLOCK 1B 1 & 2 bedroom home
 BLOCK 2 2 bedroom home
 BLOCK 3 2 bedroom home
 BLOCK 4 1 & 2 bedroom home
 BLOCK 5 2 bedroom home
 BLOCK 6 2 bedroom home
 BLOCK 7 1 & 2 bedroom home
 BLOCK 8 1 & 2 bedroom home
 BLOCK 9 2 bedroom home
 BLOCK 10 1 & 2 bedroom home

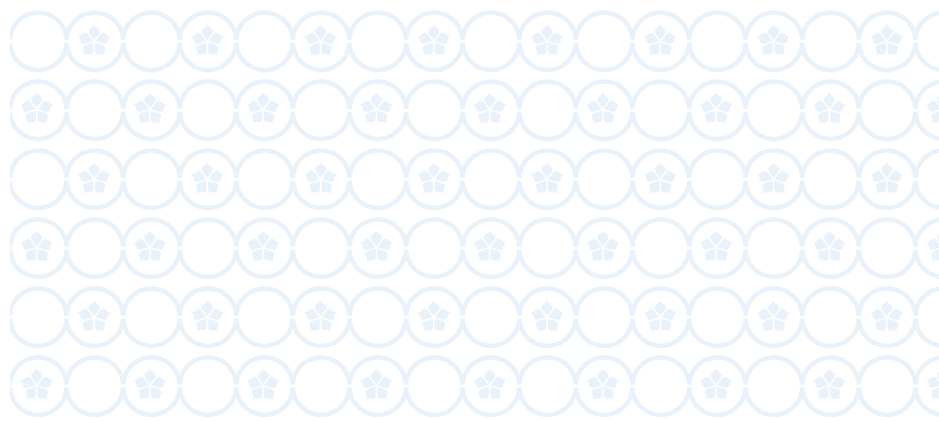


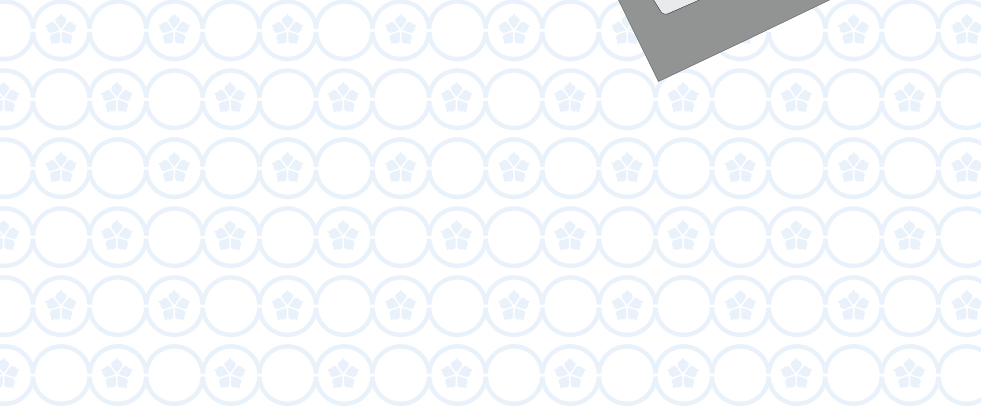
 SHOW HOME
Plot 94

 YOU ARE HERE

Introduction
History
Vision
Location
Travel Links

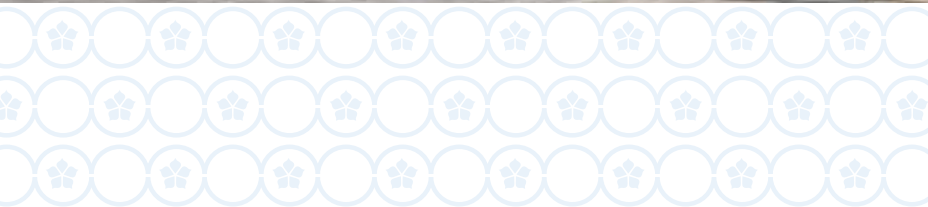
 Site Plan
Make It Your Own
Your Buying Guide
30,000 Homes & Counting





The tranquility of the riverside with the convenience of the city centre just moments away.







