

# Wigston Meadows

**Wigston**







# There's no place like home

## Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





# Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

## **Home is for making memories**

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

## **Home is where your family grows**

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

## **Home is a warm place**

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

## **Homes built to last**

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





# Home is where love resides

Wigston Meadows sits within the town of Wigston, just south of Leicester, where a strong sense of community meets everyday convenience and excellent connectivity.

## Nature

Green space plays an important role in life at Wigston Meadows. Landscaped open areas, footpaths and cycleways weave through the development, creating space to walk, play and unwind. Children's play areas sit alongside green corridors, while the wider Leicestershire countryside and destinations such as Bradgate Park offer further opportunities to explore.

## Education

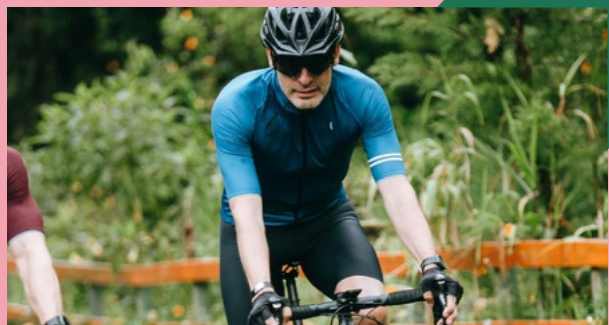
Families are well catered for, with Ofsted 'Outstanding' and 'Good' rated schools nearby, including Meadow Community Primary School and Beauchamp City Sixth Form, as well as a brand-new school planned within walking distance.

## Heritage and lifestyle

Wigston blends local character with modern convenience. High-street retailers, independent restaurants, bakeries and supermarkets sit alongside local pubs, gyms and leisure centres, creating places to meet, relax and connect. Leicester city centre offers shopping, dining and entertainment just minutes away.

## Well connected

Perfectly placed for commuters, Wigston Meadows benefits from excellent road links to the M1, M69 and A6. Leicester city centre is just 15 minutes away, while South Wigston train station provides direct rail services to neighbouring cities and London in around 65 minutes.



# Wigston Meadows Wigston

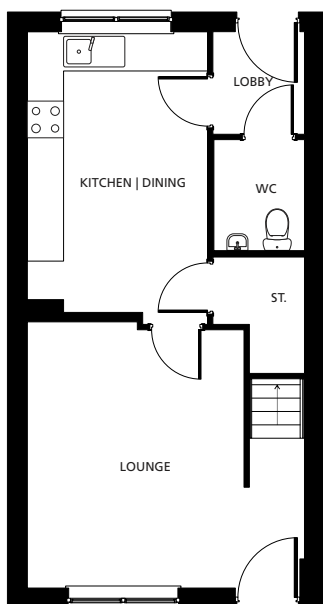
## Development Plan



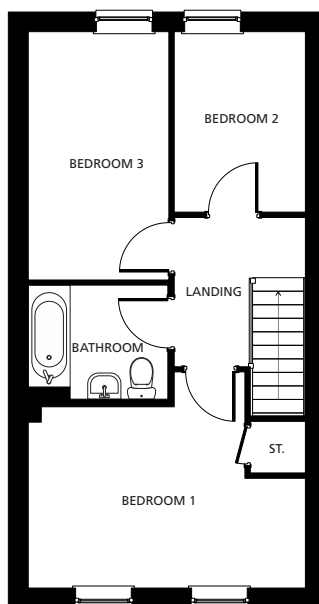
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



# The Abbey



Ground Floor



First Floor

## Kitchen/Dining

3.03m x 4.71m  
9'9" x 15'5"

## Lounge

4.65m x 4.47m  
15'3" x 14'7"

## Bedroom 1

4.65m x 3.76m  
15'3" x 12'3"

## Bedroom 2

2.22m x 3.03m  
7'3" x 9'9"

## Bedroom 3

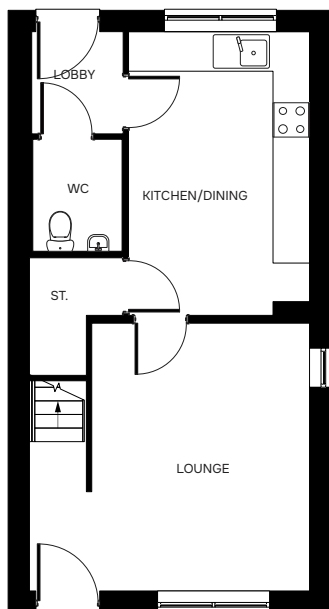
2.37m x 4.16m  
7'8" x 13'6"

