



# THE THORNLEIGH, SOWTERS LANE, BURTON-ON-THE-WOLDS, LOUGHBOROUGH

GUIDE PRICE: £ 305,000





### The Thornleigh – Modern Comfort, Crafted for Everyday Living.

The Thornleigh is a thoughtfully designed three-bedroom home that blends contemporary style with practical spaces for the way families live today. Light-filled rooms, a sociable layout, and a seamless flow to the outdoors come together to create a home that feels both inviting and effortlessly functional.



## Ground Floor – Bright, Welcoming & Designed for Con

Step inside The Thornleigh and you're greeted by a sense of ease. At the heart of the home lies the beautifully appointed kitchen, positioned to enjoy views of the garden and bathroom. Whether you're preparing weeknight meals or hosting special occasions, the space is designed to support both everyday life and

French doors open directly onto the private rear garden, allowing sunlight to pour in and providing an easy transition to outdoor dining or play. Practical touches enhance comfort on the ground floor, including a convenient downstairs WC and thoughtful storage solutions that help keep life organised.

With its clean, modern finish, Bosch integrated appliances, and sleek





square-edge worktops, the kitchen becomes a stylish yet functional hub for the whole household.

#### First Floor – Calm Spaces for Rest & Relaxation

Upstairs, The Thornleigh offers three well-proportioned bedrooms, creating flexibility for families at every stage. The master bedroom provides a serene retreat, complete with USB charging points and a slimline TV connection for added convenience. Two additional bedrooms are ideal for children, guests, or a dedicated home office — ensuring the home adapts as your needs evolve.

A contemporary family bathroom, finished with Roca sanitaryware, Porcelanosa tiling, and Bristan fittings,

delivers comfort and style in equal measure. With mechanical ventilation ensuring a fresh, airy environment, this floor has been designed to bring calm to the everyday.

#### Quality Features, Thoughtful Details & Peace of Mind

The Thornleigh is equipped with modern features that enhance both sustainability and security, including:

Solar PV panels for improved energy efficiency

EV charging capability for future-ready living



External up/down lighting that adds kerbside appeal

Integrated safety measures including smoke, heat, and carbon monoxide alarms — all with battery backup

A 10-year NHBC warranty, offering reassurance and long-term confidence in your new home



The Thornleigh is a home that balances style, comfort, and practicality — a place where life flows naturally. Whether you're enjoying quiet mornings in the garden, unwinding in your peaceful master bedroom, or hosting friends in your bright kitchen-diner, this home provides the perfect setting for modern living.

# REZIDE

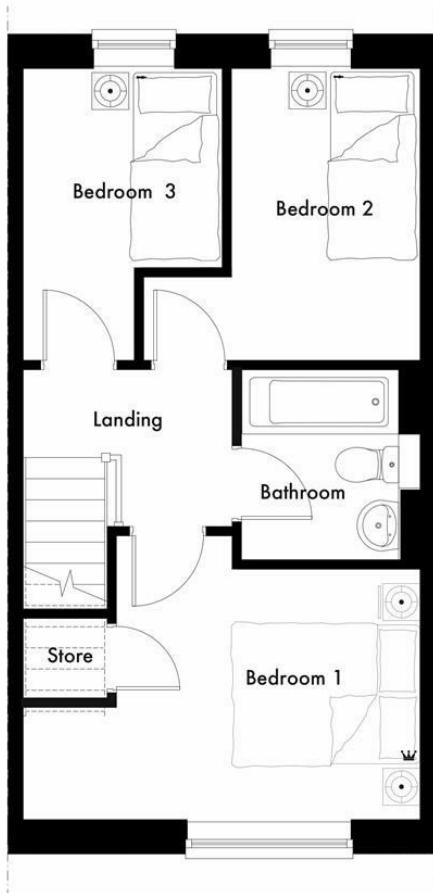


*The Thornleigh, Sowters Lane, Burton-on-the-wolds, Loughborough*

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# Key Features

- Three well-designed bedrooms
- Contemporary Symphony kitchen
- Thoughtful everyday convenience
- Energy-efficient and future-ready
- Enhanced safety and reassurance

