

The Chestnuts

Empingham Drive, Barkby Road, Syston, Leicester, Leicestershire LE7 2AJ

The Chestnuts is a stunning collection of 3,4 and 5 bedroom properties.



www.dwh.co.uk

Where quality lives

David Wilson Homes

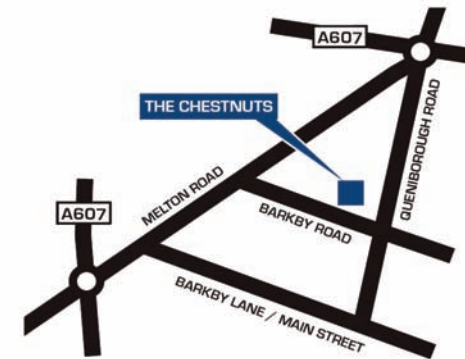


The Chestnuts

Empingham Drive, Barkby Road, Syston, Leicester, Leicestershire LE7 2AJ

The Chestnuts is a stunning collection of 3,4 and 5 bedroom properties.

The Chestnuts is nestled in the welcoming Leicestershire town of Syston. On the edge of open countryside, it features a range of contemporary homes. There's plenty of open space within the development for you to spend time outdoors with the family. Syston is a bustling community, close to Leicester and popular Queniborough, with a great range of excellent shops, restaurants and bars.



www.dwh.co.uk

Where quality lives

David Wilson Homes



The Chestnuts

Site Plan

- N** The Nugent (T307)
3 Bedroom Home
 - K** The Kennett (T310)
3 Bedroom Home
 - F** The Fairway (P332)
3 Bedroom Home
 - H** The Hadley (P341)
3 Bedroom Home
 - Et** The Eaton (R400)
4 Bedroom Home
 - B** The Bayswater (H406)
4 Bedroom Home
 - Co** The Coppice (R406)
4 Bedroom Home
 - Mn** The Monet (R408)
4 Bedroom Home
 - Mf** The Millford (H411)
4 Bedroom Home
 - Br** The Bradbury (H414)
4 Bedroom Home
 - W** The Winstone (H421)
4 Bedroom Home
 - Sh** The Shenton (H431)
4 Bedroom Home
 - L** The Layton (H436)
4 Bedroom Home
 - Hu** The Hurst (H451)
4 Bedroom Home
 - R** The Rothley (R451)
4 Bedroom Home
 - Mi** The Mitchell (H452)
4 Bedroom Home
 - Sb** The Shelbourne (H454)
4 Bedroom Home
 - A** The Ashtree (H455)
4 Bedroom Home
 - Ho** The Holden (H469)
4 Bedroom Home
 - E** The Emerson (H500)
5 Bedroom Home
 - Ma** The Maddoc (H534)
5 Bedroom Home
 - Ws** The Windsor (R534)
5 Bedroom Home
 - M** The Moorecroft (H536)
5 Bedroom Home
 - Lf** The Linford (R536)
5 Bedroom Home
- SH**

Showhome

SC

Sales Centre





The Kennett

Three bedroom home

Ground Floor

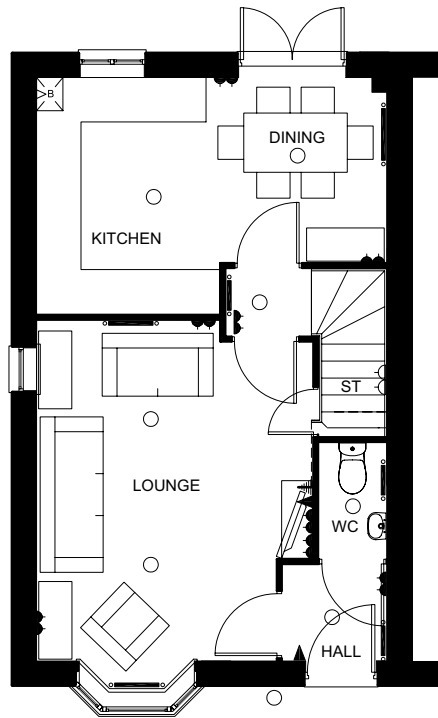
Lounge/Dining	4604 x 3729mm	15'1" x 12'2"
Kitchen	4733 x 3197mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

First Floor

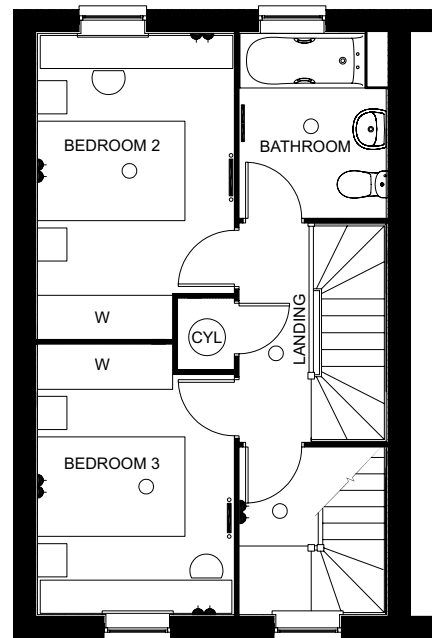
Bed 2	4116 x 2659 mm	13'6" x 8'8"
Bed 3	3658 x 2659 mm	12'0" x 8'8"
Bath	2498 x 1985 mm	8'2" x 6'6"