We never forget it's

YOUR HOME



Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

[Introduction](#)

[History](#)

[Vision](#)

[Location](#)

[Travel Links](#)

[Site Plan](#)

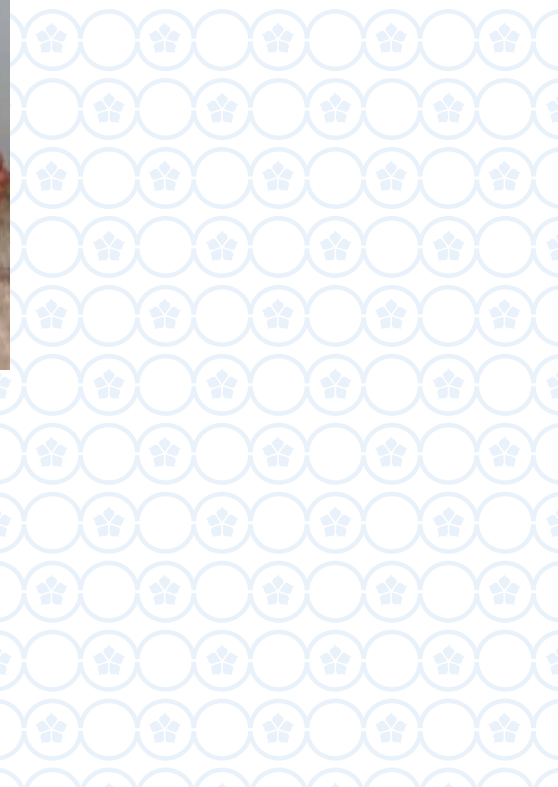
✦ [Make It Your Own](#)

[Your Buying Guide](#)

[30,000 Homes & Counting](#)

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



Make it
YOUR OWN



With Keepmoat Homes Options, you can make your home fit how you want to live. Choose your perfect kitchen and the bathroom you've always dreamt of. You can even pick practical things, like extra electrical points and lighting. Be inspired to make your home yours.

Taking inspiration from the rich history of the area, every aspect of Waterside, from the canal side pathways to the green open spaces, has been designed to fulfill the exciting futures of people like you - people ready to make their mark.

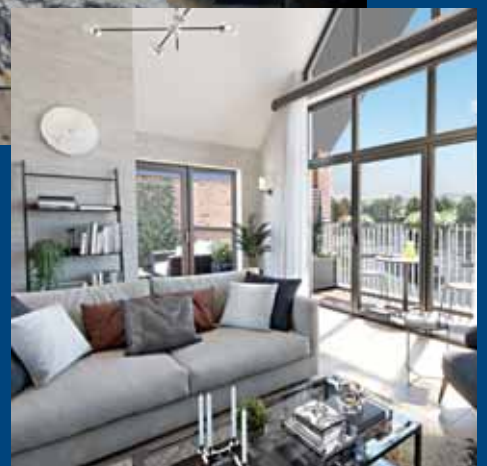


- Introduction
- History
- Vision
- Location
- Travel Links
- Site Plan

-  **Make It Your Own**
- Your Buying Guide
- 30,000 Homes & Counting



Once you've reserved your home, we'll invite you back for your Options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home with your sales executive.





WATERSIDE, NORTHGATE STREET, LEICESTER, LE3 5BY





Your Buying

GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

[Introduction](#)

[History](#)

[Vision](#)

[Location](#)

[Travel Links](#)

[Site Plan](#)

[Make It Your Own](#)

✿ [Your Buying Guide](#)

30,000 Homes & Counting



STEP 02

Mortgage and Legal Advisor

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.

30,000

Homes and counting



There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.



[Introduction](#)
[History](#)
[Vision](#)
[Location](#)
[Travel Links](#)
[Site Plan](#)
[Make It Your Own](#)
[Your Buying Guide](#)





