

The Nook

An exclusive collection of 4 & 5 bedroom homes



DAVID WILSON HOMES

WHERE QUALITY LIVES

Welcome

David Wilson Homes proudly presents The Nook, a premium collection of just 15 four and five bedroom detached homes, tucked away within a peaceful corner of the established Wigston Meadows development.

With only six carefully considered house types, each home is stand-alone and built to a bespoke specification, showcasing newly designed external elevations that truly set them apart.

Featuring a walled entrance and surrounded by open countryside, The Nook sits in a non-estate position, offering a sense of exclusivity, yet just a 15-minute drive from Leicester city centre. This sought-after development provides the perfect balance of seclusion and connectivity.



Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.

Then 8 years of structural defects insurance cover with NHBC. 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service.



Whilst residents can enjoy the private and secluded position of their home at The Nook, the wider Wigston Meadows development offers a wealth of amenities including a brand-new school, children's play parks, and multiple cycleways and footpaths.

In addition to excellent road and bus links, South Wigston Train Station ensures great connectivity to neighbouring cities, with direct trains to London taking just an hour and a half.

More to life at The Nook



15
bespoke
homes



Secluded
countryside
location



Brand new
School
nearby



Multiple
cycle
ways



Leicester
15 minutes
by car



Wigston
to London
direct

Site plan



The Nook Housetypes



The Bradgate
4 Bedroom home



The Emerson
5 Bedroom home



The Moreton
5 Bedroom home



The Avondale
4 Bedroom home



The Manning
5 Bedroom home



The Lichfield
5 Bedroom home



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Wigston Meadows North is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Giving nature a home

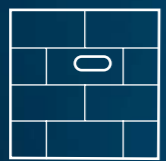
Building sustainable communities.

At David Wilson homes, our vision extends far beyond bricks and mortar. From the very beginning of the planning process, we carefully consider how to embrace and enhance the natural environment, ensuring that every development works in harmony with the landscape around it.

Giving nature a helping hand at The Nook



Bird boxes installed in open spaces



Swift bricks on selected plots



Pond and play areas within the wider development



Hedgehog highways throughout



Bat boxes in the surrounding area

Our ambitions is to craft exceptional communities for tomorrow, where every detail fulfils our customers' aspirations while honouring the world we live in today.

Each home is thoughtfully designed and built to the highest quality while beautiful architecture and elegant layouts create a true sense of place.

However, our homes are more than simply a desirable address; they are places where life flourishes inside and out, helping the environment and future generations thrive.



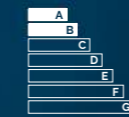


Energy-efficient homes

The features and benefits.

Enjoy significant savings on your energy bills with a brand-new energy-efficient home. Every home we build is crafted with the future in mind. We use innovative design and smart technologies to make your home more economical, more comfortable and a pleasure to live in every day.

Our homes at The Nook at Wigston Meadows will benefit from these energy saving features



A/B
EPC rating



Argon-filled
double glazing



EV
charging point



Highly efficient
insulation



PV panels



Improved
ventilation



Water waste
heat recovery

UPGRADES included



The Bradgate four bedroom home



- Half height wall tiles all walls all wet rooms
- Gold Kitchen upgrade
- Appliances for Gold upgrade
- Downlights to kitchen x 6
- Downlights to utility x 2
- Downlights to bathrooms and cloaks x 3
- Shower over bath main bathroom
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- External socket to garden
- Flagstone in lieu of standard slabbing
- Rear coach lamp

The Manning five bedroom home



- Half height wall tiles all walls all wet rooms
- Pearl Kitchen
- Appliances for Pearl upgrade
- Silstone worktop
- Downlights to kitchen x 6
- Downlights to utility x 2
- Downlights to bathrooms and cloaks x3
- Bathroom vanity unit main bathroom
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- Architrave upgrade
- External socket to garden
- Flagstone in lieu of standard slabbing
- Rear coach lamp

