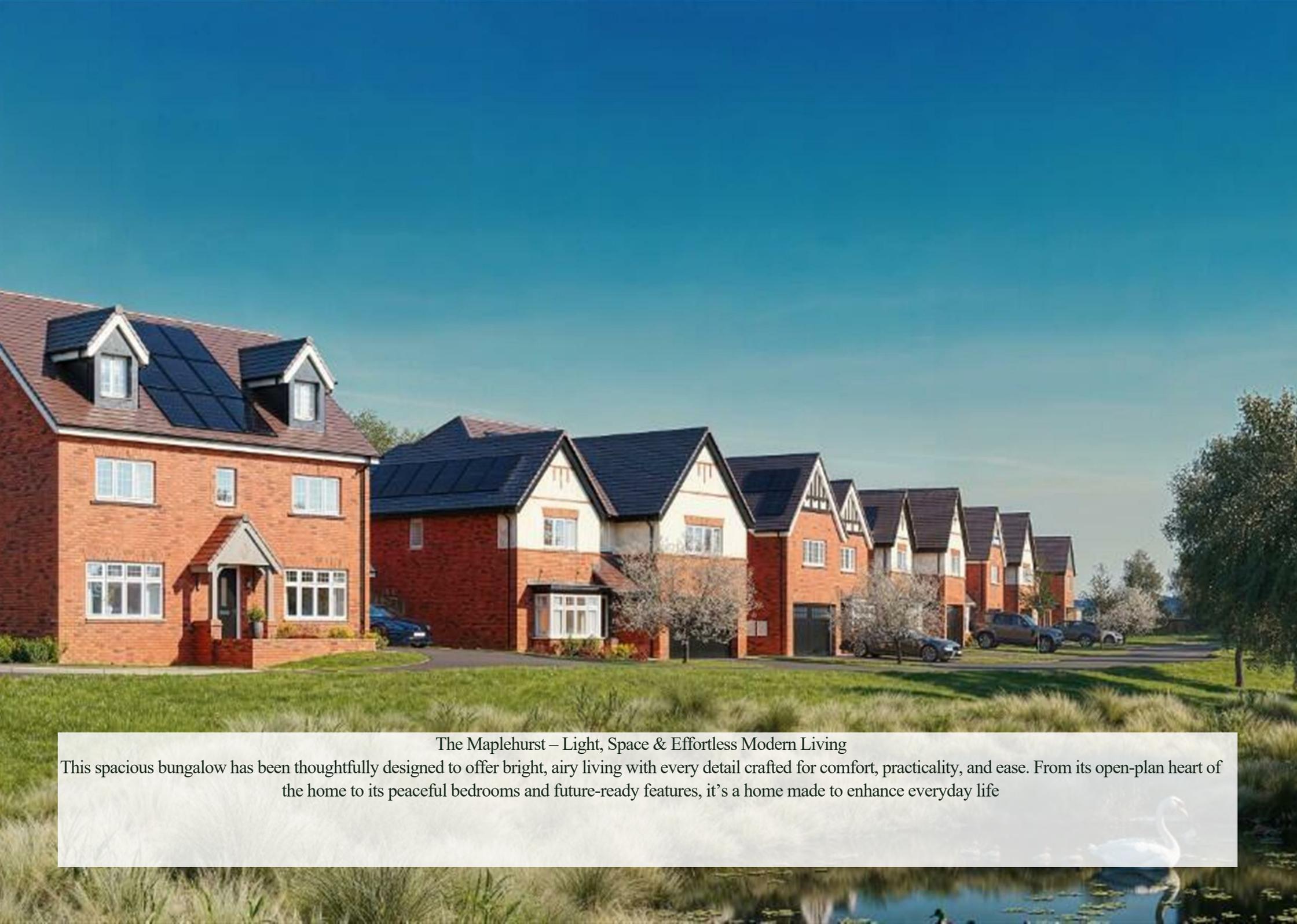




THE MAPLEHURST, SOWTERS LANE, BURTON-ON-THE-WOLDS,
LOUGHBOROUGH

GUIDE PRICE: £ 355,000





The Maplehurst – Light, Space & Effortless Modern Living

This spacious bungalow has been thoughtfully designed to offer bright, airy living with every detail crafted for comfort, practicality, and ease. From its open-plan heart of the home to its peaceful bedrooms and future-ready features, it's a home made to enhance everyday life



SHOW HOME
Larkspur
Plot 2

2 & 3 BEDROOM HOMES

- WOLDSWOOD**
2 BEDROOM HOME - PLOTS 39, 40, 38, 59
- THORNLEIGH**
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
- MAPLEHURST**
2 BEDROOM BUNGALOW - PLOTS 64, 65
- MEADOWCROFT**
2 BEDROOM BUNGALOW - PLOT 52
- BURTONLEY**
3 BEDROOM BUNGALOW - PLOT 53
- ROSEMEAD**
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
- ELMBRIDGE**
3 BEDROOM HOME - PLOTS 7, 10, 37, 38, 56, 57
- ASHBOURNE**
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
- OAKFIELD**
3 BEDROOM HOME - PLOT 46
- LARKSPUR**
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

