



Bosworth Grange

AN EXCITING DEVELOPMENT OF NEW HOMES
ON THE OUTSKIRTS OF HUSBANDS BOSWORTH, LEICESTERSHIRE



A VIBRANT RURAL COMMUNITY

Set in Leicestershire's rolling hills

HUSBANDS BOSWORTH is a pretty and bustling village. With much of the village being designated a conservation area due to the richness of its architecture, a stroll down the wide High Street and its narrower lanes gives a sense of the village's rich and vibrant history.

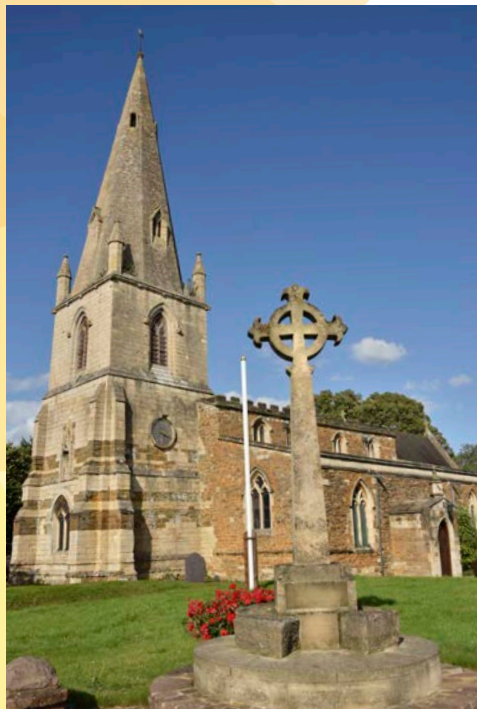
Just outside the village in extensive grounds, is Bosworth Old Hall, a manor house dating from Norman times. Nearby Foxton Locks is a popular and beautiful location for walking and enjoying a drink by the Grand Union Canal. Kilworth House Theatre, a well-known local hotel and arts venue, is popular for its summer open-air productions.

Husbands Bosworth has everything you would want from village life; a village shop, popular pub, playground, primary school (rated 'Good' by OFSTED and SIAMS) and nursery. The village has an active community and is home to many leisure clubs, including gliding, cricket, golf, bowls, riding, tennis and Scouts and Guides.

Historic Market Harborough, sometimes called 'Little London', is only 7 miles away, with a good range of shops and eateries, as well as two secondary schools (Robert Smythe Academy and Welland Park Academy, both rated OFSTED 'Good'). The vibrant city of Leicester and its plentiful shops, restaurants and leisure amenities (including the Curve Theatre) is just 15 miles away.

It is easy to forget about the outside world whilst in Husbands Bosworth, amid the rolling Leicestershire hills. However, it is just 10 minutes from the M1 and A14 and direct trains to London St Pancras in under an hour can be caught from Market Harborough, meaning that commuting to central London is very straightforward.

All Saints' church stands at the end of High Street



The grounds of Bosworth Old Hall



Canalside scene at Foxton Locks

WHO WE ARE

In partnership to build a new community

Bowbridge Homes and **Snowdon Homes** only create properties of which we can be proud. We build homes the way we think they should be built and that people aspire to live in. You can rest assured that each of our homes and developments has been thoughtfully designed with a keen eye on the details that improve everyday life.

Partnering at Bosworth Grange, we are able to offer the exciting, meticulously designed development for which **Bowbridge Homes** are renowned, together with the excellent build quality which is synonymous with **Snowdon Homes**.

We are proud of not being national housebuilders, as this allows us to look at schemes individually and do the right thing for each development site and the community within which it sits.