WATERSIDE, NORTHGATE STREET, LEICESTER, LE3 5BY



Make it

YOUR OWN



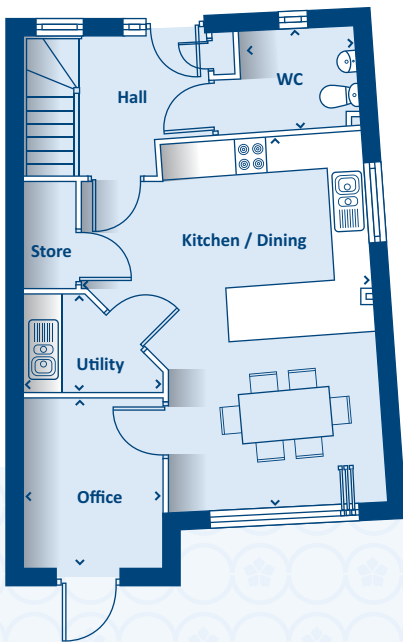
	1 bedroom apartment	2 bedroom apartment	2 bedroom home	3 bedroom home	4 bedroom home
GENERAL					
White sockets and switches	✓	✓	✓	✓	✓
Polished chrome ironmongery to internal doors	✓	✓	✓	✓	✓
Landscaped front and rear garden (as per working drawings)			✓	✓	✓
UPVC double glazed windows	✓	✓	✓	✓	✓
UPVC double glazed French doors*	✓	✓	✓	✓	✓
Programmable gas central heating system with thermostatic radiator valves	✓	✓	✓	✓	✓
Door numeral	✓	✓			
External tap**			✓	✓	✓
KITCHEN / UTILITY					
Choice of kitchen units with soft close hinges*	✓	✓	✓	✓	✓
Choice of work top with upstand*	✓	✓	✓	✓	✓
Stainless steel electric fan assist oven with extractor hood	✓	✓	✓	✓	✓
Gas hob and splash back			✓	✓	✓
Electric ceramic hob and splash back	✓	✓			
1&1/2 bowl Stainless steel sink with upgraded mixer tap (Kitchen only)**	✓	✓	✓	✓	✓
Single bowl Stainless steel sink with mixer tap to Utility**				✓	✓
Integrated dishwasher and fridge/freezer included**	✓	✓	✓	✓	✓
Combined washer/dryer. Where applicable to utility cupboard	✓	✓			
Boiler housing	✓	✓	✓	✓	✓
Integrated washing machine			✓	✓	✓
BATHROOM / EN-SUITE					
Fitted white sanitaryware	✓	✓	✓	✓	✓
Thermostatic bar shower over bath (Includes full tiling & shower screen)**	✓	✓	✓	✓	✓
9.5kw Electric shower in the en-suite**			✓	✓	✓
Extractor fan to bathroom & en-suite	✓	✓	✓	✓	✓
Full height walk in shower with thermostatic shower to shower room**	✓	✓			
Towel radiator**	✓	✓	✓	✓	✓
DECORATING					
Almond white emulsion painted walls and ceilings	✓	✓	✓	✓	✓
White gloss paint to interior wood work	✓	✓	✓	✓	✓
Moulded skirting and architrave	✓	✓	✓	✓	✓
ELECTRICAL					
TV aerial socket to lounge	✓	✓	✓	✓	✓
BT socket to lounge	✓	✓	✓	✓	✓
External lighting**			✓	✓	✓
SAFETY & SECURITY					
Security locks to windows except fire egress	✓	✓	✓	✓	✓
Mains fed smoke detectors to hall and landing	✓	✓	✓	✓	✓

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *plot specific and **housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



Artists impression, features may vary

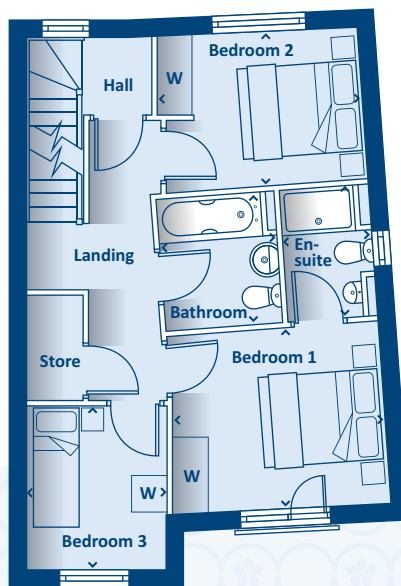
THE BARKBY 3 bedroom home



GROUND FLOOR

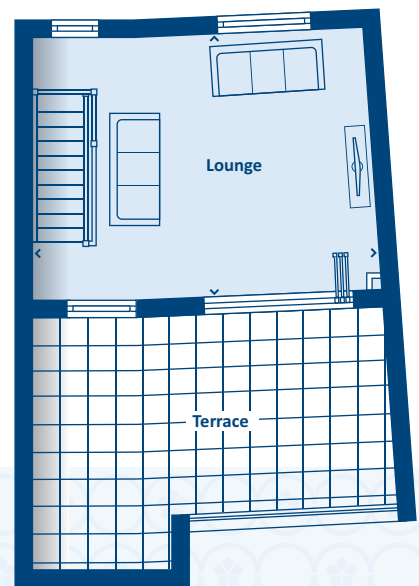
Kitchen / Dining	4822 x 6174	15'10" x 20'3"
Utility	2270 x 1637	7'5" x 5'4"
Office	2807 x 2270	9'3" x 7'5"
WC	2251 x 1624	7'5" x 5'4"

