

GYNSILL GRANGE

ANSTEY

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT CHARACTER, CONVENIENCE AND CONTEMPORARY COMFORT IN A PICTURESQUE VILLAGE



Welcome to your new home
at **Gynsill Grange**



WHERE VILLAGE CHARM MEETS COUNTRYSIDE TRANQUILLITY AND CONTEMPORARY LIVING

Gynsill Grange is a stunning development of two, three and four-bedroom homes in the picturesque village of Anstey, just minutes from Leicester city centre.

Crafted with quality and care, these energy efficient new homes boast contemporary layouts and detailed finishes designed for modern living.

Anstey's village centre is a three-minute drive away and boasts independent shops, cafés, traditional pubs and a handful of restaurants and takeaways. You'll also find all the essentials required for day-to-day life, including a post office, GP surgery, dentist, opticians and a local supermarket.

For everything else, Leicester's vibrant city centre can be reached in around 15 minutes and offers endless opportunities for things to do. Whether it's swimming and fitness, theatre and cinema or museums and galleries, there's something for everyone.



If you need to get away from it all, Bradgate Park is located a short drive away. With extensive open spaces and historic landmarks, it makes the perfect escape.

In the centre of the village, the local recreation ground is a hub for sports and community events. These events provide the perfect opportunity to experience Anstey's welcoming charm, which celebrates the village's rich history while embracing modern life.

The nearby Packhorse Bridge, dating back to the 16th century, is one of many features that illustrate this extensive heritage, its stone arches perfectly complementing the picturesque banks of Rothley Brook.



Woollen Hill Primary School, both conveniently located for children aged 3 to 11. For older students, The Martin High School provides well-regarded secondary education and is just 5 minutes away by car.

When it comes to travel connections, the A46 and M1 make road trips easy, while regular bus services connect you to Leicester city centre, which can be reached in as little as 15 minutes by car.

If you're travelling further for work, or pleasure, direct trains run from Leicester Station to London, Birmingham, Sheffield, Nottingham and Cambridge. For international travel, East Midlands Airport is just a short drive away and operates flights to Europe and beyond.

Whether you're a growing family, a young professional or you're looking to downsize, Gynsill Grange offers character, convenience and contemporary comfort.



ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Gynsill Grange benefit from a high standard specification.

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Hansgrohe sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

”





“

Each home at Gynsill Grange has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger.

”

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives.

That's why we ensure every Allison home is something exceptional.



ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Ironmongery	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•
500mm mineral wool insulation to roof space	•	•	•

KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of steel splashback from selected range*	•	•	•
Single bowl sink with mixer tap	•	•	
1.5 bowl sink with mixer tap (detached properties only)		•	•
Integrated stainless steel finish single oven	•	•	
Integrated stainless steel finish eye level double oven (detached properties only)		•	•
Integrated ceramic hob	•	•	
Integrated induction hob (detached properties only)		•	•
Stainless steel chimney hood	•	•	
Curved glass chimney hood (detached properties only)		•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	•	
Integrated dishwasher (detached properties only)		•	•
Space and plumbing for washing machine	•	•	•
Tumble dryer space (where applicable)	•	•	•

CLOAKROOM

White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
Contemporary mixer tap	•	•	•

BATHROOM

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath shower filler mixer with shower riser rail (no En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•		

EN SUITE

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•

HEATING AND HOT WATER

Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•

INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per charter plan	•	•	•

EXTERNAL DOORS

GRP external front door with chrome lever furniture <i>French GRP skin doors to rear/side</i>	•	•	•
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GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•
Paths, patios and fencing to approved layout	•	•	•
External tap	•	•	•
Turfing to rear garden upgrade option available	•	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

2 BEDROOM HOMES

The Rosebury and The Hanbury

3 BEDROOM HOMES

The Shardlow, The Radford, The Fulford, The Milford and The Lynford

4 BEDROOM HOMES

The Oakham, The Keynsham, The Cottenham and The Trentham

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

SITEPLAN



- | | |
|---|---|
|  THE ROSEBURY
2 bedroom home
Homes 27, 28, 29, 33,
34, 37 & 38 |  THE OAKHAM
4 bedroom home
Home 6 |
|  THE SHARDLOW
3 bedroom home
Home 2 |  THE KEYNSHAM
4 bedroom home
Homes 8 & 40 |
|  THE RADFORD
3 bedroom home
Homes 9, 17, 20 & 35 |  THE COTTENHAM
4 bedroom home
Home 31 |
|  THE FULFORD
3 bedroom home
Homes 3, 4 & 16 |  THE TRENTHAM
4 bedroom home
Homes 1 & 39 |
|  THE MILFORD
3 bedroom home
Homes 30 & 32 | |
|  THE LYNFORD
3 bedroom home
Homes 5, 7, 18, 19 & 36 | |