CUSTOMER CARE is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with the peace of mind of a 10-year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit www.consumercode.co.uk



LOCATIONS AND DISTANCES ARE APPROXIMATE





Computer generated image of the street scene at Bosworth Grange







Computer generated image

THE BUCKTHORN | FOUR BEDROOMS, ONE ENSUITE

The Buckthorn

PLOT 2

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	5460 x 3725	17' 11" x 12' 3"
Kitchen/ Dining room	3785 x 5460	12' 5" x 17' 11"
Family room	3935 x 3485	12' 11" x 11' 5"
Utility	2875 x 1900	9' 5" x 6' 3"

FIRST FLOOR

Bedroom 1	3875 x 3485	12' 8" x 11' 5"
Ensuite	2280 x 1900	7' 6" x 6' 3"
Dressing room	1900 x 1520	6' 3" x 5' 0"
Bedroom 2	3725 x 3585	12' 3" x 11' 9"
Bedroom 3	3785 x 2840	12' 5" x 9' 4"
Bedroom 4	3725 x 2695	12' 2" x 8' 10"
Bathroom	2735 x 2545	9' 0" x 8' 4"

- AC Airing cupboard
- B Boiler
- C Cupboard
- DR Dressing room
- L Loft access
- WC Cloakroom



All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



Computer generated image

The Hornbeam

PLOTS 1, 5, 11, 16, 25 & 30

INTERIOR DIMENSIONS

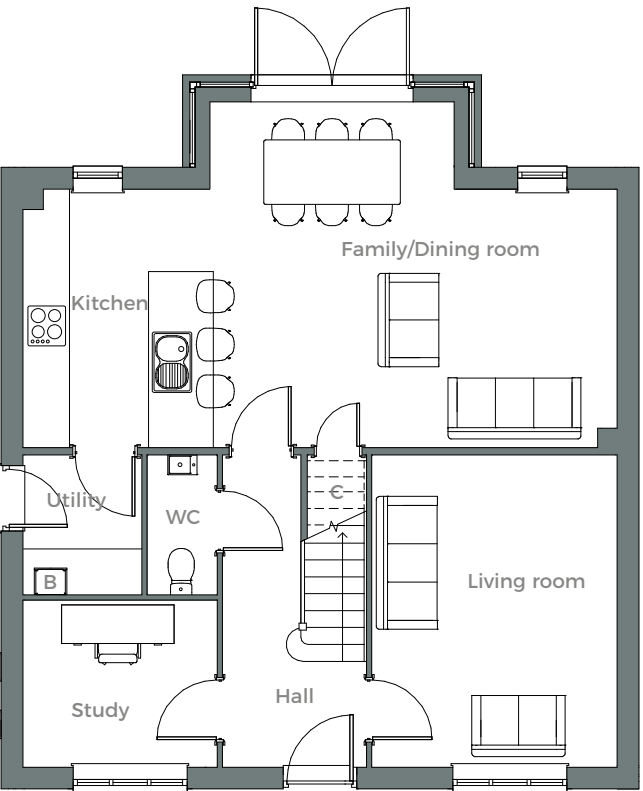
GROUND FLOOR

Living room	4350 x 3415	14' 3" x 11' 2"
Kitchen/Family/ Dining room	8270 x 4565	21' 1" x 15' 0"
Study	2705 x 2325	8' 10" x 7' 7"
Utility	1945 x 1655	6' 4" x 5' 5"

