



The
HEDGEROW'S





An individual development of detached properties set within a unique setting on the edge of this South Leicestershire village.

Offering the perfect blend of modern luxury living with traditional & meticulous craftsmanship, these exclusive & individually designed properties provide the perfect place to call home. The Hedgerows comprises three unique homes designed and specified with modern living in mind. Open plan living & kitchens areas deliver flexibility & social spaces to keep up with the demands of busy modern lifestyles. Each home brings carefully considered & well-proportioned accommodation built to exacting standards. Located in one of Leicestershire's favoured village locations; The Hedgerows has excellent village amenities, market towns on the doorstep & rail links to London St. Pancras in under an hour from both Leicester & Market Harborough, the latter being just a 15 minute car journey from Lubenham.

Location

Lubenham is considered a sought after south Leicestershire village. This quintessential village has excellent local amenities to include a popular public house and a fantastic community atmosphere best showcased in the annual scarecrow festival, demonstrating the rich bond with the surrounding farmland.

TRANSPORT

Mainline stations are located at nearby Market Harborough and Leicester, both providing direct links to London St. Pancras in just under an hour. The M1 is accessible at junction 20, and the A14 lies to the South.

SHOPPING

The local market town of Market Harborough is an historic charming and vibrant town with a variety of independent shops, boutiques, hotels, restaurants and supermarkets all catering for day to day needs.

SCHOOLING

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.



Location



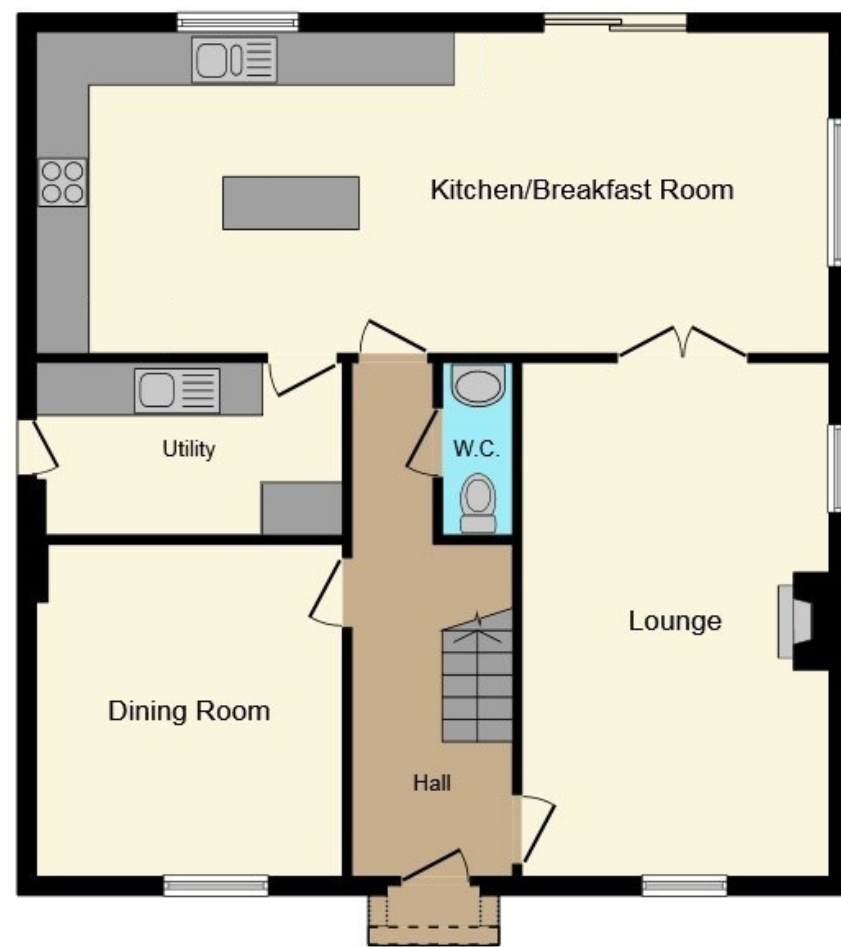
Location



Plot 1.