The Avondale four bedroom home



- Half height wall tiles all walls all wet rooms
- Gold Kitchen upgrade
- Appliances for Gold upgrade
- Downlights to kitchen x 6
- Downlights to utility x2
- Downlights to bathrooms and cloaks x 3
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- External socket to garden
- Flagstone in lieu of standard slabbing
- Rear coach lamp

The Moreton five bedroom home



- Half height wall tiles all walls all wet rooms
- Pearl Kitchen
- Appliances for Pearl upgrade
- Silstone worktop
- Downlights to kitchen x 6
- Downlights to utility x 2
- Downlights to bathrooms and cloaks x 3
- Bathroom vanity unit main bathroom
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- External socket to garden
- Architrave upgrade
- Flagstone in lieu of standard slabbing
- Rear coach lamp

The Emmerson five bedroom home



- Half height wall tiles all walls all wet rooms
- Gold Kitchen upgrade
- Appliances for Gold upgrade
- Downlights to kitchen x 6
- Downlights to utility x 2
- Downlights to bathrooms and cloaks x 3
- Bathroom vanity unit main bathroom
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- Architrave upgrade
- External socket to garden
- Flagstone in lieu of standard slabbing
- Rear coach lamp

The Lichfield five bedroom home



- Half height wall tiles all walls all wet rooms
- Pearl Kitchen
- Appliances for Pearl upgrade
- Kitchen island
- Silstone worktop
- Downlights to kitchen x 6
- Downlights to utility x 2
- Downlights to bathrooms and cloaks x 3
- Bathroom vanity unit main bathroom
- Bathroom vanity unit en suites
- Adeona wardrobes with mirrors to bed 1 only
- Skirting upgrade to 6"
- Architrave upgrade
- External socket to garden
- Flagstone in lieu of standard slabbing
- Rear coach lamp



The Bradgate

Four bedroom home



4 bedrooms



1 Bathroom



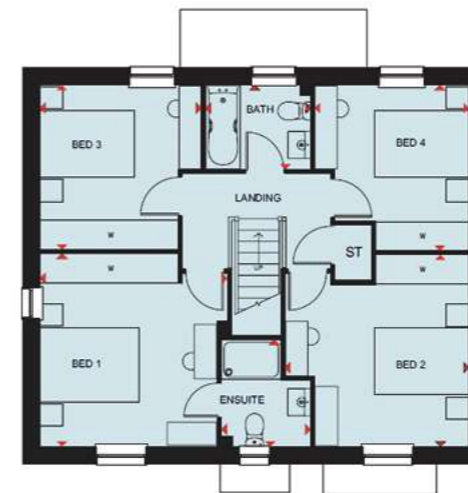
1 En suite



Ground Floor

Lounge	4994 x 3653mm	16'5" x 12'0"
Kitchen/Dining	8673 x 4992mm	28'5" x 16'5"
/Family	2762 x 2285mm	9'1" x 7'6"
Study	1688 x 1725mm	5'6" x 5'8"
WC	1614 x 987mm	5'4" x 3'3"

Approximate Dimensions



First Floor

Bedroom 1	3901 x 3786mm	12'10" x 12'5"
En suite	2157 x 1700mm	7'1" x 5'11"
Bedroom 2	3720 x 3876mm	12'2" x 12'9"
Bedroom 3	3324 x 3259mm	10'11" x 10'8"
Bedroom 4	3349 x 3113mm	11'0" x 10'3"
Bathroom	2125 x 1700mm	7'0" x 5'7"

Approximate Dimensions

Key

B	Boiler	wd	Washer dryer space	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.