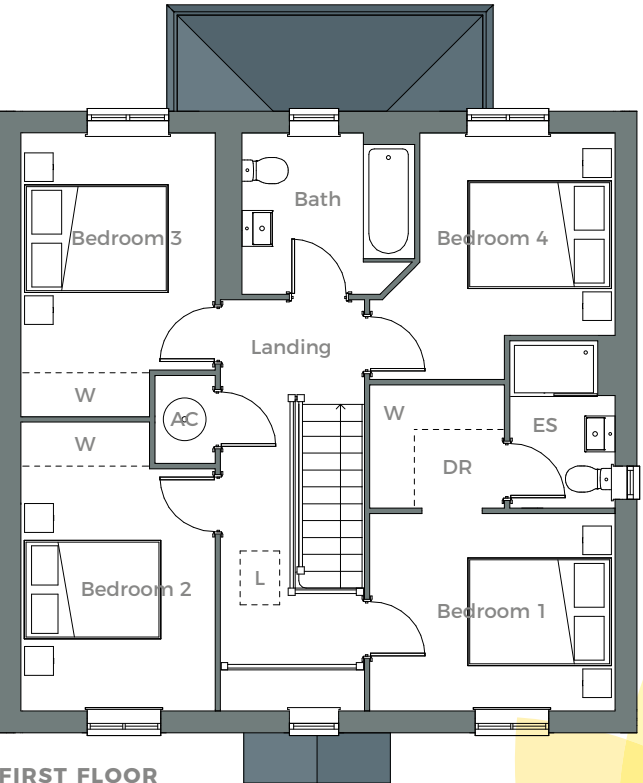
FIRST FLOOR

Bedroom 1	3415 x 2750	11' 2" x 9' 0"
Ensuite	2330 x 1515	7' 8" x 5' 0"
Dressing room	1850 x 1715	6' 1" x 5' 7"
Bedroom 2	4020 x 2705	13' 2" x 8' 10"
Bedroom 3	3950 x 2705	12' 11" x 8' 10"
Bedroom 4	3375 x 3435	11' 1" x 11' 3"
Bathroom	2700 x 2245	8' 10" x 7' 4"

- AC Airing cupboard
- B Boiler
- C Cupboard
- DR Dressing room
- ES Ensuite
- L Loft access
- WC Cloakroom



GROUND FLOOR



FIRST FLOOR

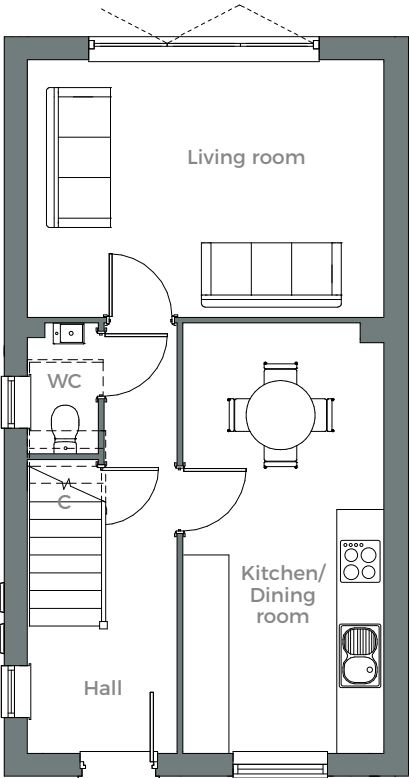
All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



