



THE MAPLEHURST, PLOT 64, SOWTERS LANE, BURTON-ON-THE-  
WOLDS, LOUGHBOROUGH

GUIDE PRICE: £ 350,000





### 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

**A HOME TO SUIT YOU**

**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 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, 31
- CEDARVALE  
5 BEDROOM HOME - PLOTS 42, 43, 44, 48, 46, 50

**AFFORDABLE**  
HOMES

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

**STAMP DUTY, REMOVALS and LEGAL FEES NOW INCLUDED**

**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

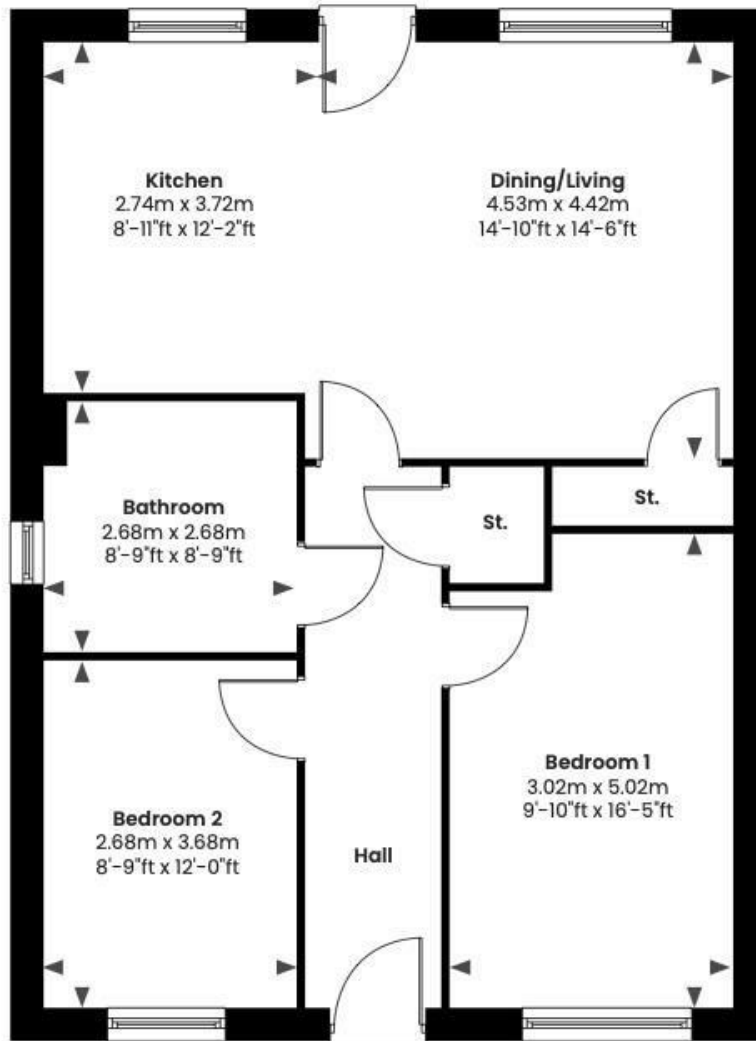
*The Maplehurst, Plot 64, Sowters Lane, Burton-on-the-wolds,*

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REZIDE

# Key Features

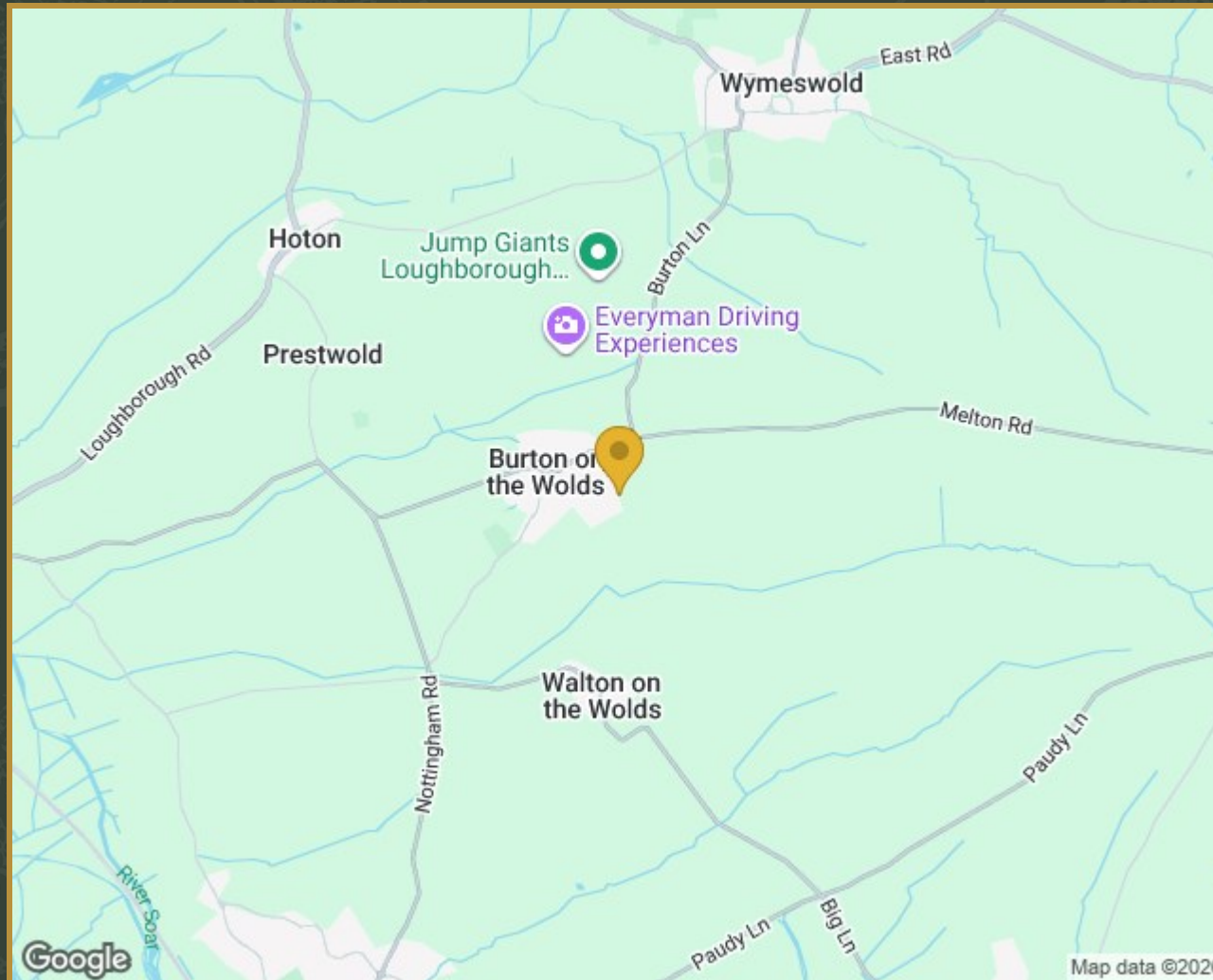
- Assisted move & Part exchange available
- Light-filled open-plan kitchen, dining, and living space
- Modern Symphony kitchen
- Comfort-focused bedrooms
  - Stylish bathrooms
  - Future-ready features
- Peace of mind built in
  - Two parking spaces



800.00 sq ft

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> 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

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