



# FINNEY MEADOWS

IVESHEAD ROAD, SHEPSHED

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES



# ALL ABOUT ESCAPING TO THE COUNTRYSIDE

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Welcome to your new home  
at **Finney Meadows**

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Computer generated image, indicative only.





# THE PERFECT BLEND OF COUNTRYSIDE CHARM AND MODERN LIVING

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Nestled in the heart of the beautiful Leicestershire countryside on the outskirts of historic Shepshed, Finney Meadows offers an attractive blend of characterful charm and modern convenience. A home at Finney Meadows puts a great range of amenities nearby. The town centre is a five-minute drive away and offers a choice of supermarkets, complemented by various local shops and services. Essentials like a post office, health centre, dental surgeries and local pharmacies can also be found.

There are several cafés and restaurants to choose from, such as Café Leos and Livios Italian. Alternatively, nearby local pubs include The Horse and the Railway Hotel, which are both within walking distance of the development.

For those who love the outdoors, there are several parks, playing fields and recreation grounds that are perfect for sports and family fun. To get a little closer to nature, the Shepshed and Charnwood Lodge Nature Reserves are easily reached, while the 6.8-mile circular walk around the nearby



Blackbrook Reservoir makes a wonderful escape. Fitness enthusiasts will enjoy close proximity to the leisure centre in neighbouring Loughborough, which can be reached in 12 minutes by car. Here you'll find swimming pools, a gym and a range of group exercise classes.

Loughborough also plays home to some great shopping, with a mix of high-street favourites, independent boutiques and a vibrant market selling fresh local produce, unique crafts and much more.

When it comes to entertainment, there is plenty for the whole family. You can catch all the latest films at the town's multi-screen cinema, while the Town Hall hosts a variety of music and stage shows. Alternatively, the annual Loughborough Fair transforms the town centre with thrilling rides and attractions.



“

Crafted with quality and care, these energy efficient new homes with 2, 3 and 4 bedrooms boast contemporary layouts and detailed finishes designed for modern living.

”

Finney Meadows is also perfectly positioned to make the most of Shepshed's great local schools with Oxley, Newcroft and St Winefride's primary schools all within a five-minute drive. Nearby Iveshead School caters for secondary students and the esteemed Loughborough University provides excellent tertiary education.

All this is easily accessed via Finney Meadows' outstanding transport links. By road, close proximity to Junction 23 of the M1 ensures easy access to Leicester, Derby and Nottingham. Alternatively, the A512 takes you to Loughborough Station in just 14 minutes, where you can catch direct rail services to major cities including Sheffield and London. For international travel, East Midlands Airport can be reached in 11 minutes and offers flights to over 80 cities across Europe and beyond.

With all this and more to discover, Finney Meadows has so much to offer for families and first-time buyers looking for the perfect place to enjoy the best of modern life.



# ALL ABOUT THE QUALITY

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**Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Finney Meadows benefit from a high standard specification.**

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead. ”







“

Each home at Finney Meadows has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger and Air Source Heat Pump.

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## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.**

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.





# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

GENERAL			
Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Ironmongery	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•
500mm mineral wool insulation to roof space	•	•	•
KITCHEN			
Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of steel splashback from selected range*	•	•	•
Single bowl sink with mixer tap	•	•	
1.5 bowl sink with mixer tap (detached properties only)		•	•
Integrated stainless steel finish single oven	•	•	
Integrated stainless steel finish eye level double oven (detached properties only)		•	•
Integrated ceramic hob	•	•	
Integrated induction hob (detached properties only)		•	•
Stainless steel chimney hood	•	•	
Curved glass chimney hood (detached properties only)		•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	•	
Integrated dishwasher (detached properties only)		•	•
Space and plumbing for washing machine	•	•	•
Tumble dryer space (where applicable)	•	•	•
CLOAKROOM			
White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
Contemporary mixer tap	•	•	•
BATHROOM			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath shower filler mixer with shower riser rail (no En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•		
EN SUITE			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•
HEATING AND HOT WATER			
Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•



## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

### FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per charter plan	•	•	•

### EXTERNAL DOORS

GRP external front door with chrome lever furniture <i>French GRP skin doors to rear/side</i>	•	•	•
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### GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•
Paths, patios and fencing to approved layout	•	•	•
External tap	•	•	•
Turfing to rear garden upgrade option available	•	•	•

### EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

### 2 BEDROOM HOMES

The Rosebury

### 3 BEDROOM HOMES

The Milford, The Penford and The Radford

### 4 BEDROOM HOMES

The Cottenham, The Fareham, The Keynsham, The Northam and The Oakham

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.