Computer generated image

The Rowan

PLOTS 3, 4, 12, 13, 14, 15*, 28 & 29



GROUND FLOOR

- AC Airing cupboard

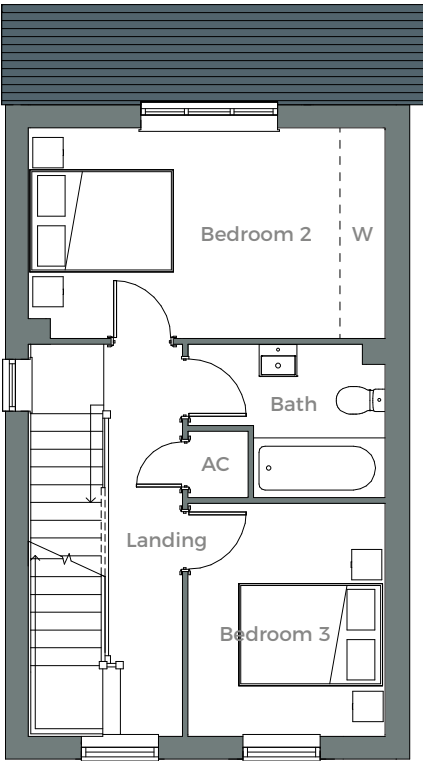
C Cupboard

DR Dressing room

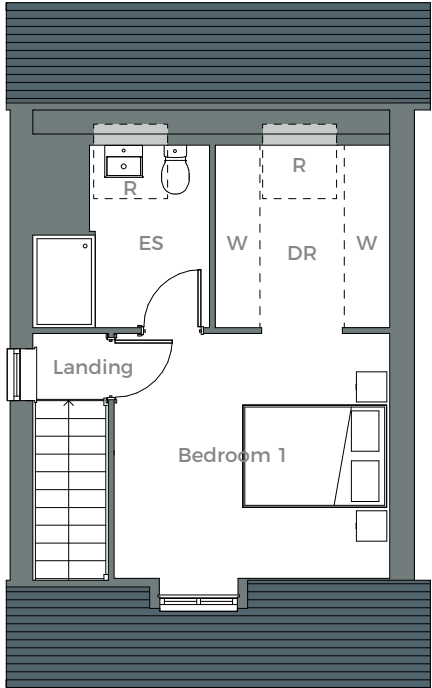
ES Ensuite
- R Rooflight

W Wardrobe

WC Cloakroom



FIRST FLOOR



SECOND FLOOR

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	4720 x 3405	15' 6" x 11' 2"
Kitchen/ Dining room	5690 x 2660	19' 7" x 8' 9"

FIRST FLOOR

Bedroom 2	4720 x 2788	15' 6" x 9' 2"
Bedroom 3	3085 x 2605	10' 1" x 8' 6"
Bathroom	2605 x 2025	8' 6" x 6' 8"

FIRST FLOOR

Bedroom 1	3645 x 3235	11' 11" x 10' 7"
Ensuite	2415 x 2335	7' 11" x 7' 8"
Dressing room	2415 x 2305	7' 11" x 7' 7"

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard. Any representation of wardrobes on plans is indicative. *Plot 15 does not have a garage.



Computer generated image

THE WHITEBEAM | THREE BEDROOMS, ONE ENSUITE

The Whitebeam

PLOT 6

INTERIOR DIMENSIONS

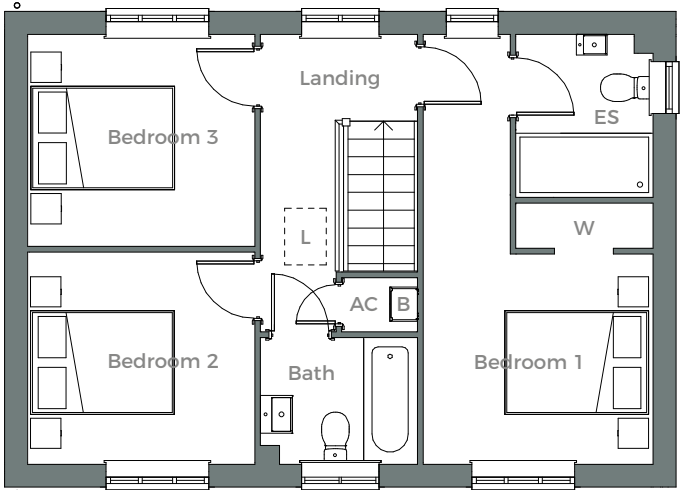
GROUND FLOOR

Living room	5685 x 2930	18' 8" x 9' 7"
Kitchen/ Dining room	5685 x 3040	18' 8" x 10' 0"
Utility	2150 x 1745	7' 1" x 5' 8"