Second Floor

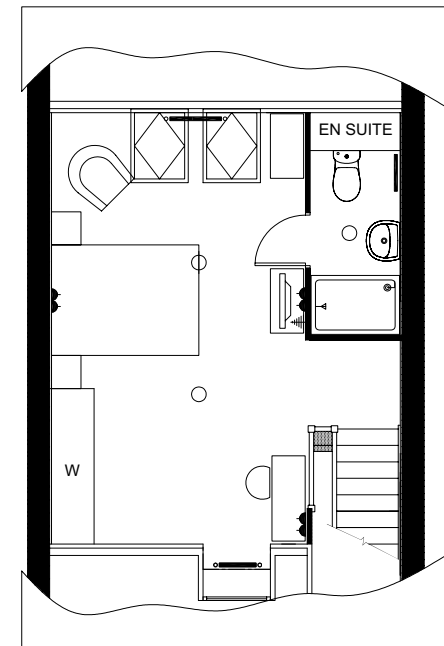
Bed 1	5830 x 3434*mm	19'1" * x 11'13"
En-suite	1210 x 2497*mm	3'11" x 8'2"



Ground Floor



First Floor



Second Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	CYL Cylinder	B Boiler
	◀ Electric socket	◀ T.V. aerial socket	— Towel radiator	W Wardrobe	

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisors for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only.



The Rothley

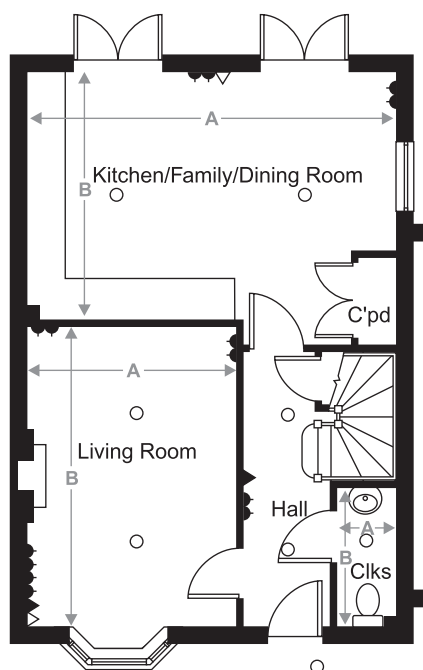
Four bedroom detached home

Ground Floor

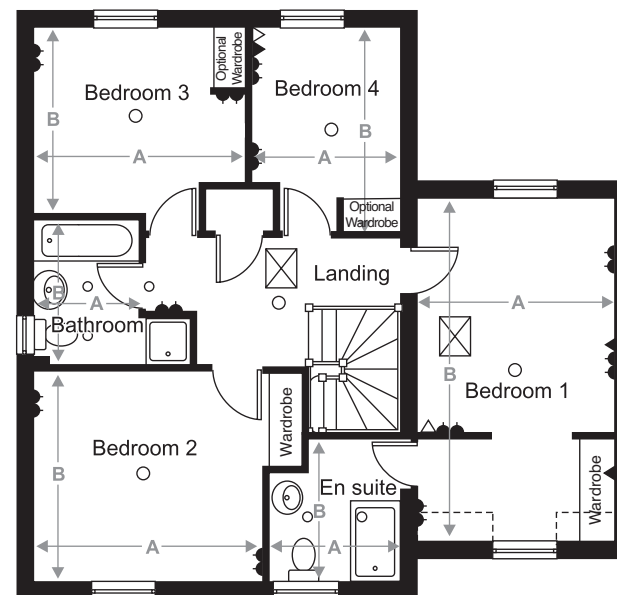
Living Room	3350 x 4850 mm	11' 00" x 15' 11"
Kitch/Family/Dining	5934 x 3890 mm	19' 6" x 12' 9"
Cloaks	950 x 2000 mm	3' 1" x 6' 7"

First Floor

Bedroom 1	3135 x 3772 mm	10' 3" x 12' 4"
En suite	2134 x 2274 mm	7' 0" x 7' 6"
Bedroom 2	3725 x 3295 mm	12' 3" x 10' 10"
Bedroom 3	3450 x 2875 mm	11' 4" x 9' 4"
Bedroom 4	2409 x 3315 mm	7' 11" x 10' 10"
Bathroom	2675 x 2530 mm	8' 9" x 8' 4"



Drive Through



Key

Single switched socket outlet  Double switched socket outlet  Ceiling Lighting  Telephone outlet  TV aerial outlet  Radiator 