4 BEDROOM HOMES

- HAZELTON**
4 BEDROOM HOME - PLOTS 41, 45, 54, 55
- WILLOWMERE**
4 BEDROOM HOME - PLOT 33

5 BEDROOM HOMES

- BRAMBLETON**
5 BEDROOM HOME - PLOTS 47, 49
- HAWTHORNE**
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 31
- CEDARVALE**
5 BEDROOM HOME - PLOTS 42, 43, 44, 48, 49

A HOME TO SUIT YOU

AFFORDABLE
ENTRY

This information is for illustrative general guidance only.
Computer generated image, details may vary.
The location of affordable homes is indicative and may change.

A Home Filled With Light – Designed to Bring the Outside In

Step inside and you're welcomed by a generous kitchen, dining, and living space that's perfectly positioned to make the most of natural light. French doors open directly onto the rear garden, creating a seamless transition between indoors and outdoors — ideal for relaxed weekend brunches, summer gatherings, or simply enjoying the peace of your private green space.

The Symphony kitchen features sleek square-edge worktops and integrated Bosch appliances, including a modern oven, ceramic hob, and discreet canopy extractor. Whether you're cooking for guests or enjoying a quiet evening meal, the layout is designed to support natural flow and easy living. An Ideal boiler and practical utility touches ensure everyday comfort is always taken care of.

Quiet Bedrooms Crafted for Restful Living

The home's bedrooms offer calm, comfortable spaces designed with relaxation in mind. The master suite includes convenient USB charging points along with a slimline TV connection, allowing you to unwind with everything you need close at hand. Additional bedrooms provide flexibility for guests, hobbies, or a dedicated workspace — adapting effortlessly to your lifestyle.

Contemporary Bathrooms Designed for Comfort

Each bathroom and en suite is fitted with high-quality Roca sanitaryware and finished with stylish Porcelanosa

wall tiling. Bristan thermostatic showers, basin mixers, and bath taps bring a refined, modern feel, while Vent Axia mechanical ventilation helps maintain a fresh, comfortable environment day after day.

Quality, Sustainability & Peace of Mind Built In

This home includes a range of thoughtful features that enhance both convenience and long-term confidence:

External up/down lighting, adding a warm and welcoming look to the front of the home

EV charging provision for environmentally conscious, future-proof living



Solar PV panels to support energy efficiency and reduce running costs

Integrated smoke, heat, and carbon monoxide detectors — each with battery backup for added reassurance

A 10-year NHBC warranty offering lasting peace of mind.

REZIDE

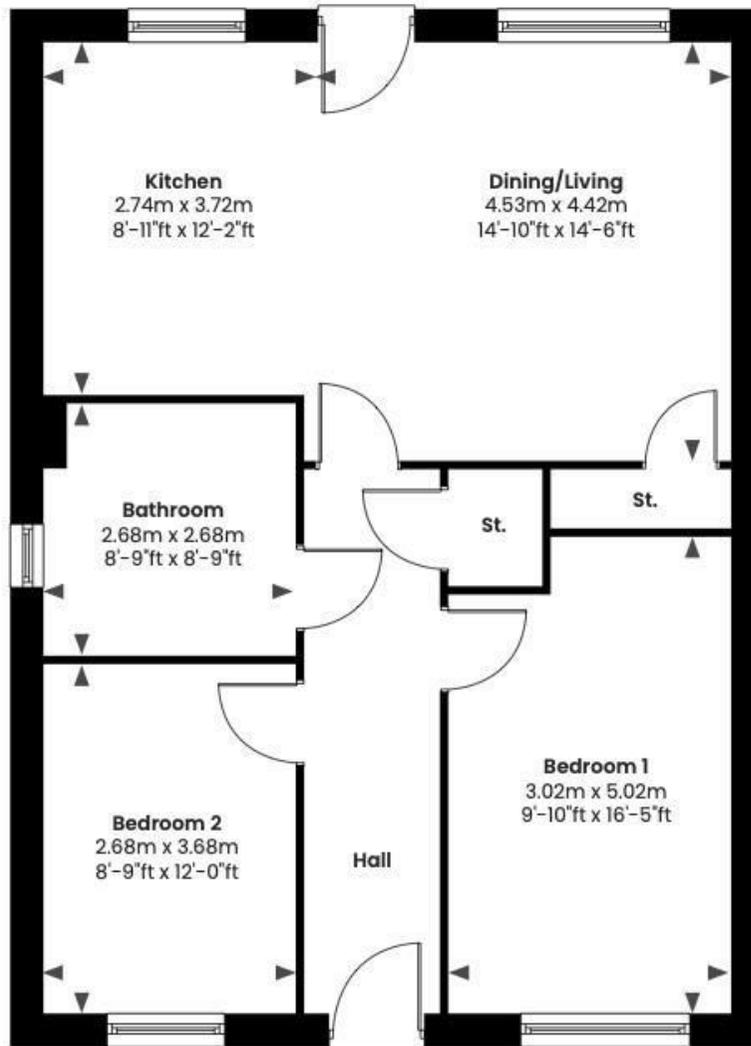
The Maplehurst, Sowters Lane, Burton-on-the-wolds,