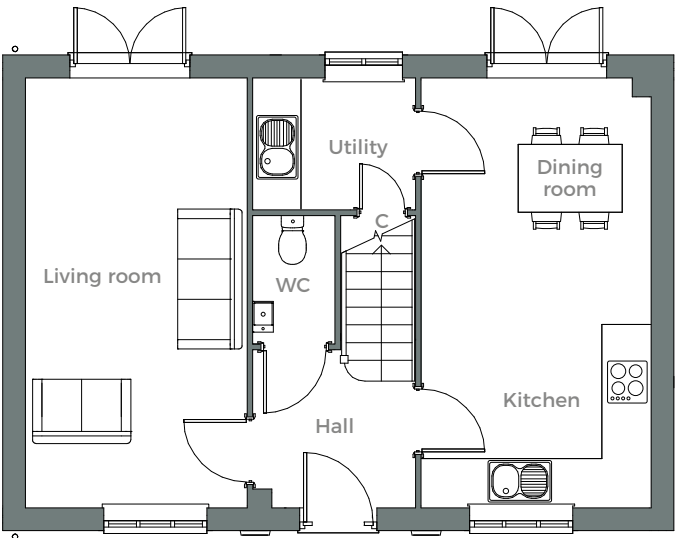
FIRST FLOOR

Bedroom 1*	3455 x 3345	11' 4" x 11' 0"
Ensuite	2155 x 1815	7' 3" x 6' 0"
Bedroom 2	3005 x 2805	9' 10" x 9' 2"
Bedroom 3	3005 x 2805	9' 10" x 9' 2"
Bathroom	2075 x 1675	9' 10" x 5' 6"

* Main body of room only; includes walk-in wardrobe



FIRST FLOOR



GROUND FLOOR

- AC Airing cupboard
- B Boiler
- C Cupboard
- L Loft access
- W Wardrobe
- WC Cloakroom

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Computer generated image

The Willow

PLOT 27

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	5460 x 3065	17' 11" x 10' 1"
Kitchen/ Dining room	5460 x 3300	17' 11" x 10' 10"

FIRST FLOOR

Bedroom 1	3485 x 3090	11' 5" x 10' 2"
Ensuite	2340 x 1490	7' 8" x 4' 11"
Bedroom 2	3050 x 2730	10' 0" x 8' 11"
Bedroom 3	3110 x 2340	10' 2" x 7' 8"
Bathroom	3155 x 1900	10' 4" x 6' 3"



- AC Airing cupboard
- C Cupboard
- W Wardrobe
- WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



THE HAWTHORN | THREE BEDROOMS, ONE ENSUITE

The Hawthorn

PLOT 26

INTERIOR DIMENSIONS

GROUND FLOOR

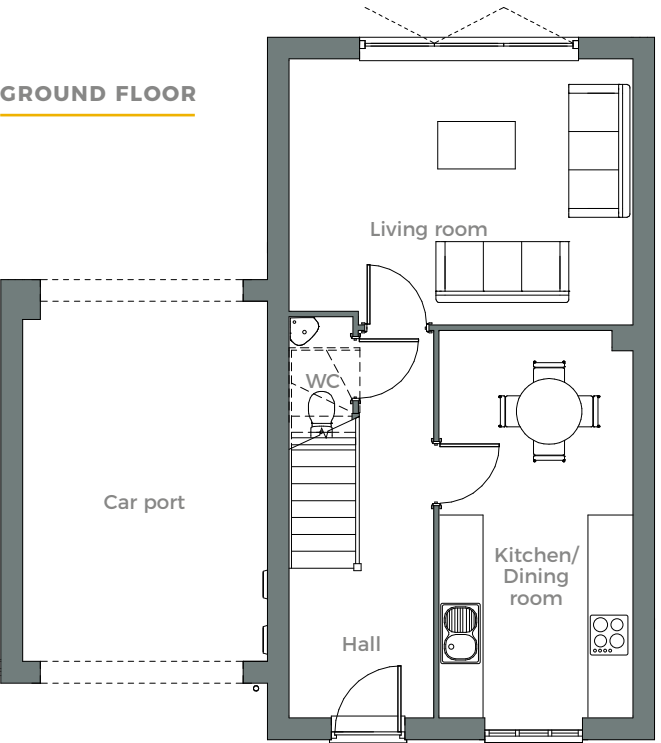
Living room	4785 x 3705	15' 8" x 12' 2"
Kitchen/ Dining room	5395 x 2700	17' 8" x 8' 10"