-  Marketing Suite
 Show Home
 Affordable Homes
 Local Area of Play
 Bin Collection Point
 Sustainable Urban Drainage System



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Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

OUR HOMES

THE ROSEBURY

2 bedroom home
Homes 27, 28, 29, 33, 34, 37 & 38



THE SHARDLOW

3 bedroom home
Home 2



THE RADFORD

3 bedroom home
Homes 9, 17, 20 & 35



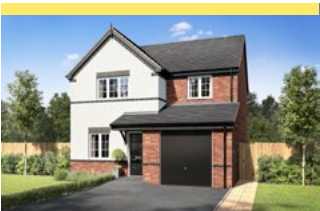
THE FULFORD

3 bedroom home
Homes 3, 4 & 16



THE MILFORD

3 bedroom home
Homes 30 & 32



THE LYNFORD

3 bedroom home
Homes 5, 7, 18, 19 & 36



THE OAKHAM

4 bedroom home
Home 6



THE KEYNSHAM

4 bedroom home
Homes 8 & 40



THE COTTENHAM

4 bedroom home
Home 31



THE TRENTHAM

4 bedroom home
Homes 1 & 39



THE ROSEBURY

2 bedroom home

Homes 27, 28, 29, 33, 34, 37 & 38



ALLISON
HOMES

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THE ROSEBURY

2 bedroom home

Homes 27, 28, 29, 33, 34, 37 & 38

FIRST FLOOR

Bedroom 1	4.56m x 3.43m	14'12" x 11'3"
Bedroom 2	4.56m x 2.80m	14'12" x 9'2"
Bathroom	2.00m x 2.17m	6'7" x 7'1"

GROUND FLOOR

Living/Dining	4.56m x 4.60m	14'12" x 15'1"
Kitchen	2.45m x 3.88m	8'1" x 12'9"
WC	0.90m x 1.81m	2'12" x 5'11"

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FIRST FLOOR



GROUND FLOOR

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THE SHARDLOW

3 bedroom home
Home 2



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THE SHARDLOW

3 bedroom home Home 2

GROUND FLOOR

Living Room	3.21m x 4.39m	10'6" x 14'5"
Kitchen/Dining	3.69m x 3.06m	12'1" x 10'1"
Bedroom 1	4.16m x 3.30m	13'8" x 10'10"
Bedroom 2	3.79m x 3.06m	12'5" x 10'1"
Bedroom 3	3.60m x 2.31m	11'10" x 7'7"
Bathroom	2.55m x 2.17m	8'4" x 7'1"



GROUND FLOOR

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THE RADFORD

3 bedroom home
Homes 9, 17, 20 & 35



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THE RADFORD

3 bedroom home

Homes 9, 17, 20 & 35

FIRST FLOOR

Bedroom 1	3.95m x 3.14m	13'0" x 10'4"
Bedroom 2	2.89m x 3.26m	9'6" x 10'8"
Bedroom 3	3.41m x 2.12m	11'2" x 7'0"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

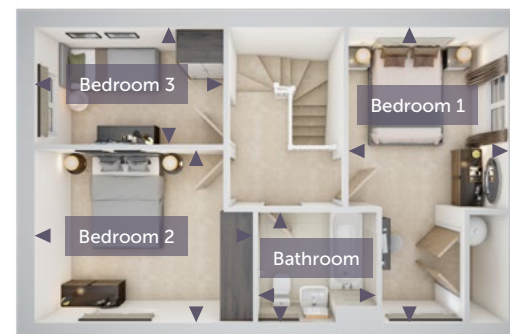
Living Room	2.83m x 5.35m	9'3" x 17'7"
Kitchen/Dining	2.75m x 5.35m	9'0" x 17'7"
WC	1.65m x 1.80m	5'5" x 5'11"