The Avondale

Four bedroom home



4 bedrooms



1 Bathroom



1 En suite



Ground Floor

Lounge	5488 x 3605mm	18'0" x 11'10"
Kitchen/Dining	6590 x 4415mm	21'7" x 14'6"
Utility	2060 x 1761mm	6'9" x 5'9"
Study	2878 x 2488mm	9'5" x 8'2"
WC	1768 x 975mm	5'10" x 3'2"

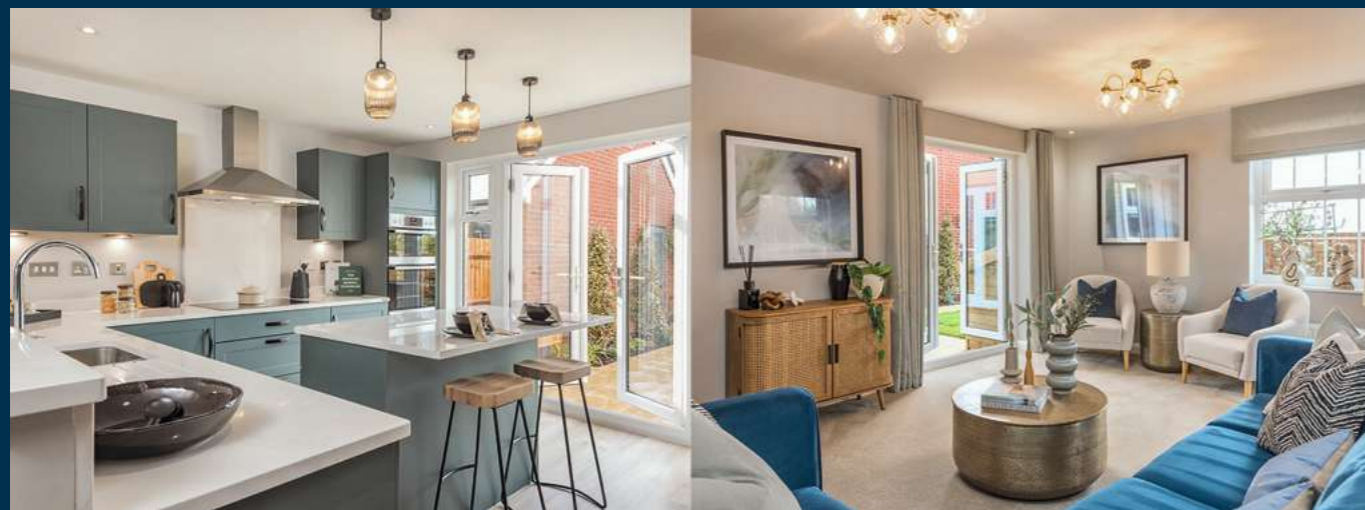
Approximate Dimensions



First Floor

Bedroom 1	5585 x 3605mm	18'3" x 11'10"
En suite	2222 x 1433mm	7'3" x 4'8"
Bedroom 2	5225 x 2792mm	17'1" x 9'2"
Bedroom 3	3563 x 3308mm	11'8" x 10'10"
Bedroom 4	3853 x 2547mm	12'7" x 8'4"
Bathroom	3150 x 1288mm	9'5" x 6'4"

Approximate Dimensions



Key

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The Emerson

Five bedroom home



5 bedrooms



1 Bathroom



1 En suite



Ground Floor

Lounge	6575 x 3568mm	21'7" x 11'8"
Kitchen/Dining	5102 x 4067mm	16'9" x 13'4"
Utility	1950 x 1613mm	6'4" x 5'4"
Dining	3048 x 3052mm	10'1" x 10'0"
WC	1613 x 1013mm	5'4" x 14'9"

Approximate Dimensions



First Floor

Bedroom 1	3962 x 3574mm	21'10" x 11'8"
Dressing area	2560 x 2055mm	8'4" x 6'8"
En suite	2560 x 1435mm	8'4" x 4'8"
Bedroom 3	3418 x 3077mm	11'2" x 10'1"
Bedroom 4	3077 x 3063mm	10'1" x 10'0"
Bathroom	2142 x 1991mm	7'0" x 6'6"

Approximate Dimensions



Second Floor

Bedroom 2	5283* x 3962mm	17'4" x 13'0"
Bedroom 5	3634 x 3082mm*	11'11" x 10'1"*
Shower room	2606 x 1470mm*	8'6" x 4'9"*

Approximate Dimensions

*Overall floor dimensions includes lowered ceiling area

Key

B	Boiler	wd	Washer dryer space	f/f	Fridge/freezer space	W	Wardrobe space
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The Manning