FIRST FLOOR

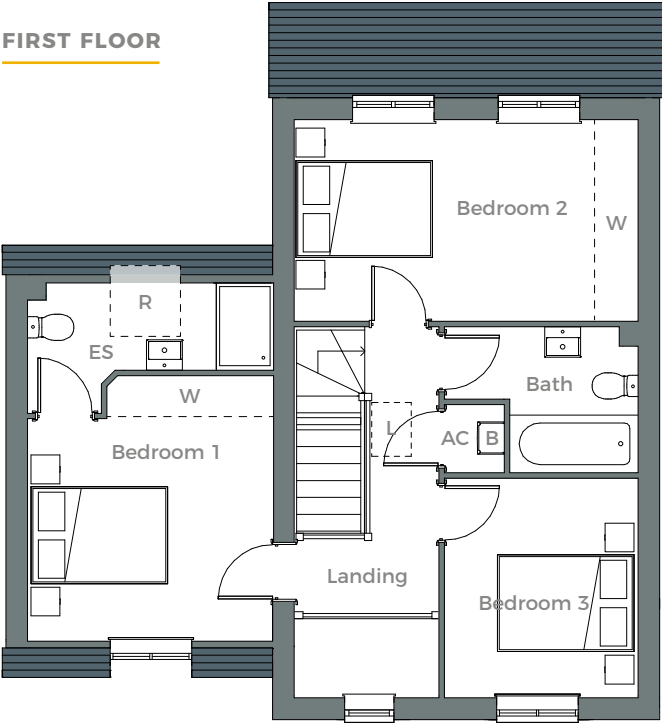
Bedroom 1	3700 x 3410	12' 2" x 11' 2"
Ensuite	3410 x 1840	11' 2" x 6' 0"
Bedroom 2	4785 x 2810	15' 8" x 9' 3"
Bedroom 3	3060 x 2700	10' 0" x 8' 10"
Bathroom	2700 x 2030	8' 10" x 6' 8"

- AC Airing cupboard
- B Boiler
- ES Ensuite
- L Loft access
- R Rooflight
- W Wardrobe
- WC Toilet

GROUND FLOOR



FIRST FLOOR



All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



Computer generated image

THE ALDER | THREE BEDROOMS, ONE ENSUITE

The Alder

PLOTS 17 & 18

INTERIOR DIMENSIONS

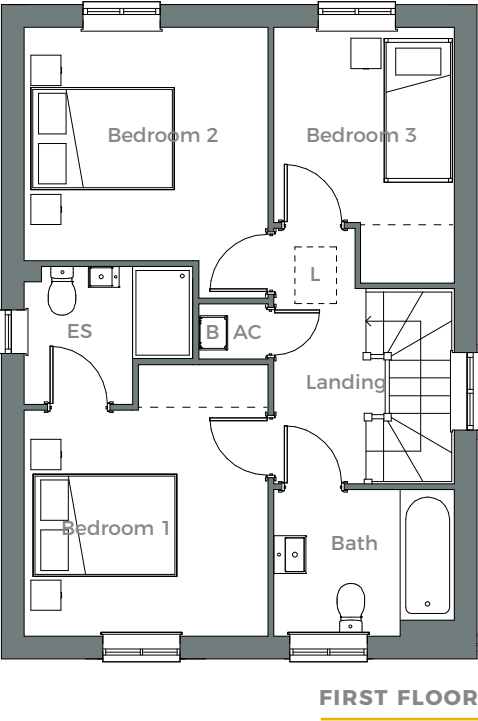
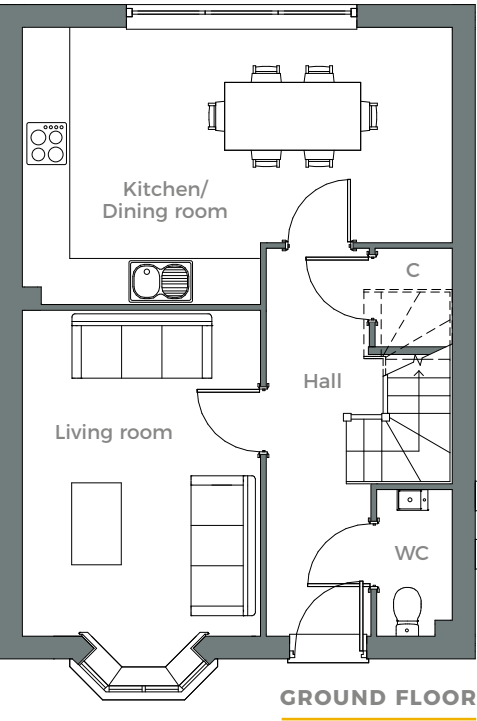
GROUND FLOOR