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



The Coppice

Four bedroom home

Ground Floor

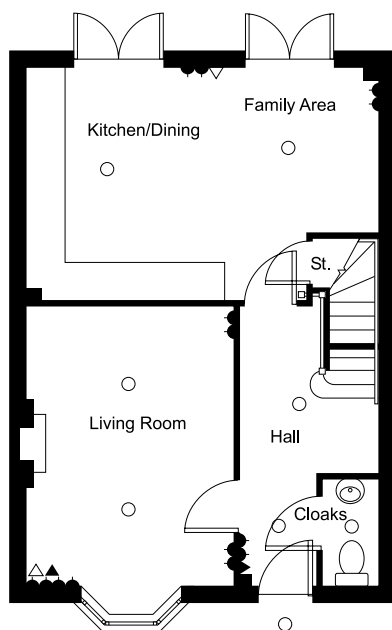
Living Room	3330 x 4500mm	10'11" x 14'9"
Kitchen/Dining/		
Family	5680 x 3750mm	17'7" x 12'3"
Cloaks	875 x 1800mm	2'10" x 5'10"

First Floor

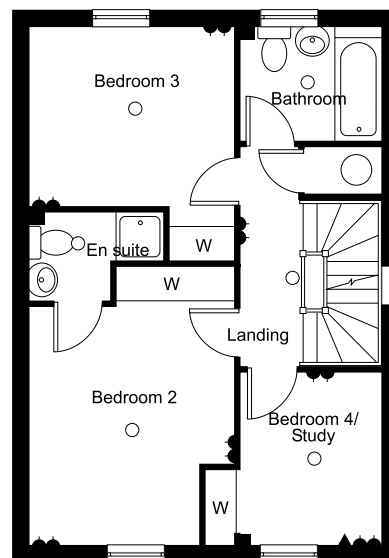
Bedroom 2	3330 x 3900mm	10'11" x 12'9"
En suite	2245 x 1435mm	7'4" x 4'8"
Bedroom 3	3405 x 2915mm	11'2" x 9'6"
Bathroom 4/Study	2200 x 2845mm	7'2" x 9'4"
Bathroom	2200 x 1825mm	7'2" x 5'11"

Second Floor

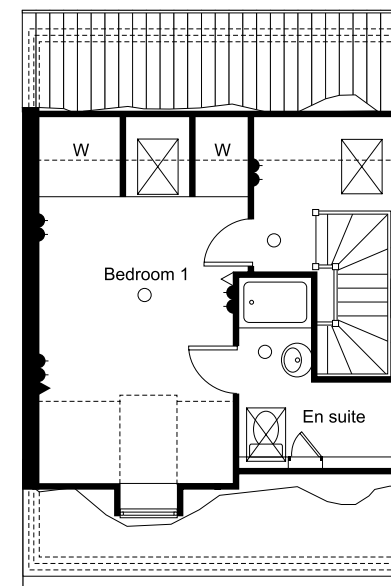
Bedroom 1	3380 x 5960mm	11'1" x 19'7"
En-suite	2470 x 1400mm	8'1" x 4'7"



Ground Floor



First Floor



Second Floor

KEY Double switched socket outlet Telephone outlet TV aerial outlet Ceiling Lighting Boiler A/C Airing Cupboard

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



The Bayswater

Four bedroom detached home

Ground Floor

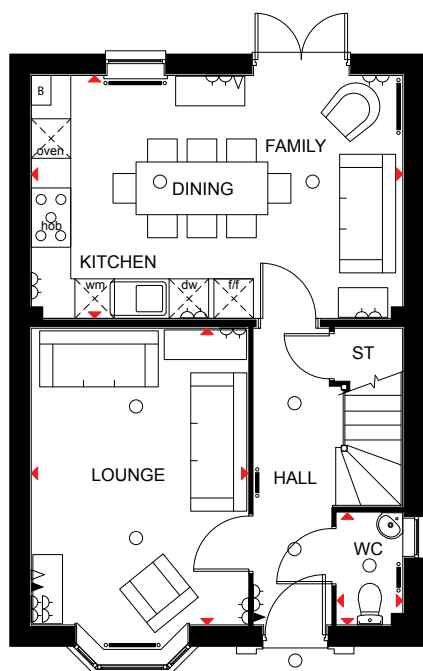
Bed 2 3341 x 4503 mm 11'0" x 14'9"
En-suite 2240 x 1368 mm 7'4" x 4'6"
Bed 3 3341 x 3687 mm 11'0" x 12'1"
Bed 4 2210 x 3687 mm 7'3" x 12'1"
Bath 2210 x 1700 mm 7'3" x 5'7"

First Floor

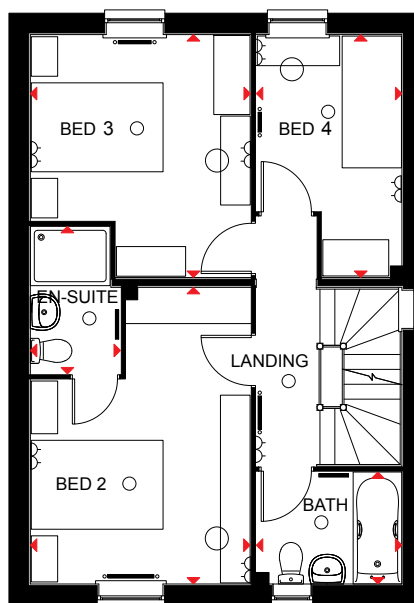
Bedroom 24730 x 2625 15'6" x 8'7"
Bedroom 32654 x 3125 8'8" x 10'3"
Bathroom 2246 x 2050 7'4" x 6'9"