> Longest measurement taken



FIRST FLOOR

Bedroom 1	3642 x 3013	11'11" x 9'11"
En-suite	2151 x 1446	7'1" x 4'9"
Bedroom 2	3332 x 2500	10'11" x 8'3"
Bedroom 3	2708 x 2260	8'11" x 7'5"
Bathroom	2150 x 1911	7'11" x 6'3"



SECOND FLOOR

Lounge	4285 x 5729	14'1" x 18'10"
Terrace	5818 x 3288	19'1" x 10'10"

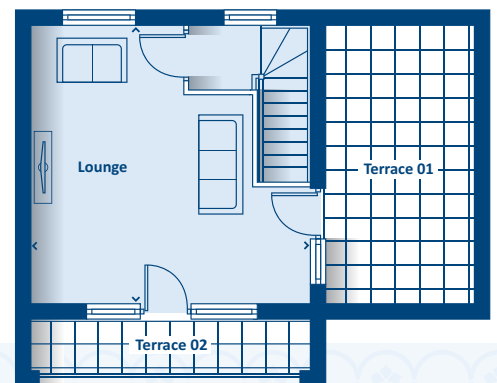
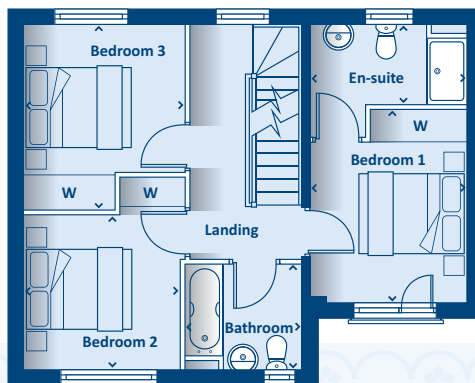
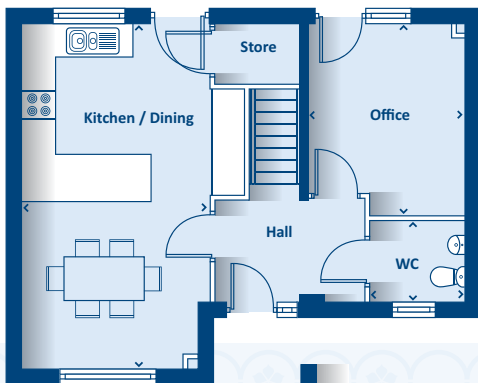
PLEASE NOTE:
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE MELTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	7657 x 3330	25'1" x 13'8"
Office	3591 x 2937	11'9" x 9'8"
WC	1483 x 1777	4'10" x 5'10"

FIRST FLOOR

Bedroom 1	3625 x 2937	11'11" x 9'8"
En-suite	2937 x 2074	9'8" x 6'10"
Bedroom 2	2924 x 2880	9'7" x 9'5"
Bedroom 3	3450 x 3014	11'4" x 9'11"
Bathroom	2150 x 1941	7'1" x 6'4"

SECOND FLOOR

Lounge	5185 x 5185	17'0" x 17'0"
Terrace 01	5230 x 2822	17'2" x 9'3"
Terrace 02	5230 x 1024	17'2" x 3'4"

> Longest measurement taken

PLEASE NOTE:

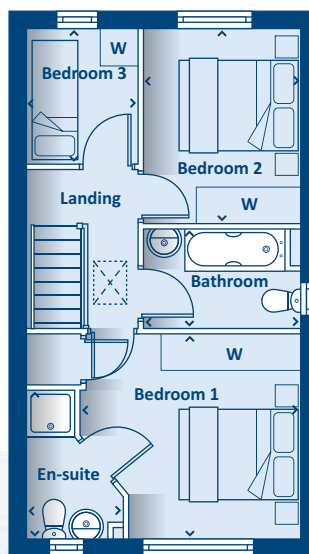
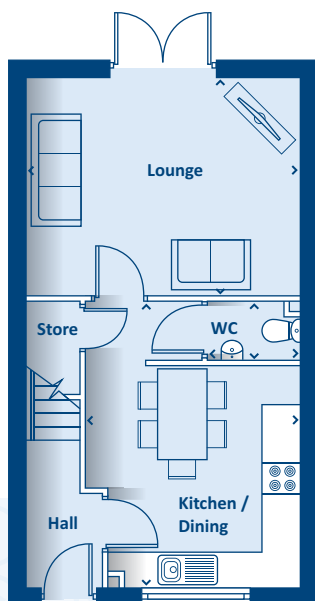
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Artists impression, features may vary