Living room	4310 x 3150	14' 2" x 10' 4"
Kitchen/ Dining room	5685 x 3665	18' 8" x 12' 0"

FIRST FLOOR

Bedroom 1	3525 x 3225	11' 7" x 10' 7"
Ensuite	2230 x 1825	7' 4" x 6' 0"
Bedroom 2	3225 x 3100	10' 7" x 10' 2"
Bedroom 3	3380 x 2390	11' 1" x 7' 10"
Bathroom	2390 x 1940	7' 10" x 6' 4"

- AC Airing cupboard
- B Boiler
- C Cupboard
- ES Ensuite
- L Loft access
- WC Cloakroom



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SPECIFICATIONS What's included when you buy at Bosworth Grange

Your new home at **Bosworth Grange** will be finished to the highest level, with a number of added extras included as standard.

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with rainfall showers and vanity units.

It's all part of our attention to detail to ensure your home has the finish you want – with the highest quality products.

KITCHEN, UTILITY & FAMILY ROOM

Extensive choice of contemporary fitted units & laminate worktops **

Fully integrated appliances, to include:

Single electric oven in 3 bedroom homes

Double electric oven in 4 bedroom homes

Electric hob

Stainless steel cooker hood

Fully integrated fridge/freezer and dishwasher

High quality vinyl flooring

Plumbing and electrics for washing machine & tumble dryer *

BATHROOMS, EN-SUITES & CLOAKROOM

Stylish Roca sanitaryware with designer chrome taps

Dual flush WCs

Rainfall shower heads *

Shower over bath with glazed screen *

Contemporary ceramic tiling to specified wall areas **

High quality vinyl flooring

Chrome heated towel rail in bathrooms and en-suites

Stylish Roca vanity units in a choice of colours **

MEDIA & ELECTRICAL

TV points fitted in the living room and master bedroom

Media plate fitted in the living room and family room *

Low energy lighting throughout, with recessed LED downlights in kitchen and bathrooms

Ample power points in each property

USB plug sockets fitted in the kitchen and master bedroom

HEATING & HOT WATER

High efficiency gas central heating system with thermostat

WINDOWS & DOORS

High quality front doors and PVC-u double glazed windows with energy efficient, low emissivity glass

Bi-fold doors (selected plots only)

INTERNAL FINISHES

Contemporary, painted internal doors with brushed stainless steel ironmongery

White painted walls with white gloss woodwork

EXTERNAL FINISHES

Landscaped and turfed front garden

External tap and power point

Front and rear lights

Turfed rear garden

SAFETY & SECURITY

Mains supply smoke alarms

Multipoint locking system to external doors

PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders





BMX World Champion
Kelvin Batey delivers a
school programme at St
Andrew's Primary School,
North Kilworth sponsored by
Bowbridge Homes.

THE MINTRIDGE FOUNDATION

A sporting chance for young people

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to be working with **The Mintridge Foundation** as our charitable partners and have committed to sponsoring a mentoring programme in every community that we are active in. Having seen first hand the positive impact that each of these programmes creates, we hope to put something back into the community and inspire a future generation to pursue their goals.

The Mintridge Foundation is a registered charity, based in the East Midlands, dedicated to enhancing life skills in young people through sport. The foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

