



THE ROSEMEAD, SOWTERS LANE, BURTON-ON-THE-WOLDS,  
LOUGHBOROUGH

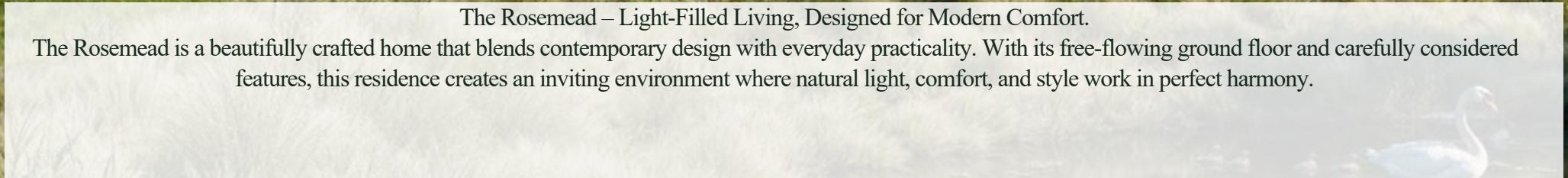
GUIDE PRICE: £ 317,500





### The Rosemead – Light-Filled Living, Designed for Modern Comfort.

The Rosemead is a beautifully crafted home that blends contemporary design with everyday practicality. With its free-flowing ground floor and carefully considered features, this residence creates an inviting environment where natural light, comfort, and style work in perfect harmony.





## Ground Floor – Open, Airy & Connected to Nature

From the moment you step inside, The Rosemead offers openness and ease. The heart of the home is its bright, and dining area — thoughtfully positioned to overlook the garden, creating a seamless transition between indoor and outdoor living. Whether you're enjoying a peaceful morning coffee or hosting dinner with friends, this space is designed to adapt effortlessly to your lifestyle.

French doors open directly onto the private rear garden, allowing fresh air and sunshine to flood the room and inviting you to make the most of outdoor moments throughout the year. A convenient downstairs WC enhances practicality, ensuring the ground floor supports busy everyday living with elegance.

The Symphony kitchen, complete with modern square-edge worktops and

**2 & 3 BEDROOM HOMES**

- ❖ **WOLDWOOD**  
2 BEDROOM HOME - PLOTS 39, 40, 58, 59
- ❖ **THORNLEIGH**  
2 BEDROOM HOME - PLOTS 16, 18, 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, 25, 29, 30
- ❖ **ASHBROOK BRIDGE**  
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

**A HOME TO SUIT YOU**

**IMES**

- 7, 49
- 34, 35, 36, 51
- 43, 44, 45, 48, 50

**AFFORDABLE RENTED**

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



integrated Bosch appliances, is both stylish and efficient. With its clean lines and premium fittings, it provides the perfect backdrop for home cooking, family gatherings, or relaxed evenings in.

#### First Floor – A Calming Retreat

Upstairs, The Rosemead offers a tranquil escape from the pace of daily life. The master bedroom benefits from its own private en-suite, creating a serene sanctuary at the end of the day. A further well-appointed family bathroom ensures comfort for family members and guests alike.

Thoughtful touches elevate the experience: USB charging points in the master suite, sleek TV connectivity, and

high-quality fixtures including Roca sanitaryware, Porcelanosa tiling, and Bristan showers and taps — all chosen to deliver long-lasting style and ease.

#### Quality, Sustainability & Peace of Mind

The Rosemead comes equipped with modern features designed for contemporary living, including:

Energy-conscious additions such as EV charging capability and solar PV panels

External up/down lighting for a welcoming entrance



Efficient mechanical ventilation, an Ideal boiler, and premium integrated appliances

Safety features including smoke, heat, and carbon monoxide detectors — all with battery backup

A 10-year NHBC warranty, offering reassurance for years to come



The Rosemead is a home created for those who value light, connection, and thoughtful design. Whether you're entertaining in the open-plan living space, enjoying peaceful evenings in your private garden, or relaxing in your master suite at the end of the day, this home supports a lifestyle that's both effortless and enriching.

