

# KING'S MEADOW

KIRBY ROAD, MELTON MOWBRAY, LEICESTERSHIRE LE13 0FR



2, 3 & 4 BEDROOM HOMES





## STUNNING HOMES IN A GREAT LOCATION

**NEW 2, 3 & 4 BEDROOM HOMES FROM BRITAIN'S  
LEADING HOUSE BUILDER**

Positioned on the outskirts of the historic market town of Melton Mowbray, King's Meadow will form a brand new community ideal for families, first time buyers and commuters.

King's Meadow will provide you with a wide range of uniquely designed homes, close to a number of schools, local shops, country parks and great road links to surrounding areas.







## LOCAL AREA

### DISCOVER KING'S MEADOW

This exciting development will offer residents the chance to become part of a thriving community. Situated just 5 minutes from Melton Mowbray town centre, residents can enjoy plenty of local amenities on the doorstep, whilst also benefiting from the many country parks that surround the development.

You will find a number of shops, bars and restaurants, as well as Ofsted rated 'Outstanding' schools. There's also easy access to major roads, including the A46, A606 and A607, for Nottingham, Leicester and Grantham.

## OUT AND ABOUT

### THERE'S PLENTY TO SEE AND DO

#### On your doorstep

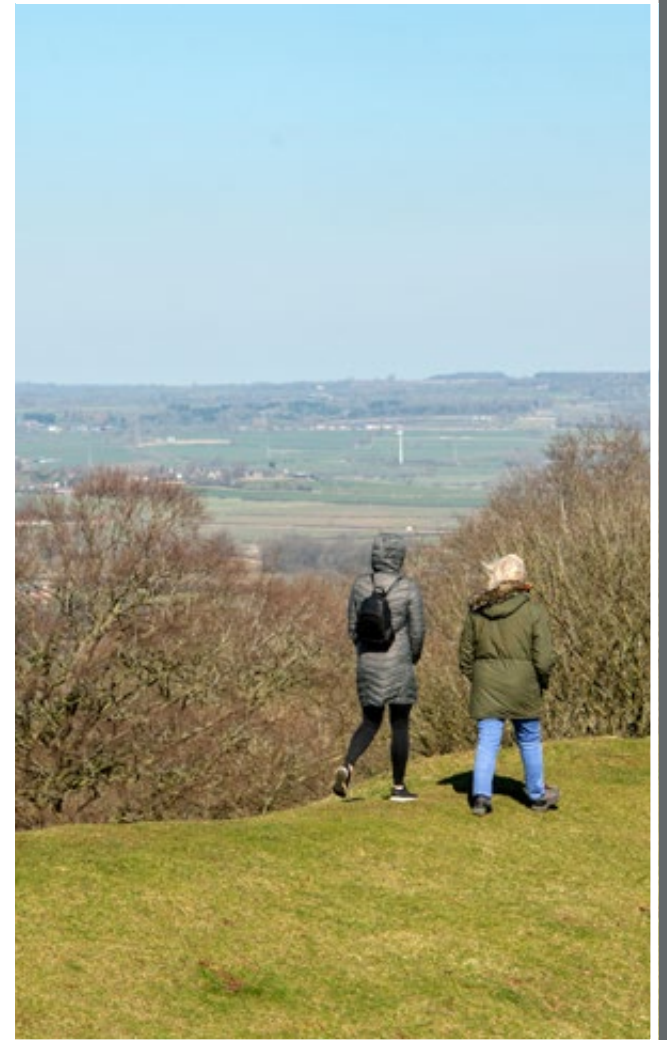
If you're in need of some retail therapy, there's something for everyone. You'll find everything from independent shops to high street stores, including Boots, WHSmith, Wilko and Pets at Home. Not to forget for those who'd like to indulge in the local delicacy, you can find the home of the British Pork Pies right here in Melton Mowbray. If you're looking to shop-'til-you-drop, a trip to Leicester City Centre will offer you designer stores, including Highcross Shopping centre and Fosse Shopping Park.

#### Out with the family

There's plenty of activities for you and your family to do. If you're a fan of film and the arts, the Regal Cinema is a stylish art-deco cinema in the centre of Melton Mowbray, showing anything from new releases to live concerts and West End shows. If you're looking for an educational day out, why not visit Leicester's National Space Centre, or the King Richard III Visitor Centre. Alternatively, for kids that were born to be thrill-seekers, Twinlakes Theme Park is just a 15 minute drive away.

#### Fun with friends

Enjoy socialising with friends in the many cafés and restaurants that are just a stone's throw away from your new home. At the end of a long week, there's no better way to unwind than in the pubs and bars that Melton Mowbray has to offer. If you fancy going further afield, you can also get direct trains to Leicester in under 20 minutes to sample the city nightlife.