THE BLABY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3535	12'2" x 11'7"
Lounge	4498 x 3601	14'9" x 11'10"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bedroom 1	3645 x 3390	12'0" x 11'2"
En-suite	2452 x 1562	8'1" x 5'2"
Bedroom 2	3210 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1839	7'4" x 6'0"
Bathroom	2587 x 1661	8'6" x 5'5"

› Longest measurement taken

PLEASE NOTE:

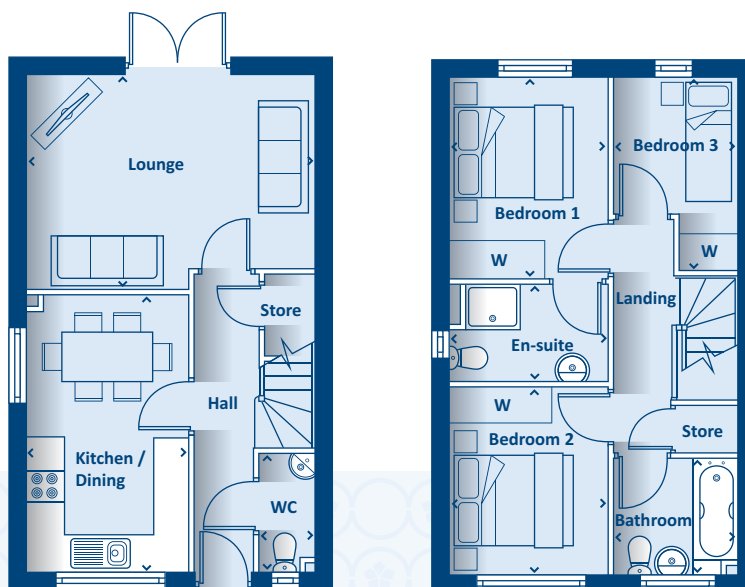
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Artists impression, features may vary

THE BOSWORTH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2670 x 4608	8'9" x 15'1"
Lounge	4723 x 3521	15'6" x 11'7"
WC	1940 x 902	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3294 x 2604	10'10" x 18'7"
En-suite	2604 x 1643	8'7" x 5'5"
Bedroom 2	3100 x 2604	10'2" x 8'7"
Bedroom 3	3176 x 2026	10'5" x 6'8"
Bathroom	2026 x 1940	6'8" x 6'4"

› Longest measurement taken

PLEASE NOTE:

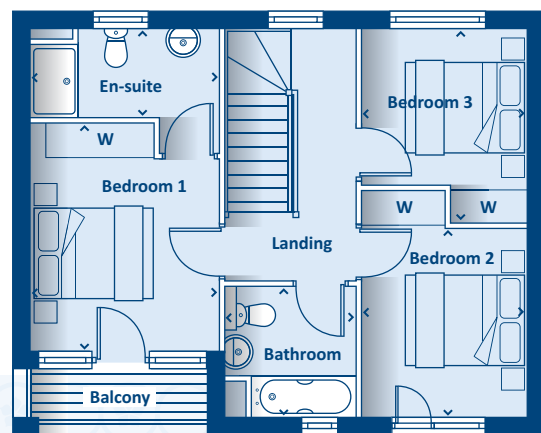
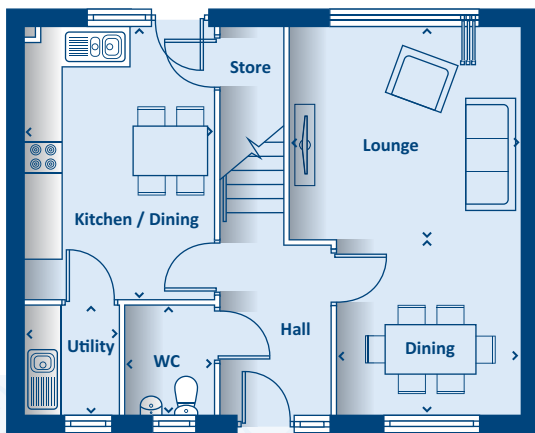
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Artists impression, features may vary

