



THE MAPLEHURST, PLOT 65, SOWTERS LANE, BURTON-ON-THE-WOLDS,

TOUCHED BY LIGHT
: £337,500





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





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:

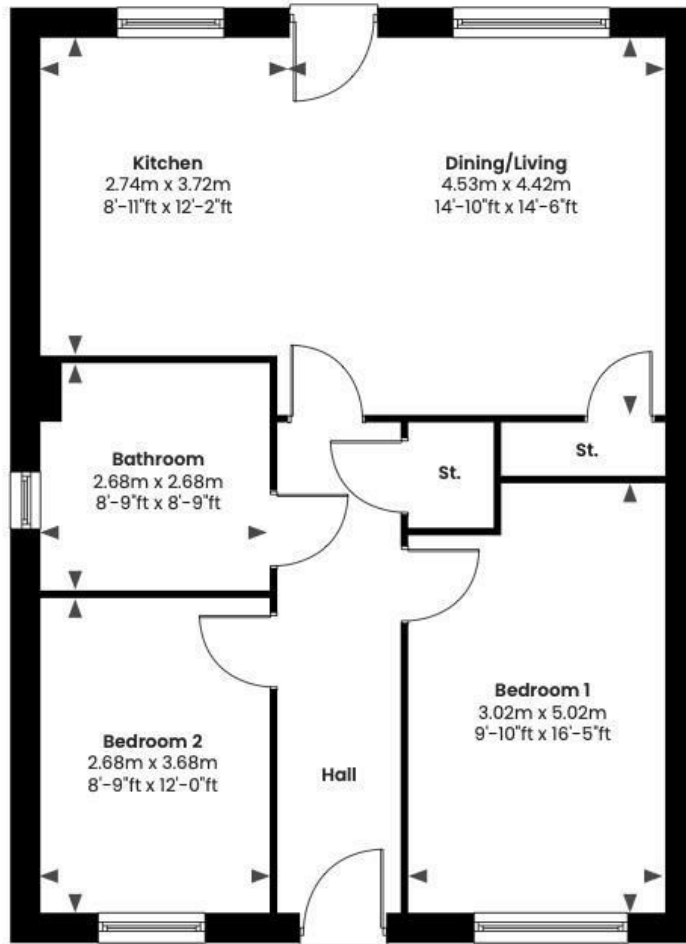
External up/down lighting, adding a warm and welcoming look to the front of the home

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.



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



REZIDE



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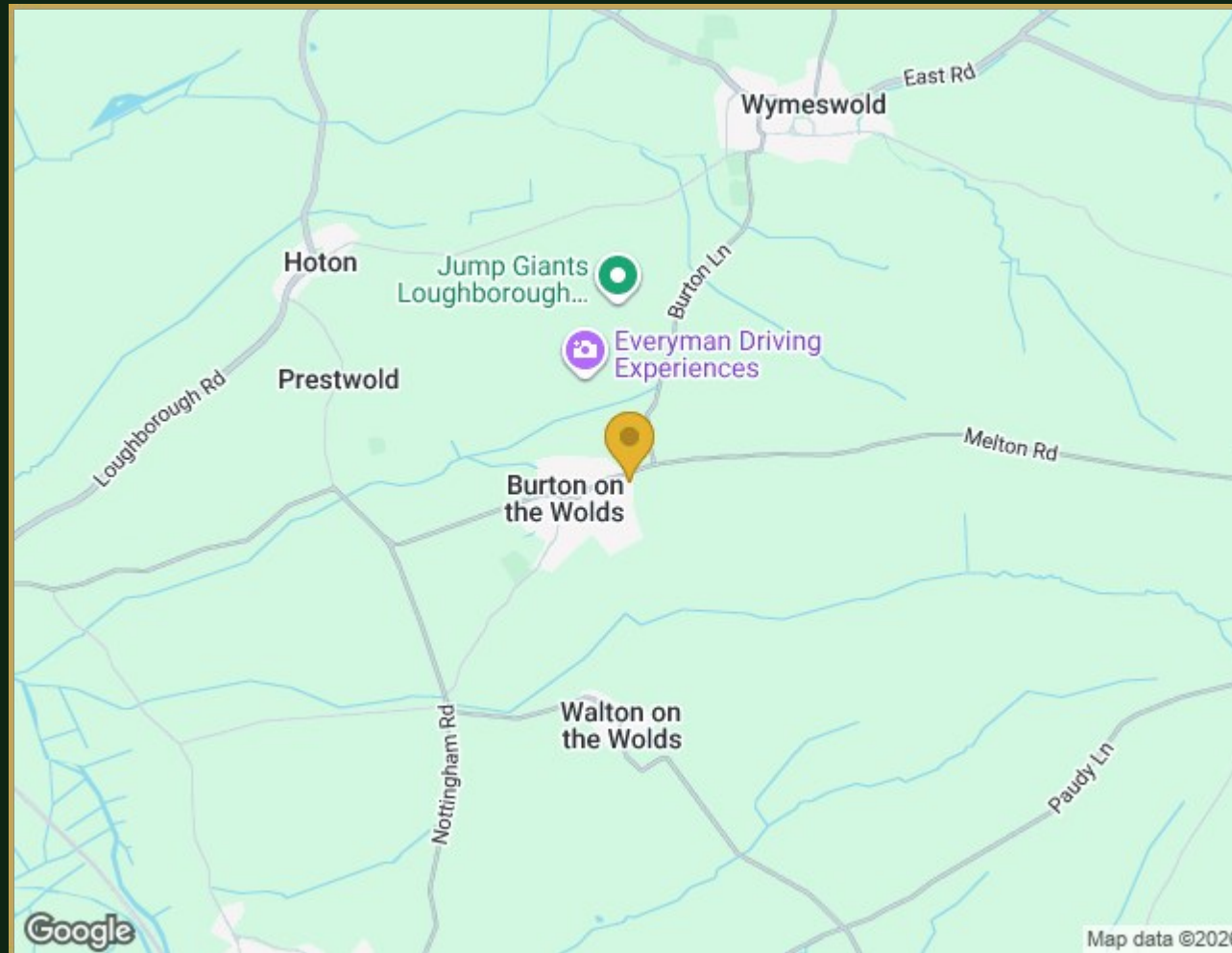
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800.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



Plot 65, Maplehurst Sowers Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12 5TS