Second Floor

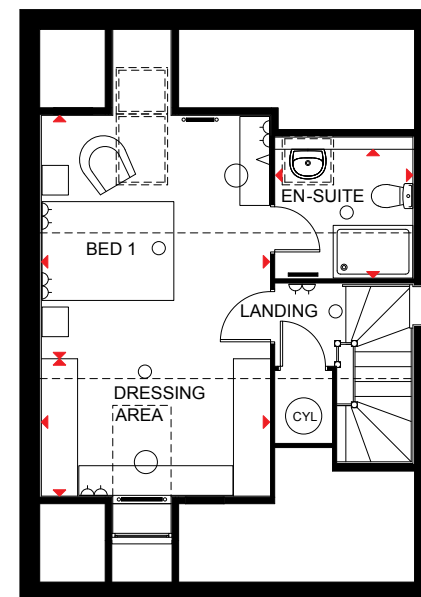
Bedroom 1 3706 x 3697 12'2" x 12'2"
En-suite 1391 x 1600 4'7" x 5'3"



Ground Floor



First Floor



Second Floor

KEY

- | | | | | | | |
|-------------------|--------------------------|------------------|----------|--------------------------|--------------------------|-----------------------|
| ○ Light fitting | ◀ Telephone outlet point | — Radiator | B Boiler | CYL Cylinder | wm Washing machine space | td Tumble dryer space |
| ⏏ Electric socket | ◁ T.V. aerial socket | — Towel radiator | ST Store | f/f Fridge/freezer space | dw Dishwasher space | ◀▶ Dimension location |

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



The Hurst

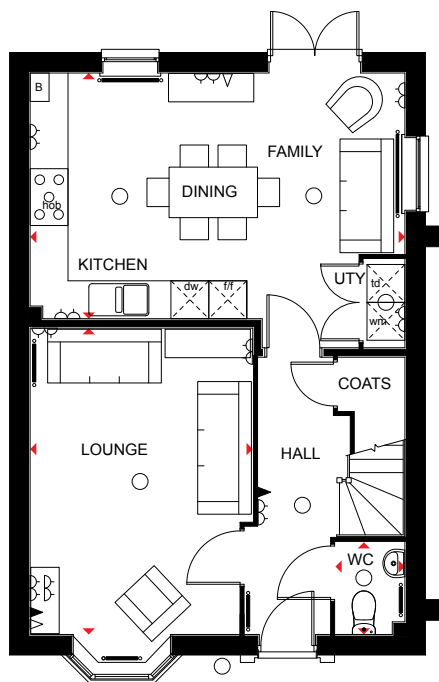
Four bedroom detached home

Ground Floor

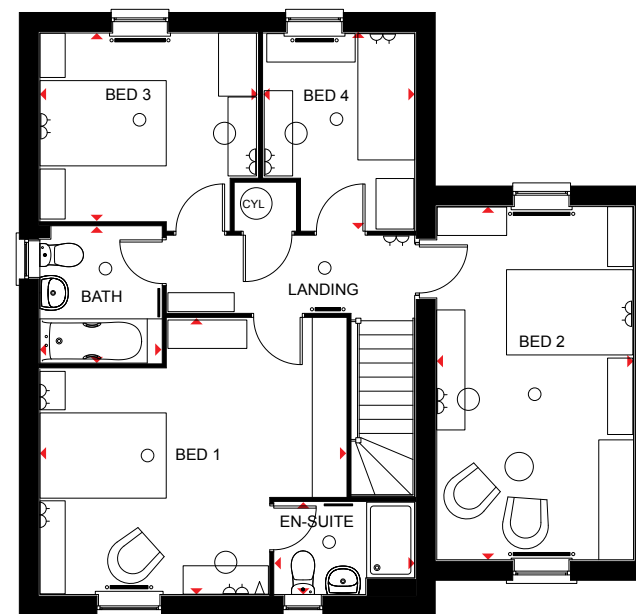
Lounge	3525 x 4850 mm	11'7" x 15'11"
Kitchen/Family/Dining	5934 x 3890 mm	19'6" x 12'9"
WC	1461 x 1100 mm	4'10" x 3'7"

First Floor

Bed 1	4850 x 4375 mm	15'11" x 14'4"
En-suite 1	1461 x 2218 mm	4'10" x 7'3"
Bed 2	5592 x 3115 mm	18'4" x 10'3"
Bed 3	3450 x 2976 mm	11'4" x 9'9"
Bed 4	3125 x 2395 mm	10'3" x 7'10"
Bath	2161 x 1925 mm	7'1" x 6'4"



Ground Floor



First Floor

KEY

○	Light fitting	◀	Telephone outlet point	—	Radiator	B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
⏏	Electric socket	◁	T.V. aerial socket	—	Towel radiator	CYL	Cylinder	w/m	Washing machine space	td	Tumble dryer space		