# SITEPLAN

- THE ROSEBURY**  
2 bedroom home  
Homes 13, 14, 15, 18, 19, 20, 21,  
25 & 26
- THE PENFORD**  
3 bedroom home  
Homes 11, 12 & 17
- THE MILFORD**  
3 bedroom home  
Homes 23, 24, 38, 41 & 46
- THE RADFORD**  
3 bedroom home  
Homes 3, 16, 22, 30, 36 & 43
- THE COTTENHAM**  
4 bedroom home  
Homes 27, 28, 37, 45, 47 & 48
- THE FAREHAM**  
4 bedroom home  
Homes 2, 6, 31, 32 & 34
- THE OAKHAM**  
4 bedroom home  
Homes 4, 5, 51 & 52
- THE KEYNSHAM**  
4 bedroom home  
Homes 29, 42, 44, 49 & 50
- THE NORTHAM**  
4 bedroom home  
Homes 1, 33, 35, 39, 40 & 53



- MS Marketing Suite
- SH Show Home
- Affordable Homes
- BCP Bin Collection Point
- LEAP Local Equipped Area for Play
- SuDs Sustainable Drainage System
- S/S Substation

## FINNEY MEADOWS

SHEPshed

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



# OUR HOMES

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## THE ROSEBURY

2 bedroom home  
Homes 13, 14, 15, 18, 19, 20, 21,  
25 & 26



## THE PENFORD

3 bedroom home  
Homes 11, 12 & 17



## THE MILFORD

3 bedroom home  
Homes 23, 24, 38, 41 & 46



## THE RADFORD

3 bedroom home  
Homes 3, 16, 22, 30, 36 & 43



## THE COTTENHAM

4 bedroom home  
Homes 27, 28, 37, 45, 47 & 48



## THE FAREHAM

4 bedroom home  
Homes 2, 6, 31, 32 & 34



## THE OAKHAM

4 bedroom home  
Homes 4, 5, 51 & 52



## THE KEYNSHAM

4 bedroom home  
Homes 29, 42, 44, 49 & 50



## THE NORTHAM

4 bedroom home  
Homes 1, 33, 35, 39, 40 & 53



FINNEY MEADOWS

SHEPSHED

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# THE ROSEBURY

**2 bedroom home**

Homes 13, 14, 15,  
18, 19, 20, 21, 25 & 26



FINNEY MEADOWS

SHEPSHED



# THE ROSEBURY

## 2 bedroom home

Homes 13, 14, 15, 18, 19, 20,  
21, 25 & 26

### FIRST FLOOR

Bedroom 1	4.56m x 3.43m	15'0" x 11'3"
Bedroom 2	4.56m x 2.79m	15'0" x 9'2"
Bathroom	2.00m x 2.17m	6'7" x 7'1"

### GROUND FLOOR

Living/Dining	4.56m x 4.60m	15'0" x 15'1"
Kitchen	2.45m x 3.88m	8'0" x 12'9"
WC	0.90m x 1.81m	2'11" x 5'11"

## FINNEY MEADOWS

SHEPSHED



FIRST FLOOR



GROUND FLOOR

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include 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 and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.



# THE MILFORD

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3 bedroom home

Homes 23, 24, 38, 41 & 46



ALLISON  
HOMES



FINNEY MEADOWS

SHEPSHED

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# THE MILFORD

## 3 bedroom home

Homes 23, 24, 38, 41 & 46

### FIRST FLOOR

Bedroom 1	3.00m x 3.17m	9'10" x 10'5"
En Suite	1.73m x 2.20m	5'8" x 7'3"
Bedroom 2	3.26m x 3.60m	10'8" x 11'10"
Bedroom 3	3.27m x 2.74m	10'9" x 9'0"
Bathroom	2.16m x 2.20m	7'1" x 7'3"