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ALLISON
HOMES



FIRST FLOOR



GROUND FLOOR

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THE FULFORD

3 bedroom home
Homes 3, 4 & 16



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THE FULFORD

3 bedroom home
Homes 3, 4 & 16

FIRST FLOOR

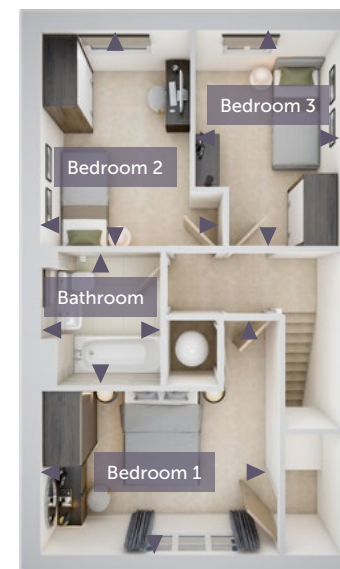
Bedroom 1	3.91m x 2.64m	12'10" x 8'8"
Bedroom 2	2.99m x 3.48m	9'10" x 11'5"
Bedroom 3	2.37m x 3.48m	7'9" x 11'5"
Bathroom	1.97m x 2.17m	6'6" x 7'1"

GROUND FLOOR

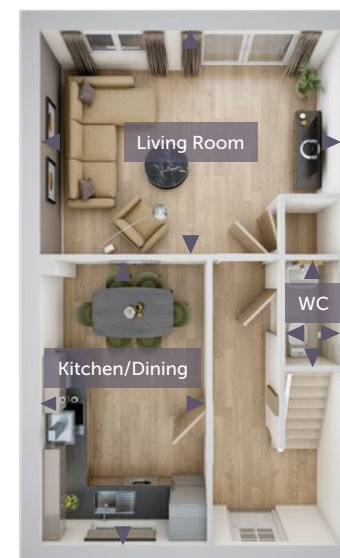
Living Room	4.90m x 3.68m	16'1" x 12'1"
Kitchen/Dining	2.73m x 4.69m	9'0" x 15'5"
WC	0.90m x 1.75m	2'11" x 5'9"

GYNSILL GRANGE

ANSTEY



FIRST FLOOR



GROUND FLOOR

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THE MILFORD

3 bedroom home
Homes 30 & 32



ALLISON
HOMES

GYNSILL GRANGE
ANSTEY



THE MILFORD

3 bedroom home Homes 30 & 32

FIRST FLOOR

Bedroom 1	3.00m x 3.17m	9'10" x 10'5"
En Suite	1.73m x 2.20m	5'8" x 7'3"
Bedroom 2	3.26m x 3.60m	10'8" x 11'10"
Bedroom 3	3.27m x 2.74m	10'9" x 9'0"
Bathroom	2.16m x 2.20m	7'1" x 7'3"

GROUND FLOOR

Living Room	3.00m x 4.21m	9'10" x 13'10"
Kitchen/Dining	5.79m x 3.26m	19'0" x 10'8"
WC	1.45m x 2.33m	4'9" x 7'8"

GYNSILL GRANGE

ANSTEY



ALLISON
HOMES



FIRST FLOOR



GROUND FLOOR

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THE LYNFORD

3 bedroom home

Homes 5, 7, 18, 19 & 36



ALLISON
HOMES



GYNSILL GRANGE

ANSTEY

THE LYNFORD

3 bedroom home

Homes 5, 7, 18, 19 & 36

FIRST FLOOR

Bedroom 1	3.28m x 3.21m	10'9" x 10'6"
En Suite	2.16m x 1.90m	7'1" x 6'3"
Bedroom 2	3.01m x 2.92m	9'11" x 9'7"
Bedroom 3	2.78m x 2.92m	9'1" x 9'7"
Bathroom	1.90m x 2.16m	6'3" x 7'1"

GROUND FLOOR

Living Room	3.28m x 3.67m	10'9" x 12'1"
Kitchen/Dining	5.53m x 2.72m	18'2" x 8'11"
Utility	1.74m x 1.89m	5'9" x 6'2"
WC	1.45m x 1.89m	4'9" x 6'2"



FIRST FLOOR



GROUND FLOOR

THE OAKHAM

4 bedroom home
Home 6



ALLISON
HOMES

GYNSILL GRANGE
ANSTEY



THE OAKHAM

4 bedroom home Home 6

FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.18m	8'2" x 3'11"
Bedroom 2	3.62m x 3.77m	11'11" x 12'4"
En Suite 2	2.50m x 1.18m	8'2" x 3'11"
Bedroom 3	2.40m x 3.95m	7'11" x 13'0"
Bedroom 4	3.51m x 2.52m	11'6" x 8'3"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