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



The Shelbourne

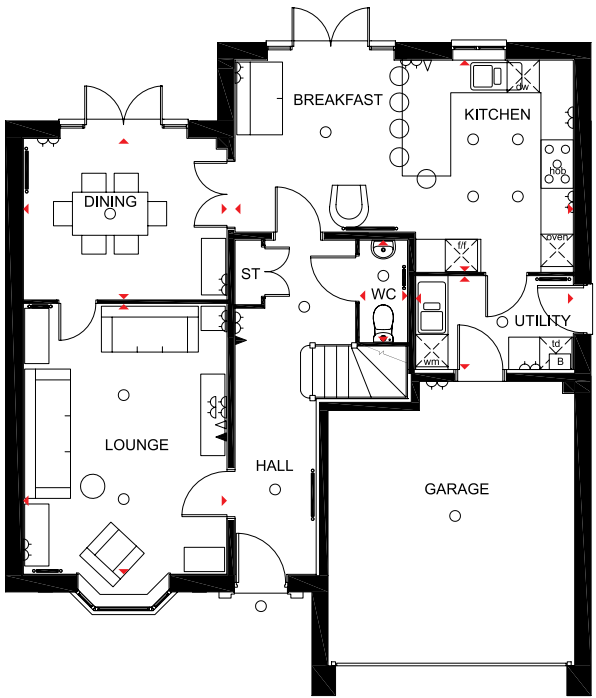
Four bedroom detached home

Ground Floor

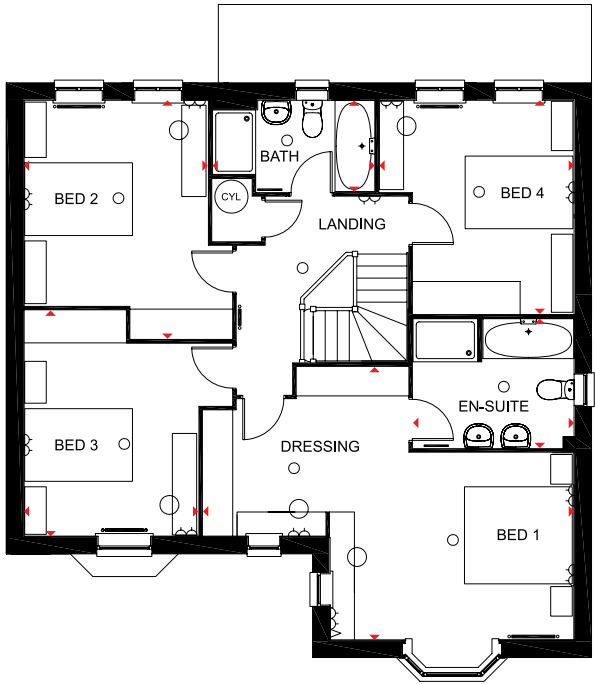
Lounge	3783 x 5015 mm	12'5" x 16'5"
Kitchen/Breakfast/Family	6277 x 3925 mm	20'7" x 12'11"
Dining	3783 x 2986 mm	12'5" x 9'10"
Utility	2910 x 1727 mm	9'7" x 5'8"
WC	1890 x 885 mm	6'2" x 2'11"

First Floor

Bed 1/Dressing	6885 x 5066 mm	22'7" x 16'7"
Bathroom	2972 x 2801 mm	9'9" x 9'2"
Bed 2	4425 x 3411 mm	14'6" x 11'2"
Bed 3	3236 x 4190 mm	10'7" x 13'9"
Bed 4	4361 x 3611 mm	14'4" x 11'10"
Bath	3010 x 1700 mm	9'11" x 5'7"



Ground Floor



First Floor

KEY

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
◡ Electric socket	◡ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◡ Dimension location

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisers for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only. Computer generated image and photographs are for general guidance only and are not intended to form part of any contract or warranty.