THE DESFORD 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3113 x 4497	10'3" x 14'9"
Lounge	3809 x 3528	12'6" x 11'7"
Dining	3057 x 2894	10'0" x 9'6"
Utility	1818 x 1552	6'0" x 5'11"
WC	1800 x 1450	5'11" x 4'9"

> Longest measurement taken

FIRST FLOOR

Bedroom 1	3789 x 3152	12'5" x 10'4"
En-suite	3134 x 1984	10'3" x 6'6"
Bedroom 2	3127 x 2751	10'3" x 9'0"
Bedroom 3	2751 x 2567	9'0" x 8'5"
Bathroom	2148 x 2097	7'1" x 6'11"

PLEASE NOTE:

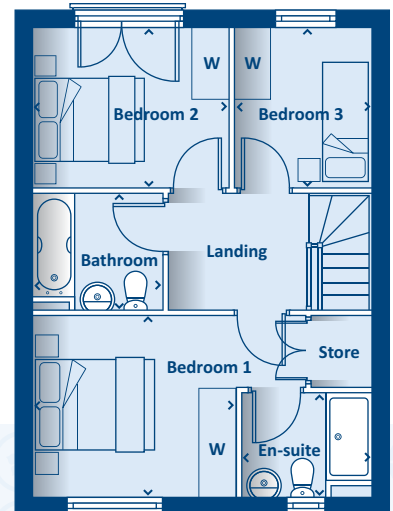
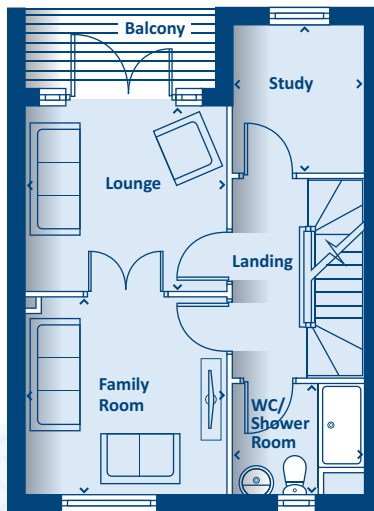
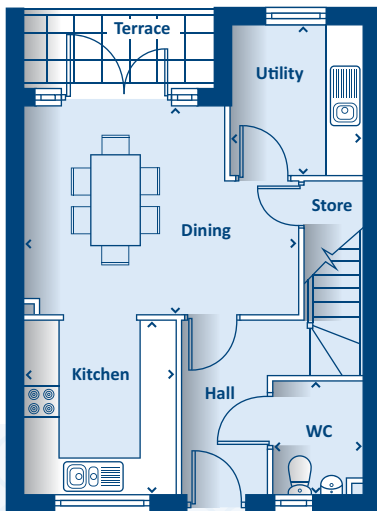
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Artists impression, features may vary

THE BIRSTALL 3 bedroom home



GROUND FLOOR

Kitchen	2892 x 2532	9'6" x 8'4"
Dining	4588 x 3437	15'1" x 11'3"
Utility	2450 x 2197	8'1" x 7'1"
WC	1839 x 1450	6'0" x 4'9"

> Longest measurement taken

FIRST FLOOR

Lounge	3373 x 3055	11'1" x 10'0"
Family Room	3373 x 3273	11'1" x 10'9"
Study	2450 x 2147	8'1" x 7'1"
Shower Room	2129 x 1839	7'0" x 6'0"

SECOND FLOOR

Bedroom 1	4530 x 3010	14'10" x 9'11"
En-suite	2129 x 1689	7'0" x 5'7"
Bedroom 2	3246 x 2650	10'8" x 8'8"
Bedroom 3	2650 x 2274	8'8" x 7'6"
Bathroom	2142 x 1889	7'0" x 6'2"