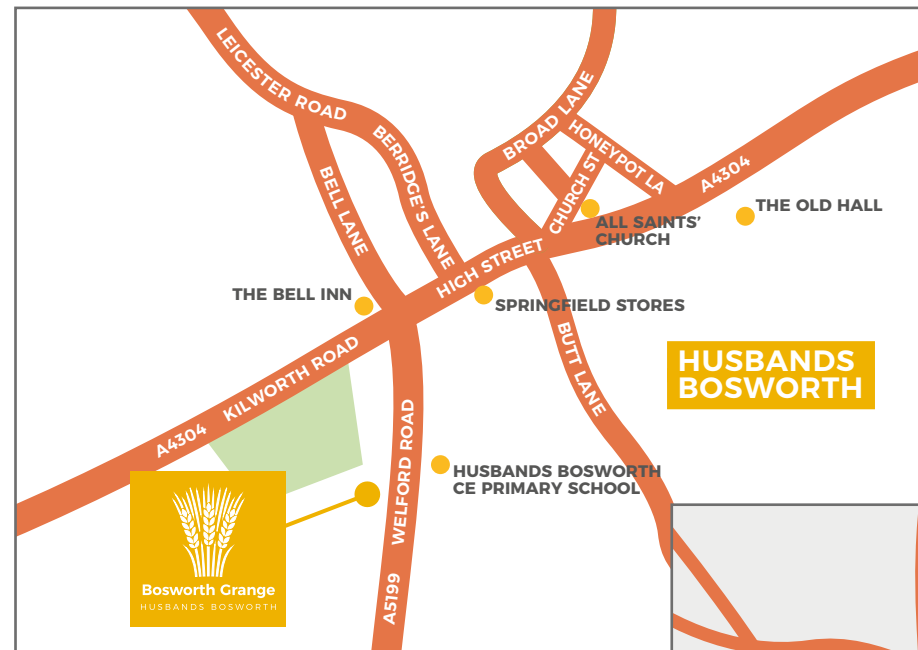
They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.

Contact the Mintridge Foundation at mintridgefoundation.org.uk



LOCATION Finding Bosworth Grange

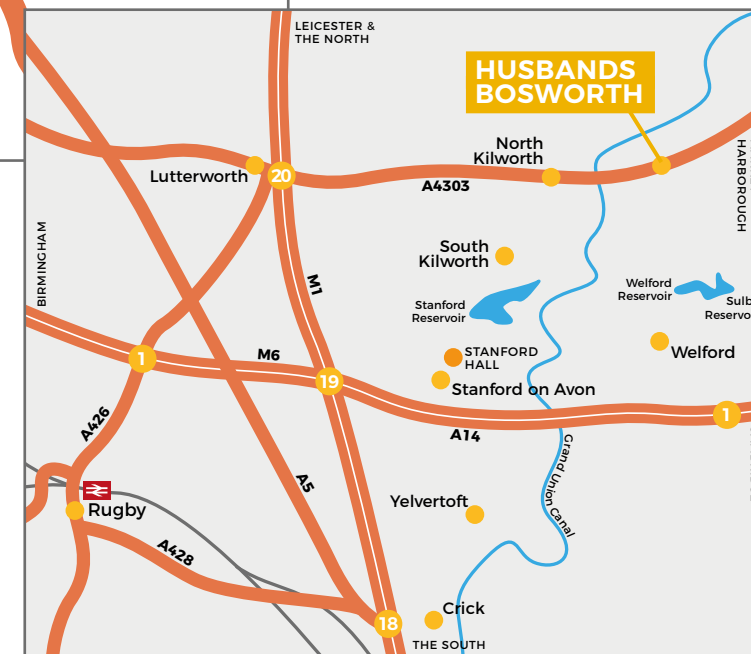


BOSWORTH GRANGE

Welford Road
Husbands Bosworth
Leicestershire **LE17 6JX**

CONNECTIONS

M1 Junction 20	6 miles	10 min
A14 Junction 1	4 miles	7 min
Rugby station & centre	13 miles	22 min
Market Harborough station & centre	7 miles	17 min
Birmingham International airport	38 miles	46 min
East Midlands airport	35 miles	38 min
Magna Park	9 miles	17 min
Lutterworth	7 miles	12 min
London Euston	TIME FROM RUGBY	50 min
Birmingham New Street	TIME FROM RUGBY	35 min



VIEWINGS AT

Bosworth Grange

If you have any questions or would like to visit Bosworth Grange, please contact Connells, our sole Selling Agents.

SALES CENTRE

01858 288147

bosworthgrange@connells.co.uk

connells.co.uk



Backed by
HM Government

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