



GUIDE PRICE: £ 375,000

**THE ASHBOURNE, PLOT 9, SOWTERS LANE, BURTON-ON-THE-WOLDS**

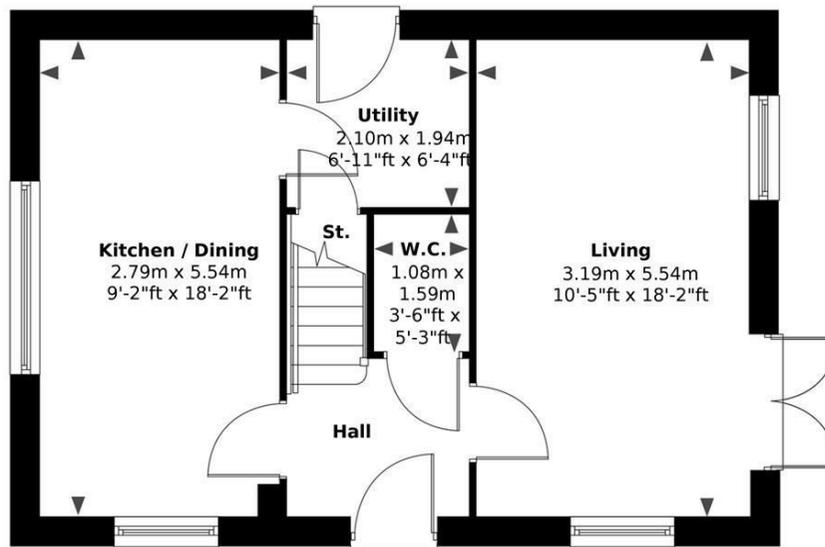






The Ashbourne – Contemporary Charm with Family Practicality. The Ashbourne is a beautifully designed three-bedroom detached home that combines elegant proportions with modern practicality. With thoughtfully planned living spaces, generous bedrooms, and stylish finishes, it is the perfect choice for families and professionals seeking a home of both comfort and character. Ready to move into this summer and has been left so the new owner can customise and pick all their own choices.

## GROUND FLOOR

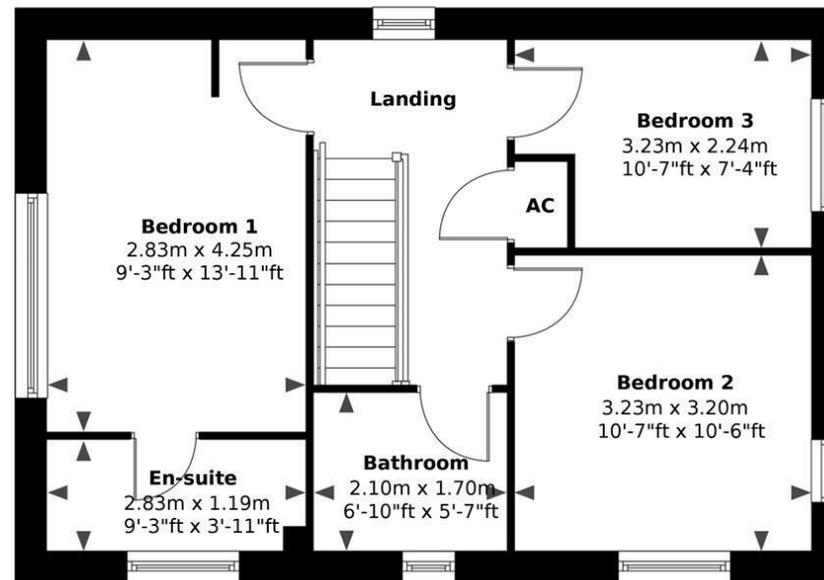


**Ground Floor – Space for Living & Entertaining**  
Step into the welcoming hallway and discover a home designed with flow and balance. To one side, the living room (3.19m x 5.54m / 10'5" x 18'2") stretches the full depth of the house, offering a bright and versatile space for relaxing with family or entertaining guests. French doors open onto the garden, creating a seamless connection to the outdoors. On the opposite side, the kitchen and dining area (2.79m x 5.54m / 9'2" x 18'2") is equally impressive in scale. Modern fittings, generous workspace, and an open-plan layout make this the true heart of the home. Whether it's casual family breakfasts or lively dinner parties, this room is designed to adapt with ease. A separate utility room (2.10m x 1.94m) keeps household chores discreetly tucked away, while a guest WC completes the ground floor with convenience.

## First Floor – A Peaceful Retreat

Upstairs, the master bedroom (2.83m x 4.25m / 9'3" x 13'11") offers a calm and welcoming sanctuary, complete with its own en-suite shower room (2.83m x 1.19m) for added privacy. Two further bedrooms provide excellent flexibility – a spacious second double bedroom (3.23m x 3.20m / 10'7" x 10'6") and a well-proportioned third bedroom (3.23m x 2.24m / 10'7" x 7'4"), ideal for a child's room, nursery, or dedicated home office. A stylish family bathroom (2.10m x 1.70m) serves the floor, perfectly equipped for busy mornings and relaxing evening soaks.