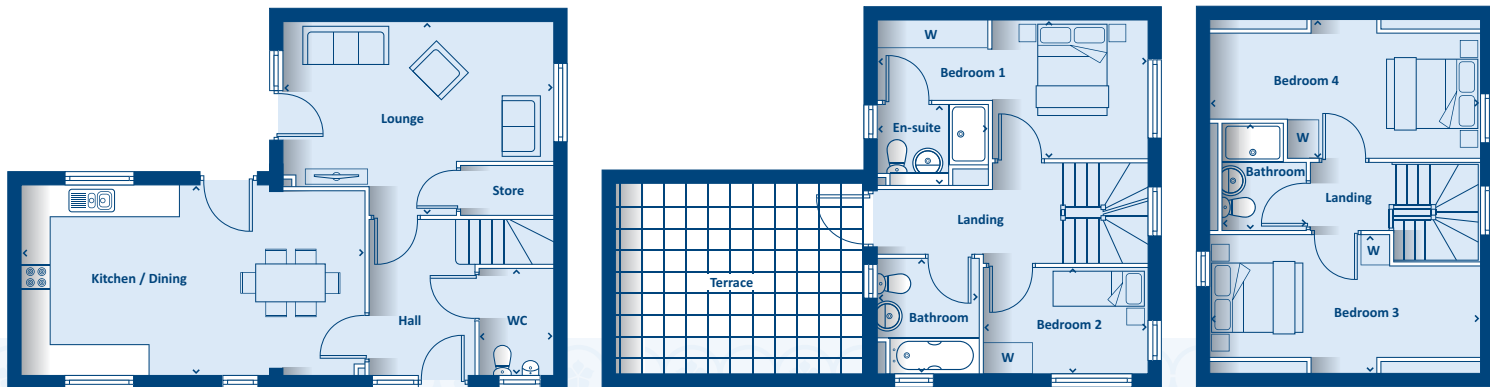
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Artists impression, features may vary

THE WORTHINGTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	6720 x 3722	22'1" x 12'3"
Lounge	5297 x 3284	17'5" x 10'4"
WC	2066 x 1450	6'9" x 4'9"

FIRST FLOOR

Bedroom 1	5298 x 2750	17'5" x 9'0"
En-suite	2122 x 1594	7'0" x 5'3"
Bedroom 2	3262 x 2083	10'9" x 6'10"
Bathroom	2283 x 1925	7'4" x 6'4"
Terrace	4870 x 3770	16'0" x 12'5"

SECOND FLOOR

Bedroom 3	5297 x 2430	17'5" x 8'0"
Bedroom 4	5298 x 2453	17'5" x 8'1"
Bathroom	2079 x 1681	6'10" x 5'6"

› Longest measurement taken

PLEASE NOTE:

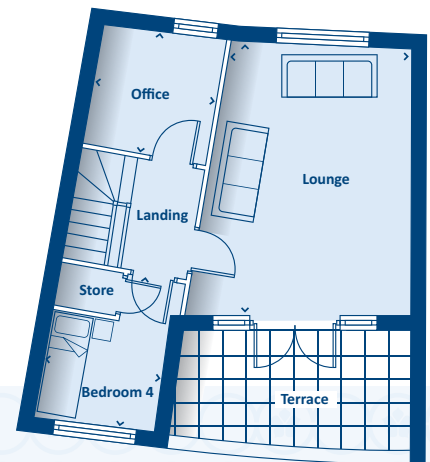
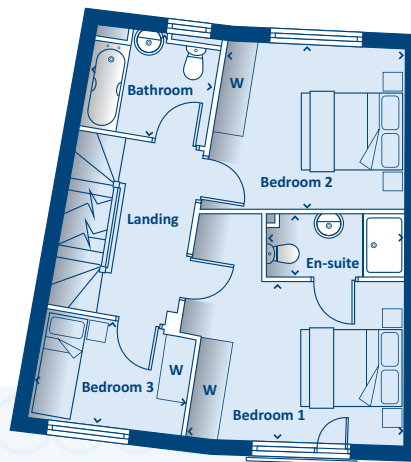
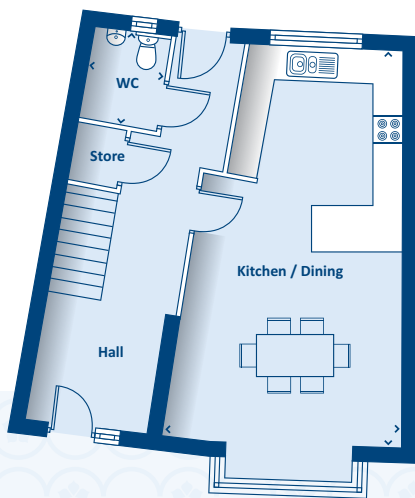
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Artists impression, features may vary

THE ROTHLEY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	7757 x 4714	25'6" x 15'6"
WC	1813 x 1485	15'11" x 4'10"