01509 274474 | team@rezide.group

REZIDE

Key Features

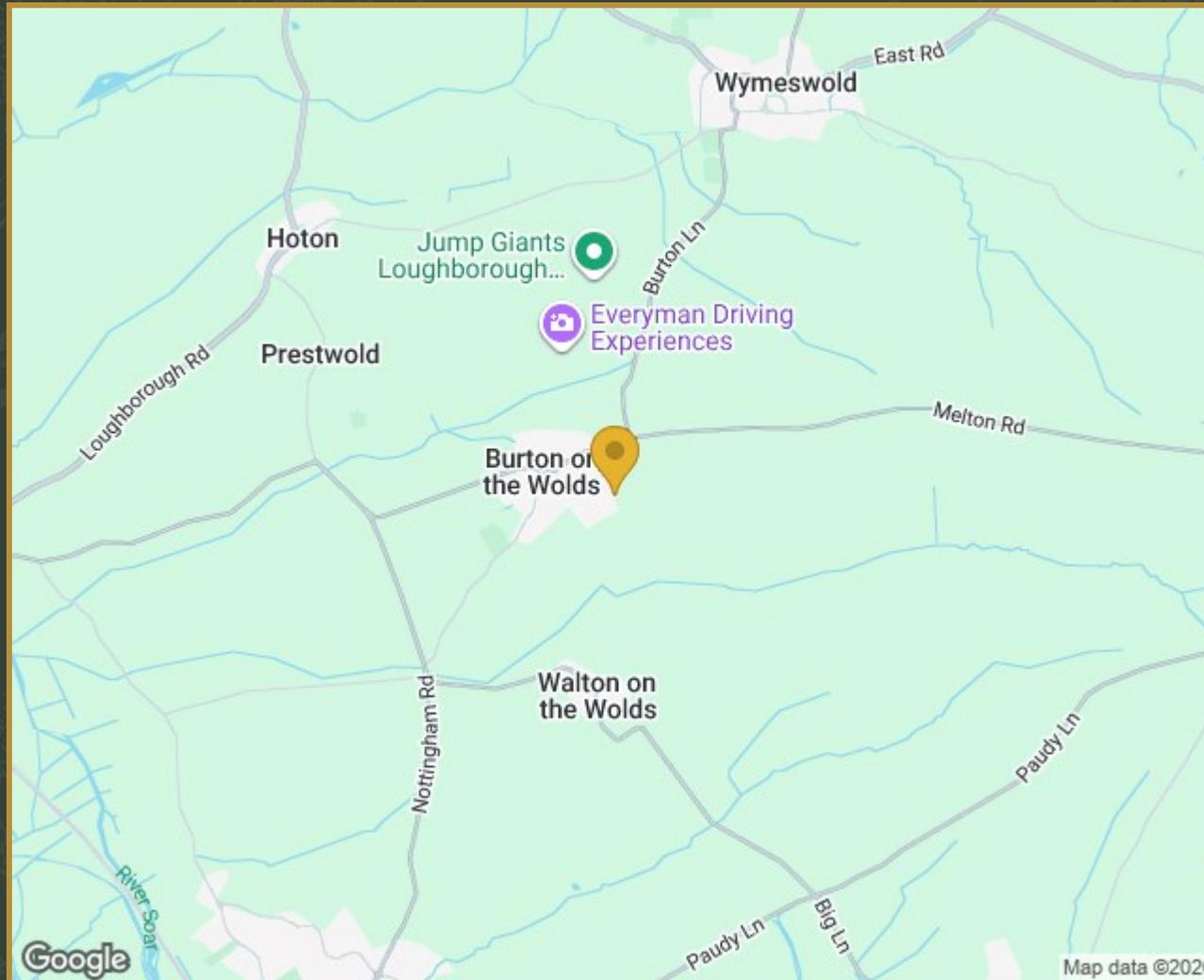
- Assisted move & Part exchange available
- Light-filled open-plan kitchen, dining, and living space
- Modern Symphony kitchen
- Comfort-focused bedrooms
 - Stylish bathrooms
 - Future-ready features
- Peace of mind built in
 - Two parking spaces



800.00 sq ft

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

Property Location



Plot 64, Maplehurst Sowters Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12 5TS

MEET YOUR *Local Agents*



As a family-run business with over 20 years of experience in the property industry, we pride ourselves in bringing a personal touch to every property journey. Our tailored approach is designed to meet your unique needs, whether you are looking to buy, sell, or explore discreet marketing options.

With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.