## FIRST FLOOR



Designed for Modern Family Life

The Ashbourne is a home that blends comfort, practicality, and contemporary style. With its open-plan living spaces, three well-proportioned bedrooms, and thoughtful touches such as a utility room and en-suite master bedroom, it offers everything needed for today's lifestyle.

SHOW HOME  
Larkspur  
Plot 2

## A HOME TO SUIT YOU

### 2 & 3 BEDROOM HOMES

-  **WOLDSWOOD**  
2 BEDROOM HOME - PLOTS 39, 40, 58, 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 66
-  **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, 51
-  **CEDARVALE**  
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

 **AFFORDABLE  
RENTED**

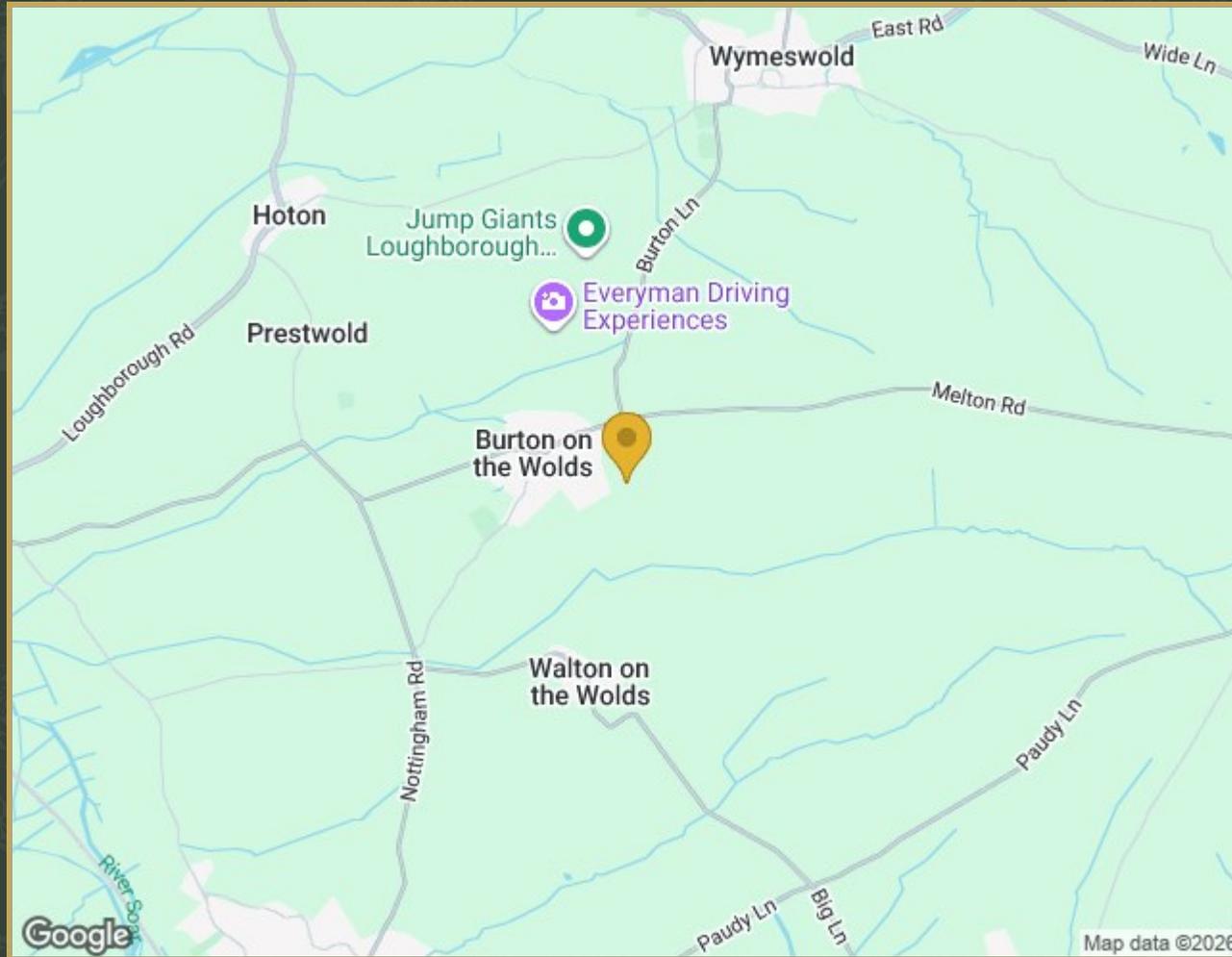
This information is for illustrative general guidance only.  
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The location of affordable homes is indicative and may change.



Externally, the home is finished with timeless kerb appeal, complemented by driveway parking and a private rear garden — making it the ideal setting for both family life and entertaining.



# Property Location



Plot 9, The Ashbourne Sowters Lane, Burton-On-The-Wolds, Loughborough,  
Leicestershire, LE12 5TS