The Shenton

Four bedroom detached home

Ground Floor

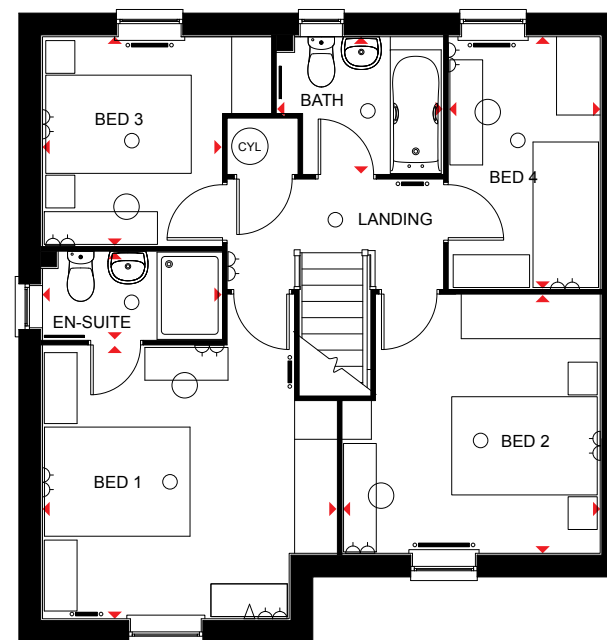
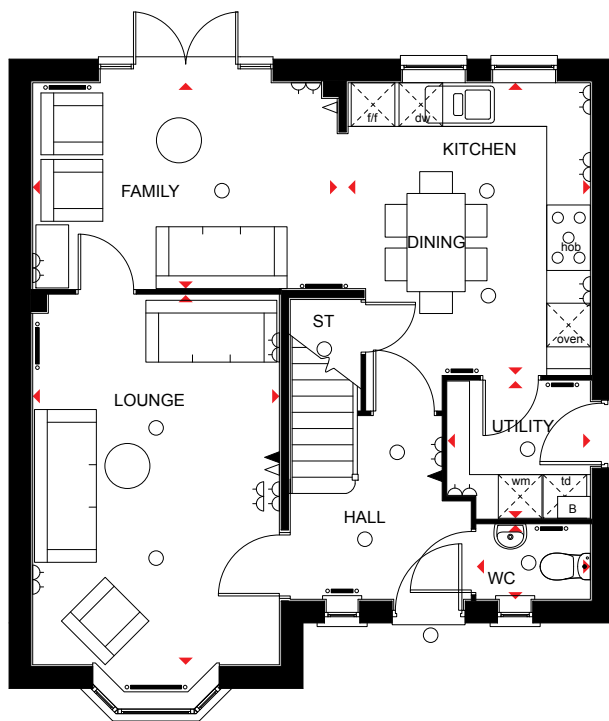
Lounge	3390 x 5082 mm
Dining	4185 x 2830 mm
Kitchen/Dining	4011 x 3330 mm
Utility	1961 x 1886 mm
W.C	1561 x 1025 mm

11'1" x 16'8"
13'9" x 9'3"
13'2" x 10'11"
6'5" x 6'2"
5'1" x 3'4"

First Floor

Bed 1	3751 x 4040 mm	12'4" x 13'3"
Bed 2	3550 x 3536 mm	11'8" x 11'7"
Bed 3	2871 x 3136 mm	9'5" x 10'3"
Bed 4	3461 x 2076 mm	11'4" x 6'10"
En-suite	1200 x 2461 mm	3'11" x 8'1"
Bath	2275 x 1880 mm	7'6" x 6'2"

* Overall floor dimension includes lowered ceiling areas



KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄ Dimension location

The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.



The Holden

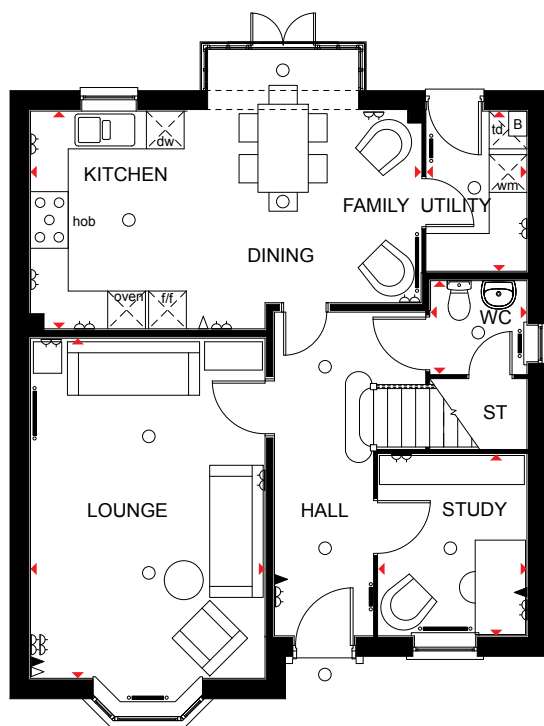
Four bedroom detached home

Ground Floor

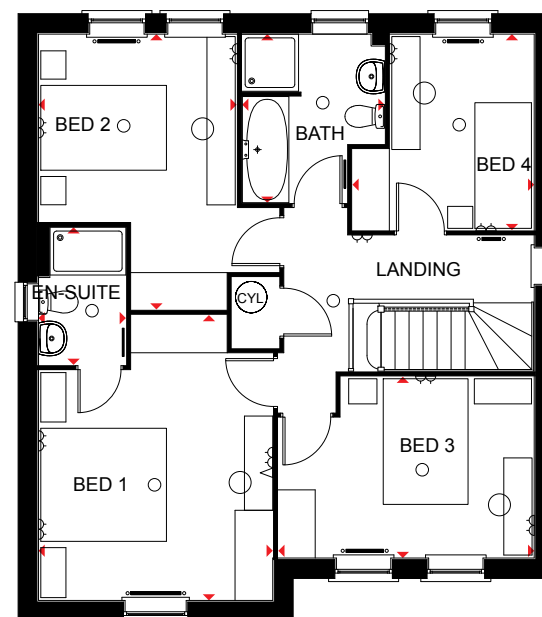
Lounge	3728 x 5405 mm	12'3" x 17'9"
Kitchen/Family/Dining	6208 x 4693mm max	20'4" x 15'4"
Study	2886 x 2361 mm	9'5" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1532 x 1481 mm	5'0" x 4'10"

First Floor

Bed 1	3728 x 4543 mm	12'3" x 14'11"
En-suite	1390 x 2190 mm	4'7" x 7'2"
Bed 2	3153 x 4384 mm	10'4" x 14'5"
Bed 3	2886 x 4073 mm	9'6" x 13'4"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2685 x 2266 mm	8'10" x 7'5"



Ground Floor



First Floor

KEY

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄ Dimension location

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisors for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only.