Five bedroom home



5 bedrooms



1 Bathroom



2 En suites



Ground Floor

Lounge	5287 x 3548mm	17'4" x 11'8"
Kitchen/Family	7176 x 6888mm	23'7" x 22'7"
Dining	3835 x 3007mm	12'7" x 9'10"
Utility	2336 x 1713mm	7'8" x 5'7"
WC	1895 x 1175mm	6'3" x 3'10"

Approximate Dimensions



First Floor

Bedroom 1	4526 x 3863mm	14'10" x 12'8"
En suite 1	2540 x 2038mm	8'4" x 6'8"
Bedroom 2	4090 x 3233mm	13'5" x 10'7"
En suite 2	2307 x 1515mm	7'7" x 5'0"
Bedroom 3	3621 x 3386mm	11'11" x 11'11"
Bedroom 4	3521 x 3332mm	11'7" x 10'11"
Bedroom 5	2865 x 2622mm	9'5" x 8'7"
Bathroom	2307 x 2286mm	7'7" x 7'6"

Approximate Dimensions



Key

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The Moreton

Five bedroom home



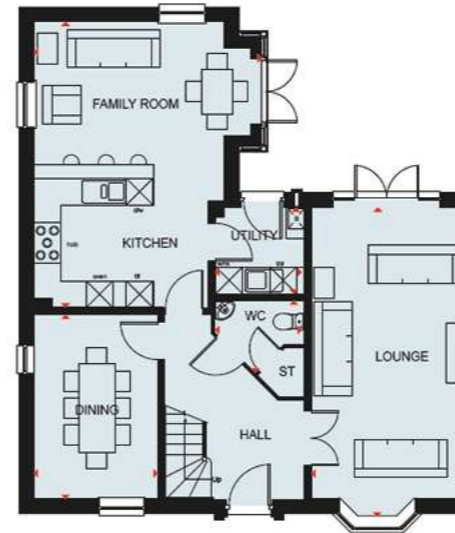
5 bedrooms



1 Bathroom



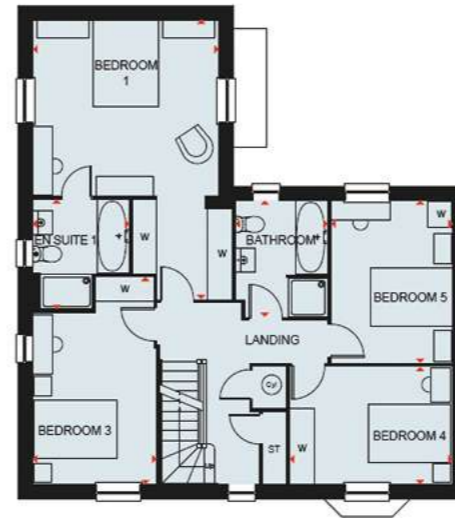
2 En suites



Ground Floor

Lounge	6932 x 3507mm	22'9" x 11'6"
Kitchen/Family	6406 x 5120mm	21'0" x 16'10"
Dining	4144 x 2780mm	13'7" x 9'2"
Utility	1948 x 1935mm	6'5" x 6'4"
WC	1953 x 1617mm	6'5" x 5'4"

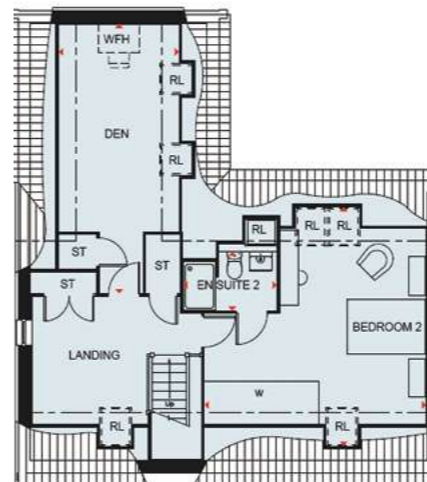
Approximate Dimensions



First Floor

Bedroom 1	6441 x 4280mm	21'1" x 14'1"
En suite 1	2526 x 2225mm	8'3" x 7'3"
Bedroom 3	4777 x 2852mm	9'4" x 13'0"
Bedroom 4	3754 x 2700mm	12'4" x 8'11"
Bedroom 5	3741 x 2799mm	12'3" x 9'2"
Bathroom	2682 x 2125mm	8'9" x 6'11"