Living Room	3.62m x 4.31m	11'11" x 14'2"
Kitchen	3.77m x 2.96m	12'4" x 9'9"
Dining Area	3.45m x 2.96m	11'4" x 9'9"
Utility	2.08m x 1.95m	6'10" x 6'5"
Study	1.90m x 2.53m	6'3" x 8'4"
WC	1.45m x 1.95m	4'9" x 6'5"

GYNSILL GRANGE

ANSTEY



FIRST FLOOR



GROUND FLOOR



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THE KEYNSHAM

4 bedroom home
Homes 8 & 40



ALLISON
HOMES



GYNSILL GRANGE
ANSTEY

THE KEYNSHAM

4 bedroom home Homes 8 & 40

FIRST FLOOR

Bedroom 1	3.22m x 3.04m	10'7" x 10'0"
En Suite	2.12m x 1.18m	7'0" x 3'11"
Bedroom 2	3.62m x 2.71m	11'11" x 8'11"
Bedroom 3	3.62m x 2.57m	11'11" x 8'5"
Bedroom 4	2.88m x 2.48m	9'5" x 8'2"
Bathroom	2.10m x 2.15m	6'11" x 7'1"

GROUND FLOOR

Living Room	3.17m x 6.55m	10'5" x 21'6"
Kitchen/Dining	3.22m x 6.55m	10'7" x 21'6"
Utility	2.45m x 1.84m	8'1" x 6'0"
WC	1.46m x 1.81m	4'10" x 5'11"

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FIRST FLOOR



GROUND FLOOR

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THE COTTENHAM

4 bedroom home
Home 31



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HOMES

GYNSILL GRANGE
ANSTEY



THE COTTENHAM

4 bedroom home Home 31

FIRST FLOOR

Bedroom 1	3.26m x 4.03m	10'8" x 13'3"
En Suite	1.76m x 1.82m	5'9" x 6'0"
Bedroom 2	3.56m x 3.44m	11'8" x 11'3"
Bedroom 3	3.03m x 3.66m	9'11" x 12'0"
Bedroom 4	2.51m x 4.25m	8'3" x 13'11"
Bathroom	2.18m x 2.00m	7'2" x 6'7"

GROUND FLOOR

Living Room	3.55m x 4.64m	11'8" x 15'3"
Kitchen/Dining	6.35m x 3.06m	20'10" x 10'1"
WC	1.45m x 1.85m	4'9" x 6'1"

GYNSILL GRANGE

ANSTEY



FIRST FLOOR



GROUND FLOOR

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THE TRENTHAM

4 bedroom home
Homes 1 & 39



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HOMES

GYNSILL GRANGE
ANSTEY



THE TRENTHAM

4 bedroom home
Homes 1 & 39

FIRST FLOOR

Bedroom 1	3.17m x 5.21m	10'5" x 17'1"
En Suite 1	2.07m x 1.97m	6'10" x 6'6"
Bedroom 2	3.26m x 5.13m	10'8" x 16'10"
En Suite 2	2.24m x 1.18m	7'4" x 3'11"
Bedroom 3	3.17m x 4.14m	10'5" x 13'7"
Bedroom 4	3.18m x 3.12m	10'5" x 10'3"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

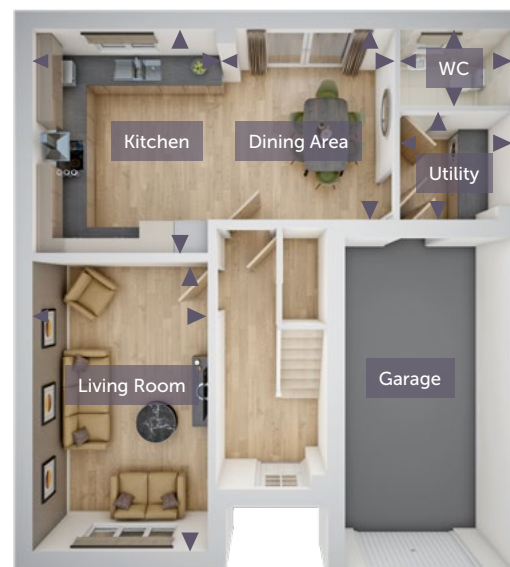
Living Room	3.17m x 5.26m	10'5" x 17'3"
Kitchen	3.33m x 4.06m	10'11" x 13'4"
Dining Area	3.23m x 3.46m	10'7" x 11'4"
Utility	2.03m x 1.97m	6'8" x 6'6"
WC	2.03m x 1.40m	6'8" x 4'7"

GYNSILL GRANGE

ANSTEY



FIRST FLOOR



GROUND FLOOR

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