Six Bedroom Detached

216sqm / 2324 sq feet



Ground Floor



First Floor



Second Floor

- Entrance hall
- Guest cloakroom
- Open plan living dining kitchen
- Utility
- Dining room
- Lounge with chimney and wood burning provision.
- Principal bedroom with ensuite shower room
- Three further bedrooms to the first floor
- Family bathroom
- Two further bedrooms and shower room to the second floor
- Detached garage

Plot 2.

Four Bedroom Detached

173sqm / 1860 sq feet



Ground Floor



First Floor

- Entrance hall
- Guest cloakroom
- Open plan living dining kitchen
- Utility
- Dining room
- Lounge with chimney and wood burning provision
- Principal bedroom with ensuite shower room
- Three further double bedrooms
- Family bathroom
- Attached single garage



Plot 3.

Four Bedroom Detached

173sqm / 1860 sq feet



Ground Floor



First Floor



- Entrance hall
- Guest cloakroom
- Open plan living dining kitchen
- Utility
- Dining room
- Lounge with chimney and wood burning provision
- Principal bedroom with ensuite shower room
- Three further double bedrooms
- Family bathroom
- Attached single garage

Dimensions

PLOT ONE

Kitchen/Breakfast Room - 9.55m x 3.65m

Dining Room - 3.46m x 4.07m

Utility Room - 3.46m x 2.30m

Lounge - 3.75m x 6.47m

Bathroom - 3.46m x 2.00m

Bedroom One - 4.87m x 3.65m

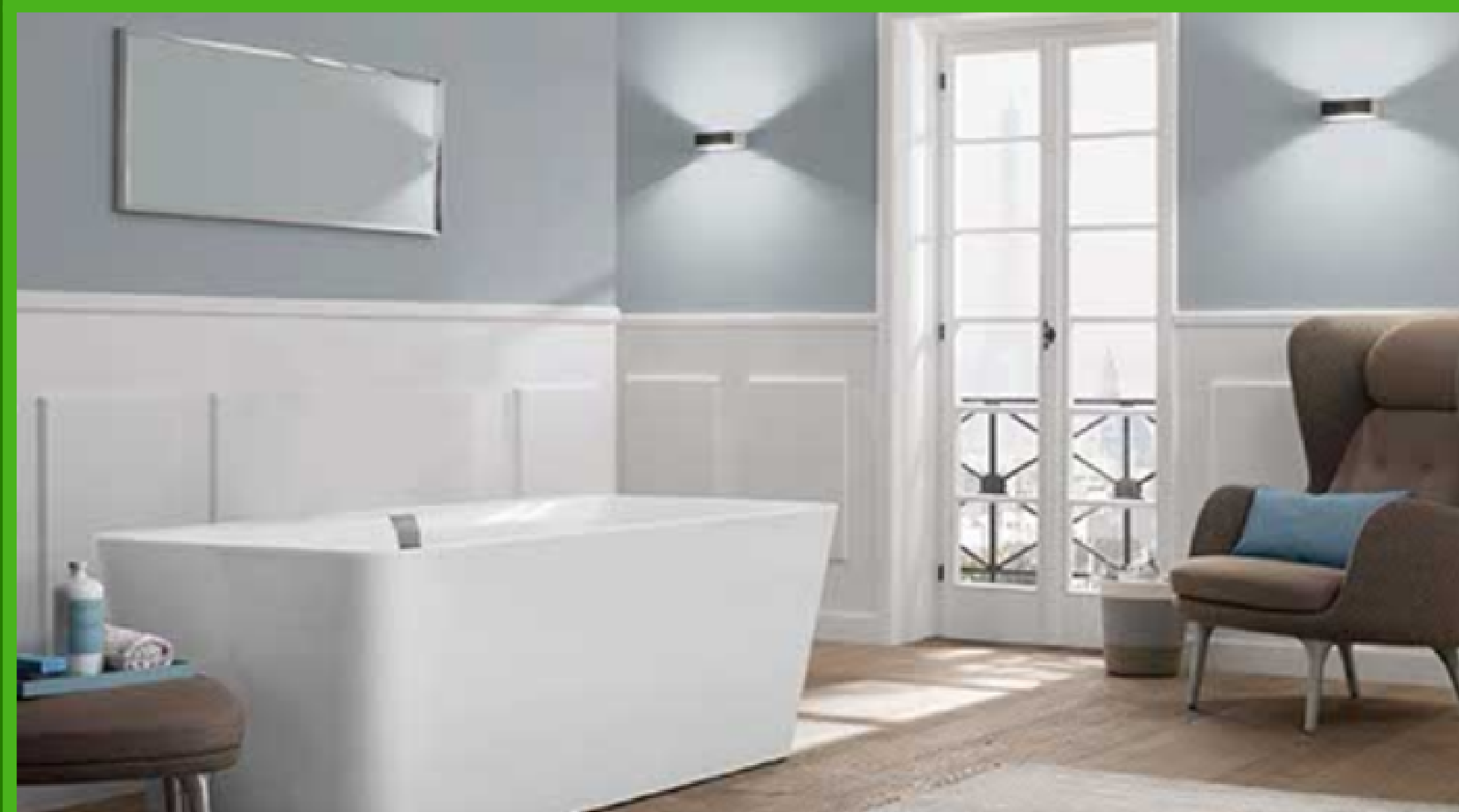
Bedroom Two - 3.75m x 3.18m

Bedroom Three - 3.75m x 3.18m

Bedroom Four = 3.46m x 3.05m

Bedroom Five - 3.69m x 4.00m

Bedroom Six - 2.41m x 4.00m



PLOTS TWO & THREE

Kitchen/Breakfast Room - 9.55m x 3.65m

Dining Room - 3.46m x 4.07m

Utility Room - 3.46m x 2.30m

Lounge - 3.75m x 6.47m

Bathroom - 3.46m x 2.00m

Bedroom One - 4.87m x 3.65m

Bedroom Two - 3.75m x 3.18m

Bedroom Three - 3.75m x 3.18m

Bedroom Four = 3.46m x 3.05m



Specification

STRUCTURE

- Traditional construction
- Cavity walls with insulated dry lining
- Pre-cast concrete suspended ground floors with ventilated floor void
- Timber first floors
- Attic trusses to roof accommodation (Plot 1 only)
- Trussed rafters to unoccupied roof voids