The Emerson

Five bedroom detached home

Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/		
Breakfast	5107 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1531 mm	6'5" x 5'0"
Dining	3052 x 2941 mm	10'0" x 9'8"
WC	1531 x 1013 mm	5'0" x 3'4"

First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1929 mm	8'5" x 6'4"
En-suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3054 x 3147 mm	10'0" x 10'4"
Bed 4	3054 x 2744 mm	10'0" x 9'0"
Bath	2173 x 1991 mm	7'2" x 6'6"

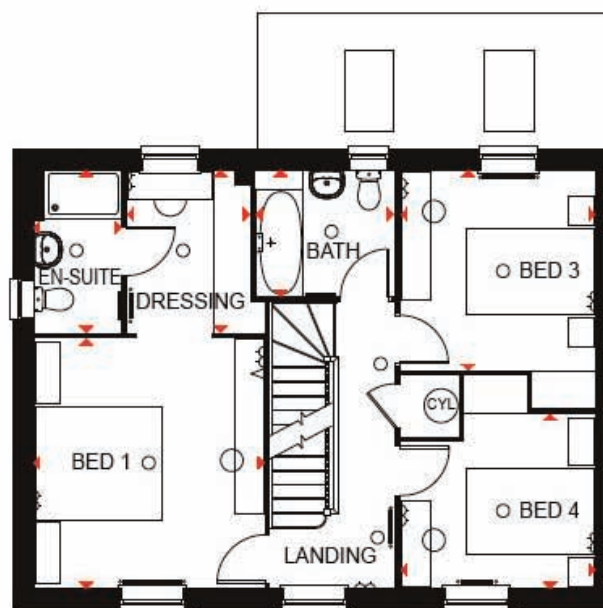
Second Floor

Bed 2	4402 * x 3561 mm	14'5" * x 11'8"
Bed 5	3634 x 2602 * mm	11'11" x 8'6" *
Shower	2606 x 1470 * mm	8'7" x 4'10" *

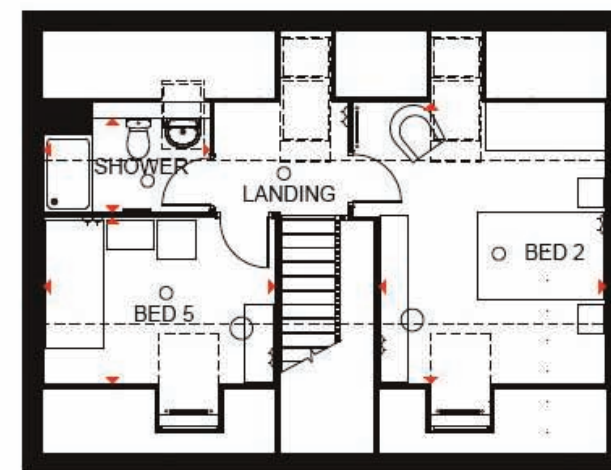
*Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

KEY

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
◊ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄► Dimension location



The Moorcroft

Five bedroom home

Ground Floor

Lounge	5490 x 4290 mm	18'0" x 14'1"
Kitchen/Dining	6540 x 4100 mm	21'5" x 13'5"
Study	2840 x 2861 mm	9'4" x 9'5"
Utility	2425 x 1750 mm	7'11" x 5'9"
WC	1775 x 998 mm	5'10" x 3'3"

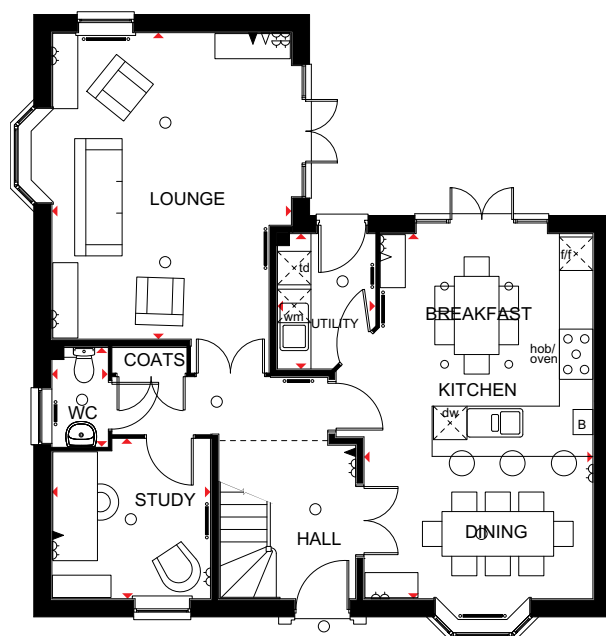
First Floor

Bed 1	4290 x 3486 mm	14'1" x 11'5"
En-suite 1	2225 x 2525 mm	7'4" x 8'3"
Bed 3	2879 x 3929 mm	9'5" x 12'11"
Bed 4	3773 x 2711 mm	12'5" x 8'11"
Bed 5	3740 x 2798 mm	12'3" x 9'2"
Bath	2698 x 2124 mm	8'10" x 7'0"