All dimensions are maximum sizes

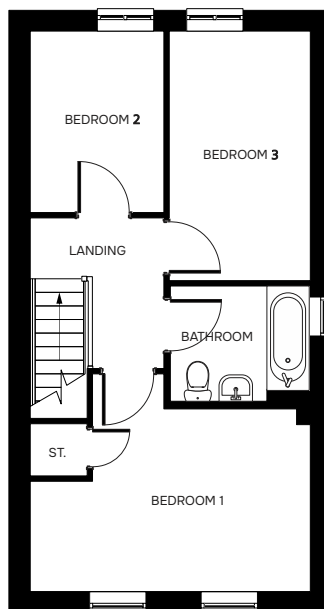
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Aylestone



Ground Floor



First Floor

Plots B336 and B337 will not benefit from side windows in the lounge and in the first-floor bathroom.

## Kitchen/Dining

3.0m x 4.69m  
9'8" x 15'4"

## Lounge

4.65m x 4.43m  
15'3" x 14'5"

## Bedroom 1

4.65m x 3.60m  
15'3" x 11'8"

## Bedroom 2

2.24m x 3.01m  
7'3" x 9'9"

## Bedroom 3

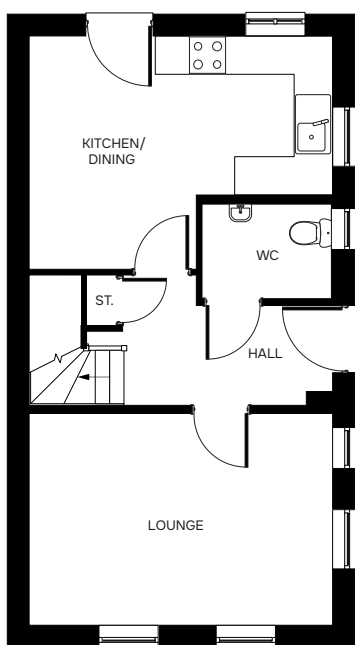
2.35m x 4.13m  
7'7" x 13'5"

**All dimensions are maximum sizes**

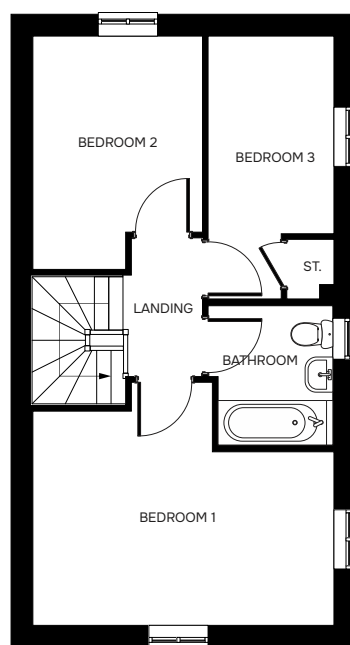
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Foxton



Ground Floor



First Floor

## Kitchen/Dining

4.79m x 3.67m  
15'7" x 12'0"

## Lounge

4.79m x 3.34m  
15'7" x 10'10"

## Bedroom 1

4.79m x 3.83m  
15'7" x 12'6"

## Bedroom 2

2.73m x 3.67m  
8'10" x 12'0"

## Bedroom 3

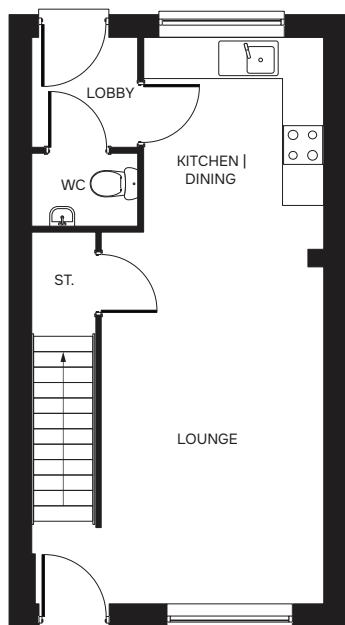
1.99m x 4.14m  
6'5" x 13'6"