# REZIDE

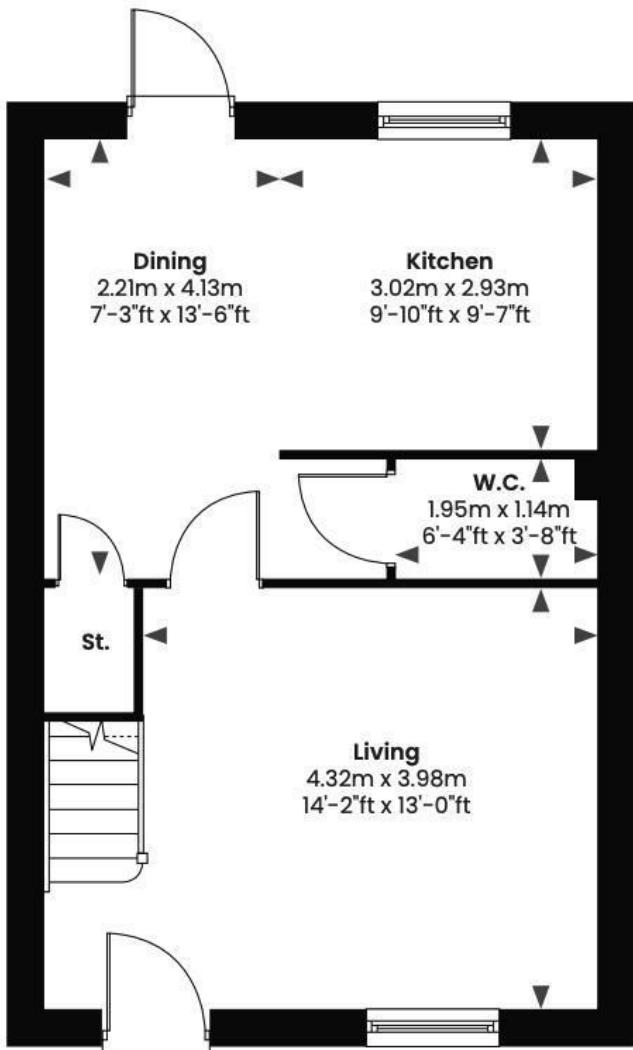


*The Rosemead, Sowters Lane, Burton-on-the-wolds, Loughborough*

01509 274474 | [team@rezide.group](mailto:team@rezide.group)

# Key Features

- Stylish Symphony kitchen
- Master bedroom with en-suite
  - Energy-efficient features
- Modern safety and convenience
- Reassurance built in, supported by a 10-year NHBC warranty



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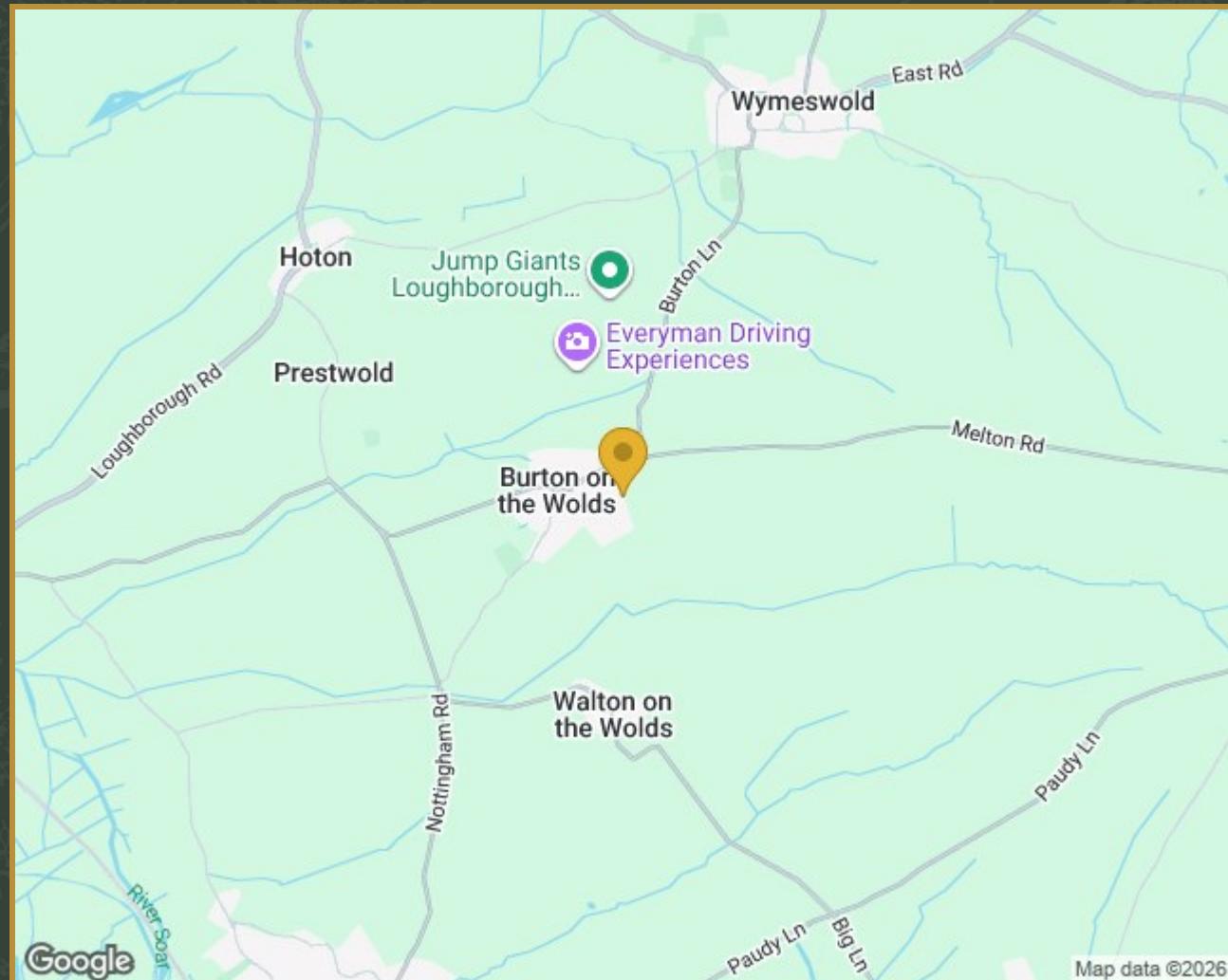


761.00 sq ft

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 Rosemead, Plot 15 Sowters Lane, Burton-On-The-Wolds, Leicestershire, LE12 5TS

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