EXTERNAL FINISHES

- Natural slate roofing
- External brickwork features
- Red clay facing brickwork, blue brick splash course
- Working brick chimneys and pots
- Half round gutters and rwp's
- Flush framed timber windows in heritage colours
- Tall Bi-folding doors allowing the outside in.
- Feature flat glazed window to dining Kitchen area

INTERNAL FINISHES

- Ground floor selection
- Tile flooring to kitchen areas
- Carpet to bedrooms
- Tiled floors and fully tiled walls to bathrooms

JOINERY

- High quality, natural timber panelled doors
- Generous section, skirtings and architraves and matching door lining
- Traditional staircase
- Feature solid entrance doors
- Electric garage doors power points

KITCHENS & UTILITY ROOMS

- High quality kitchens from Sherwin Hall
- Work surfaces and splash-backs
- Integrated appliances

BATHROOM

- Separate showers
- Freestanding bath
- Concealed pipework/cistern ducts
- High quality top end appliances

IRONMONGERY

- High quality, tactile, contemporary products

DECORATION

- White matt emulsion to walls and ceilings
- Skirting, architraves etc. to be painted in a white satinwood/eggshell finish
- Quality sockets and switches fitted throughout

LANDSCAPING

- The Hedgerows is accessed via a communal driveway finished in tarmacadam
- Private driveways finished in tarmacadam
- York style stone effect or similar to terrace and paths
- Lawns to be seeded/ laid to turf
- Outside tap
- External lighting

SERVICES

- Gas fired central heating
- Mains electric
- Mains water
- Mains drainage
- Local authority Harborough District Council. Tax bands TBC
- Internet/telephone buyer to organise connection

MECHANICAL AND ELECTRICAL INSTALLATION

- Substantial electric hot-water storage tank
- Ground floor wet underfloor heating
- First floor high quality radiators
- Integrated smoke detector/alarm installation
- Electric car charger points to garages



Find more
information on
our website

carpendalehomes.co.uk





For further information or to
register your interest please call

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