All dimensions are maximum sizes

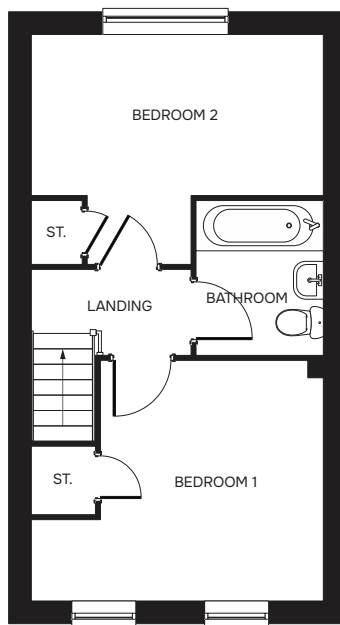
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Glen



Ground Floor



First Floor

## Kitchen/Dining

2.63m x 2.82m  
8'6" x 9'3"

## Lounge

2.25m x 4.25m  
7'4" x 13'9"

## Bedroom 1

4.25m x 3.49m  
13'9" x 11'5"

## Bedroom 2

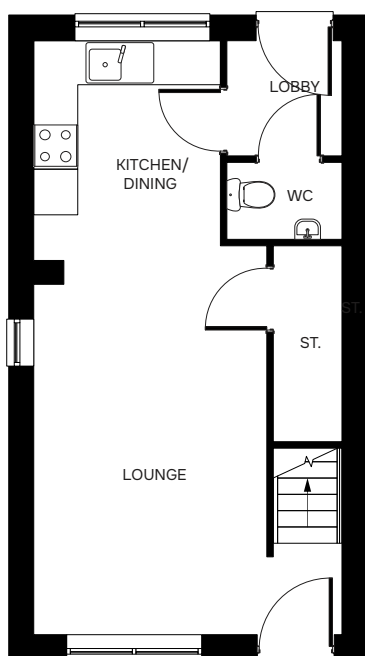
4.25m x 2.35m  
13'9" x 7'7"

All dimensions are maximum sizes

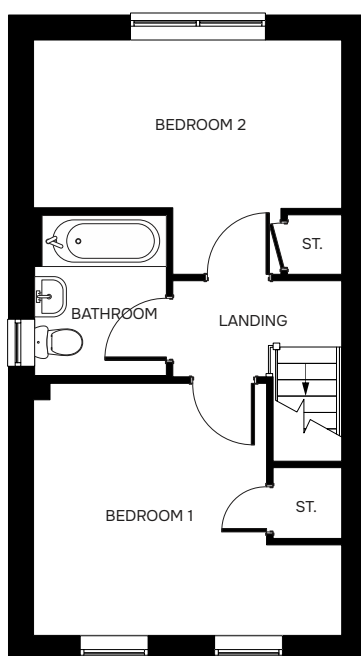
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Knighton



Ground Floor



First Floor

## Kitchen/Dining/ Lounge

4.25m x 8.13m  
13'9" x 26'7"

## Bedroom 1

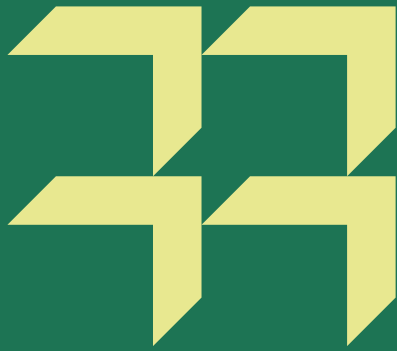
4.25m x 3.46m  
13'9" x 11'4"

## Bedroom 2

4.25m x 2.31m  
13'9" x 7'6"

All dimensions are  
maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# Our commitment to you

## Before you move

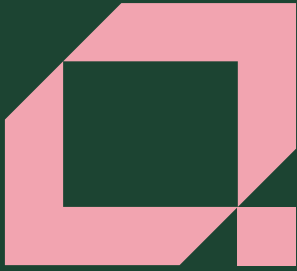
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

## When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

**We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or [newhomessales@amplius.co.uk](mailto:newhomessales@amplius.co.uk).**





### For sales enquiries

**Amplius**, K2, Timbold Drive, Kents Hill,  
Milton Keynes MK7 6BZ

☎ 0345 601 9095

✉ [newhomessales@amplius.co.uk](mailto:newhomessales@amplius.co.uk)

🌐 [amplius.co.uk](http://amplius.co.uk)

Further information relating to Amplius can be accessed via our website: [amplius.co.uk](http://amplius.co.uk)

The information contained within this booklet is offered in good faith and is believed to be correct. However, accuracy is not guaranteed. No liability will attach to Amplius, their representatives or agents in respect of any statement contained here.