### GROUND FLOOR

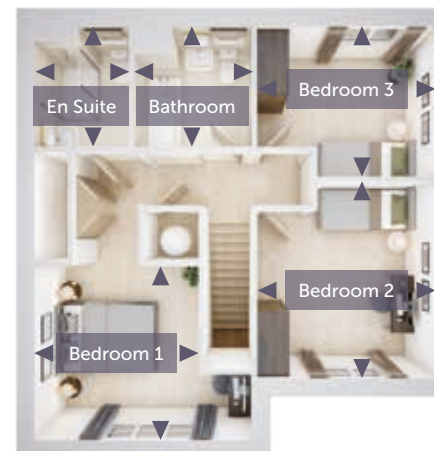
Living Room	3.00m x 4.15m	9'10" x 13'7"
Kitchen/Dining	5.79m x 3.26m	19'0" x 10'8"
WC	1.45m x 2.33m	4'9" x 7'8"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



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# THE RADFORD

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**3 bedroom home**

Homes 3, 16, 22, 30, 36 & 43



FINNEY MEADOWS

SHEPSHED

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# THE RADFORD

## 3 bedroom home

Homes 3, 16, 22, 30, 36 & 43

### FIRST FLOOR

Bedroom 1	2.89m x 5.35m	9'6" x 17'7"
Bedroom 2	3.14m x 3.95m	10'4" x 13'0"
Bedroom 3	2.12m x 3.41m	6'11" x 11'2"
Bathroom	2.00m x 2.16m	6'7" x 7'1"

### GROUND FLOOR

Living Room	2.83m x 5.35m	9'3" x 17'7"
Kitchen/Dining	2.75m x 5.35m	9'0" x 17'7"
WC	1.70m x 1.80m	5'7" x 5'11"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



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# THE PENFORD

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3 bedroom home  
Homes 11, 12 & 17



FINNEY MEADOWS  
SHEPSHED

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# THE PENFORD

**3 bedroom home**  
Homes 11, 12 & 17

## FIRST FLOOR

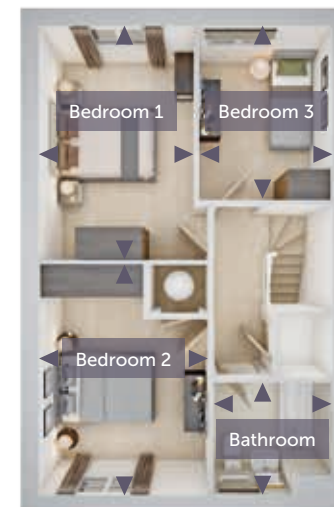
Bedroom 1	2.84m x 4.27m	9'4" x 14'0"
Bedroom 2	3.10m x 4.22m	10'2" x 13'10"
Bedroom 3	2.43m x 3.17m	8'1" x 10'5"
Bathroom	2.16m x 2.06m	7'1" x 6'9"

## GROUND FLOOR

Living/Dining	5.35m x 4.03m	17'7" x 13'3"
Kitchen	2.65m x 4.45m	8'8" x 14'7"
WC	1.46m x 2.07m	4'9" x 6'9"

## FINNEY MEADOWS

SHEPSHED



FIRST FLOOR



GROUND FLOOR

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# THE KEYNSHAM

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**4 bedroom home**

Homes 29, 42, 44, 49 & 50



ALLISON  
HOMES



FINNEY MEADOWS

SHEPSHED

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# THE KEYNSHAM

## 4 bedroom home

Homes 29, 42, 44, 49 & 50

### FIRST FLOOR

Bedroom 1	3.22m x 3.01m	10'7" x 9'11"
En Suite	2.10m x 1.20m	6'11" x 3'11"
Bedroom 2	3.88m x 2.71m	12'9" x 8'11"
Bedroom 3	3.62m x 2.62m	11'11" x 8'7"
Bedroom 4	2.88m x 2.58m	9'5" x 8'6"
Bathroom	2.10m x 2.15m	6'11" x 7'1"

### GROUND FLOOR

Living Room	3.11m x 6.55m	10'2" x 21'6"
Kitchen/Dining	3.16m x 6.55m	10'4" x 21'6"
Utility	2.45m x 1.84m	8'0" x 6'0"
WC	1.46m x 1.81m	4'9" x 5'11"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE NORTHAM