FIRST FLOOR

Bedroom 1	4296 x 4456	14'1" x 14'8"
En-suite	2673 x 1218	8'9" x 4'0"
Bedroom 2	3966 x 3314	13'0" x 10'11"
Bedroom 3	2935 x 2100	9'8" x 6'11"
Bathroom	2418 x 1992	7'11" x 6'6"

SECOND FLOOR

Lounge	5438 x 4318	17'10" x 14'2"
Bedroom 4	2988 x 2258	9'10" x 7'5"
Office	2469 x 2418	8'1" x 7'11"
Terrace	4417 x 2248	14'6" x 7'5"

› Longest measurement taken

PLEASE NOTE:

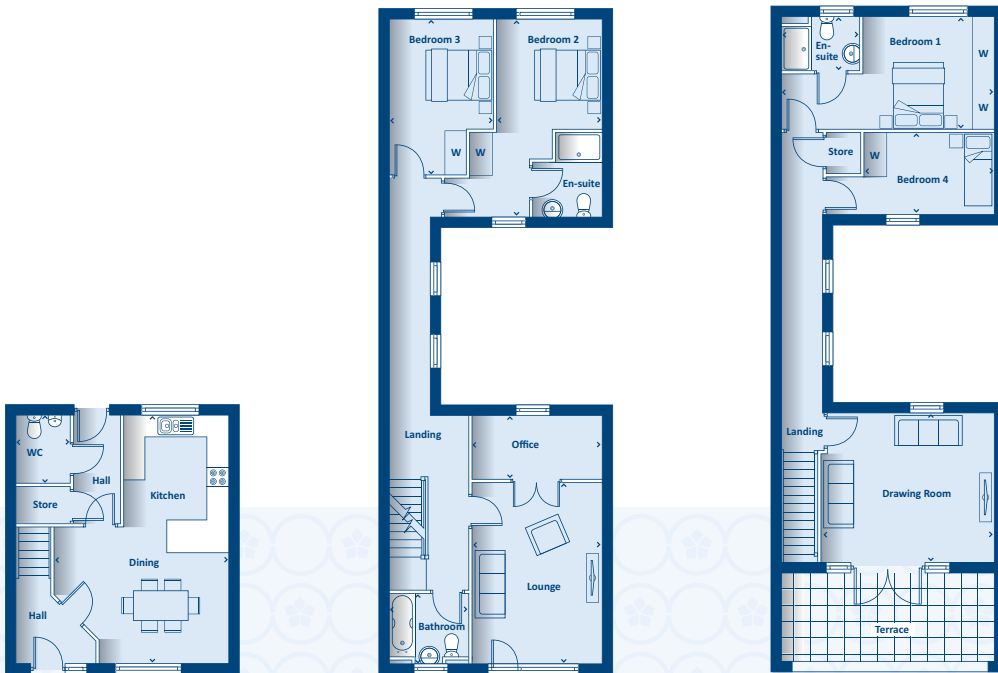
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Artists impression, features may vary

THE SEAGRAVE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	6883 x 4759	22'7" x 15'8"
WC	1909 x 1450	6'3" x 4'9"

› Longest measurement taken

FIRST FLOOR

Lounge	5005 x 3542	16'5" x 11'8"
Office	3542 x 1800	11'8" x 5'11"
Bedroom 2	3818 x 2852	12'6" x 9'4"
En-suite	1841 x 1455	6'1" x 4'9"
Bedroom 3	4251 x 2849	14'0" x 9'4"
Bathroom	2150 x 1740	7'1" x 5'9"

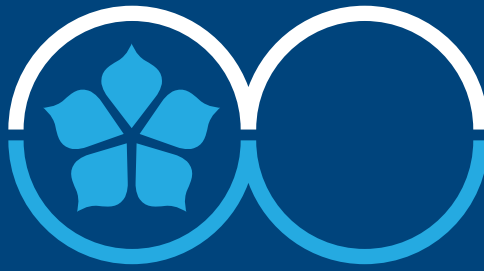
SECOND FLOOR

Drawing Room	4759 x 4116	15'7" x 13'6"
Bedroom 1	5793 x 3081	19'0" x 10'1"
En-suite	2092 x 1446	6'10" x 4'9"
Bedroom 4	4610 x 2210	15'2" x 7'3"
Terrace	5838 x 2477	19'2" x 8'2"

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keepmoat.com

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