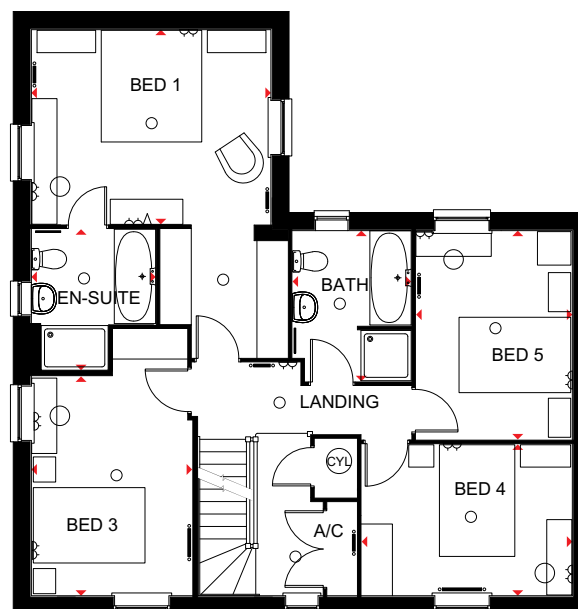
Second Floor

Bed 2	5437 x 4790 * mm	17'10" x 15'9" *
Den	2940 * x 4525 mm	9'8" * x 14'10"
En-suite 2	1437 * x 2289 mm	4'9" * x 7'6"

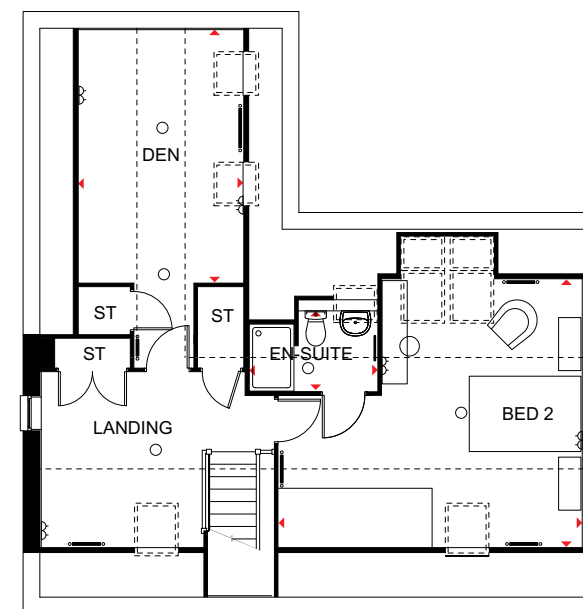
* Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

KEY

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
◊ Electric socket	◊ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄ Dimension location

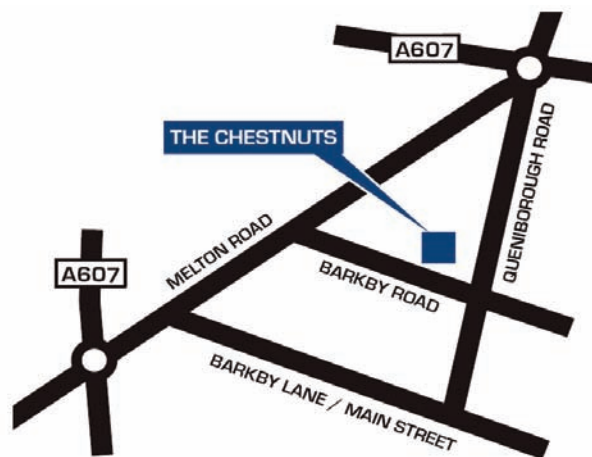
The company reserves the right to change floor layouts at any time. The computer generated image and floor plans are indicative only, to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. The exterior finishes may vary.

The Chestnuts

*Empingham Drive, Barkby Road, Syston,
Leicester, Leicestershire LE7 2A7*

Telephone: 0844 8115544

A stunning collection of 3,4 and 5 bedroom properties.



Visit www.dwh.co.uk or call 0844 8115544
or visit our sales office, open daily 10.30am to 5.30pm.

This brochure and all the information detailed therein does not and will not constitute any part of any offer or contract, or be a representation inducing such a contract. This brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. We aim to ensure that the room dimensions printed are correct to either 75mm (3") more or less than the actual dimension. David Wilson Homes operates a policy of continuous product development, therefore some features, specification and elevational treatments may vary at the discretion of David Wilson Homes.

David Wilson Homes reserves the right to alter any part of the development. None of the statements and information contained in this brochure are to be relied upon as statements or representations of fact, and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement. Any intending purchaser is advised to contact David Wilson Homes to ascertain the availability of any type of property.

Where quality lives

David Wilson Homes