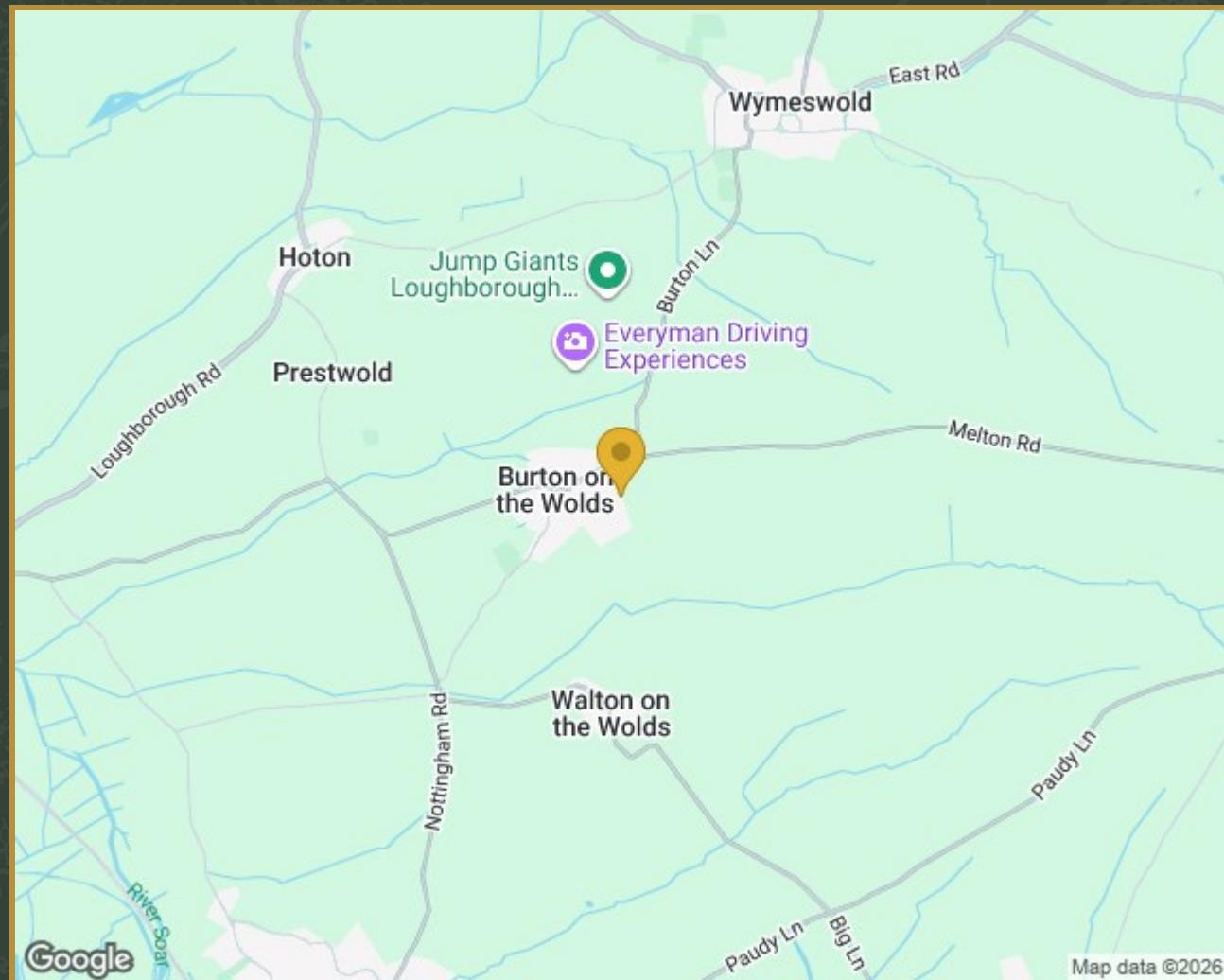


 3  1  1  761.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

# Property Location



The Thornleigh, Plot 16 Sowters Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12 5TS

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