4 bedroom home  
Homes 1, 33, 35, 39,  
40 & 53



FINNEY MEADOWS  
SHEPSHED





# THE NORTHAM

## 4 bedroom home

Homes 1, 33, 35, 39, 40 & 53

### FIRST FLOOR

Bedroom 1	3.42m x 2.89m	11'3" x 9'6"
Dressing Area	1.76m x 1.75m	5'9" x 5'9"
En Suite	2.14m x 1.46m	7'0" x 4'9"
Bedroom 2	3.72m x 3.50m	12'2" x 11'6"
Bedroom 3	2.65m x 3.39m	8'8" x 11'1"
Bedroom 4	2.85m x 3.15m	9'4" x 10'4"
Bathroom	2.56m x 2.00m	8'5" x 6'7"

### GROUND FLOOR

Living Room	3.36m x 4.65m	11'0" x 15'3"
Kitchen/Dining	5.50m x 2.87m	18'1" x 9'5"
Family Area	2.73m x 3.65m	8'11" x 12'0"
Study	2.64m x 2.12m	8'8" x 6'11"
Utility	1.65m x 1.65m	5'5" x 5'5"
WC	0.91m x 1.65m	3'0" x 5'5"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE OAKHAM

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4 bedroom home  
Homes 4, 5, 51 & 52

  
ALLISON  
HOMES



FINNEY MEADOWS  
SHEPSHED

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# THE OAKHAM

4 bedroom home  
Homes 4, 5, 51 & 52

## FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.21m	8'2" x 4'0"
Bedroom 2	3.62m x 3.74m	11'11" x 12'3"
En Suite 2	2.50m x 1.21m	8'2" x 4'0"
Bedroom 3	2.40m x 3.95m	7'10" x 13'0"
Bedroom 4	2.82m x 2.53m	9'3" x 8'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

## GROUND FLOOR

Living Room	3.62m x 4.37m	11'11" x 14'4"
Kitchen	3.33m x 2.96m	10'11" x 9'9"
Dining Area	3.89m x 2.96m	12'9" x 9'9"
Study	1.90m x 2.53m	6'3" x 8'4"
Utility	2.08m x 1.90m	6'10" x 6'3"
WC	1.45m x 1.90m	4'9" x 6'3"

## FINNEY MEADOWS

SHEPSHED



FIRST FLOOR



GROUND FLOOR

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# THE FAREHAM

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4 bedroom home

Homes 2, 6, 31, 32 & 34



ALLISON  
HOMES

FINNEY MEADOWS

SHEPSHED

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# THE FAREHAM

## 4 bedroom home

Homes 2, 6, 31, 32 & 34

### FIRST FLOOR

Bedroom 1	2.62m x 4.18m	8'7" x 13'9"
En Suite	2.05m x 1.95m	6'9" x 6'5"
Bedroom 2	2.94m x 4.17m	9'8" x 13'8"
Bedroom 3	2.61m x 3.06m	8'7" x 10'0"
Bedroom 4	2.78m x 3.06m	9'1" x 10'0"
Bathroom	2.21m x 2.00m	7'3" x 6'7"

### GROUND FLOOR

Living Room	2.88m x 3.92m	9'5" x 12'10"
Kitchen/Dining Room	7.78m x 3.26m	25'6" x 10'8"
Study	2.68m x 2.08m	8'10" x 6'10"
Utility	1.69m x 1.75m	5'7" x 5'9"
WC	0.90m x 1.75m	2'11" x 5'9"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE COTTENHAM

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4 bedroom home

Homes 27, 28, 37, 45, 47 & 48



FINNEY MEADOWS

SHEPSHED



# THE COTTENHAM

## 4 bedroom home

Homes 27, 28, 37, 45, 47 & 48

### FIRST FLOOR

Bedroom 1	3.26m x 4.03m	10'8" x 13'3"
En Suite	1.76m x 1.82m	5'9" x 6'0"
Bedroom 2	3.56m x 3.44m	11'8" x 11'3"
Bedroom 3	3.03m x 3.66m	9'11" x 12'0"
Bedroom 4	2.51m x 4.25m	8'3" x 13'11"
Bathroom	2.18m x 2.00m	7'2" x 6'7"

### GROUND FLOOR

Living Room	3.56m x 4.57m	11'8" x 15'0"
Kitchen/Dining Room	6.36m x 3.06m	20'10" x 10'0"
WC	1.45m x 1.85m	4'9" x 6'1"
Garage	3.05m x 6.05m	10'0" x 19'10"

## FINNEY MEADOWS

SHEPSHED



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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