Approximate Dimensions



Second Floor

Bedroom 2	5858* x 5438mm	19'2"* x 17'10"
Den	6616 x 2941mm*	21'8" x 9'8"*
En suite 2	2291 x 1438mm*	7'6" x 4'8"*

Approximate Dimensions

* Overall floor dimension includes lowered ceiling areas

Key

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The Lichfield

Five bedroom home



5 bedrooms



2 Bathrooms



1 En suite



Ground Floor

Lounge	5072 x 4275mm	16'8" x 14'0"
Kitchen/Family	7108 x 3768mm	23'4" x 12'4"
Utility	2500 x 1670mm	8'2" x 5'6"
Dining	3543 x 2994mm	11'7" x 9'9"
Study	3605 x 2534mm	11'9" x 8'4"
WC	1675 x 1016mm	5'6" x 3'4"

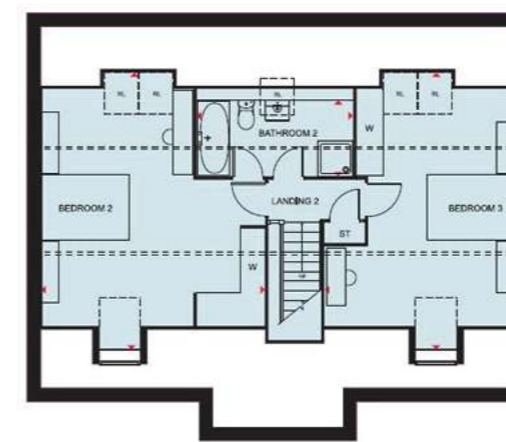
Approximate Dimensions



First Floor

Bedroom 1	5077 x 4275mm	16'8" x 14'0"
Dressing area	2994 x 2249mm	9'10" x 7'5"
En suite	2994 x 2500mm	9'10" x 8'2"
Bedroom 4	4296 x 3529mm	14'1" x 12'8"
Bedroom 5	4443 x 3511mm	14'7" x 11'6"
Bathroom 1	2707 x 3069mm	8'11" x 10'1"

Approximate Dimensions



Second Floor

Bedroom 2	6330* x 5102mm	20'9"* x 16'8"
Bedroom 3	6330* x 4329mm	20'9"* x 14'3"
Bathroom 2	3563* x 1733mm*	11'8"* x 5'8"

Approximate Dimensions

* Overall floor dimension includes lowered ceiling areas

Key

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Part Exchange

If you're keen to move quickly our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind that you have a guaranteed buyer.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

Time to get moving

You'll be free to move into your brand new home.

Key Worker deposit contribution scheme

To show our appreciation for key workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using this scheme, we could contribute **£1,000 towards your deposit** for every £20,000 spent on the purchase price - up to a maximum of £25,000 and we'll include flooring.

If you're an eligible **key worker**, we could contribute to your deposit

£1,000 for every £20,000 up to a maximum of £25,000

It's our way of saying **thank you** for the vital work you do

Get in touch today

NHS	EDUCATION	POLICE FORCE
MINISTRY OF DEFENCE	RNLI	FOSTER CARERS
NATIONAL HIGHWAYS	PROBATION SERVICE	LOCAL AUTHORITY
FIRE SERVICE	ENVIRONMENTAL SERVICE	PRISON SERVICE

New homes quality code

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers). However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Register your interest

Act fast to take advantage of this rare opportunity to own a brand new home in a secluded hideaway.

thenook@dwh.co.uk

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The Nook

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DAVID WILSON HOMES

WHERE QUALITY LIVES