# KING'S MEADOW

## DEVELOPMENT LAYOUT

- Kenley**  
2 bedroom home
- Ellerton**  
3 bedroom home
- Maidstone**  
3 bedroom home
- Moresby**  
3 bedroom home
- Ennerdale**  
3 bedroom home
- Denby**  
3 bedroom home
- Brentford Hipped**  
3 bedroom home
- Kingsville**  
3 bedroom home
- Buchanan**  
3 bedroom home
- Hesketh**  
4 bedroom home
- Haversham**  
4 bedroom home
- Kingsley**  
4 bedroom home
- Kennford**  
4 bedroom home
- Hale**  
4 bedroom home
- Alfreton**  
4 bedroom home
- Alnmouth**  
4 bedroom home
- Radleigh**  
4 bedroom home
- Marlowe**  
5 bedroom home
- Affordable Housing**
- Show Homes**
- Sales Centre**
- Visitor Parking Space**
- Bin Collection Point**
- Substation**
- Bin Store**



- Parkland area**
- Existing trees**
- New tree line**
- Bird box**
- Bat box**
- Swift nesting brick**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

[barratthomes.co.uk](http://barratthomes.co.uk)



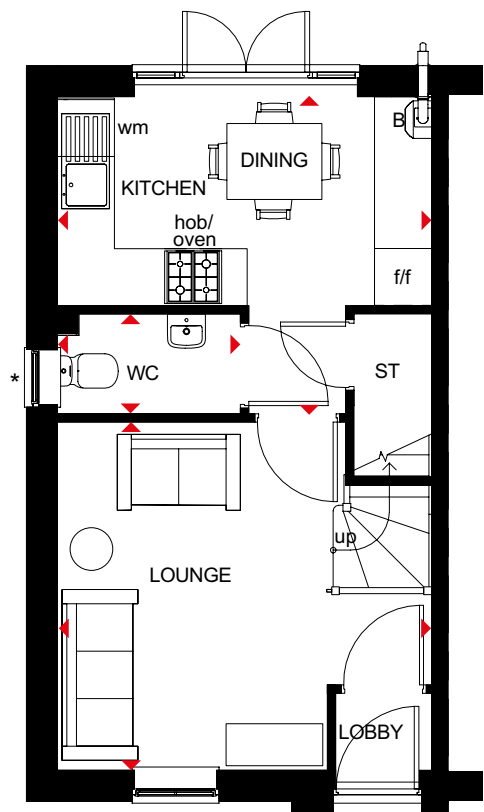
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. King's Meadow is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



2 BEDROOM TERRACED HOME



- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

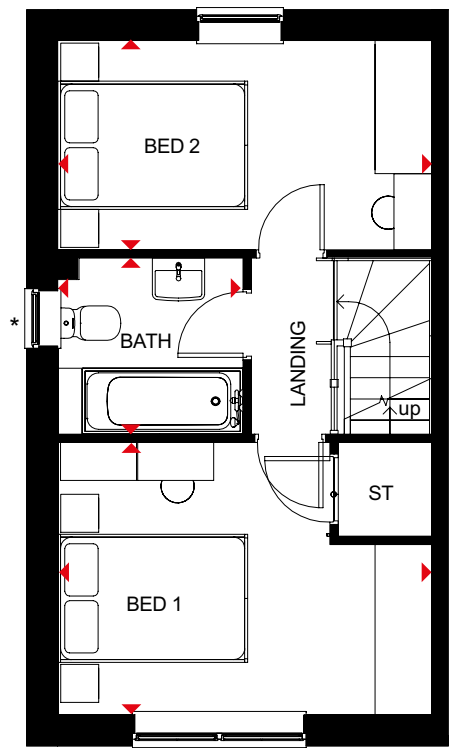


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3341mm	12'11" x 11'0"
WC	1928 x 1050mm	6'4" x 3'5"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2203mm	12'11" x 7'3"
Bathroom	1953 x 1853mm	6'5" x 6'1"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY** B Boiler  
ST Store  
wm Washing machine space

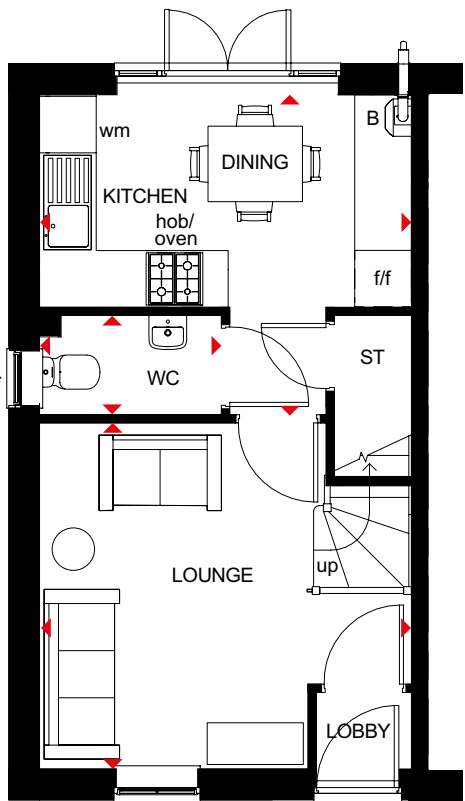
f/f Fridge/freezer space  
◀▶ Dimension location



2 BEDROOM SEMI-DETACHED HOME



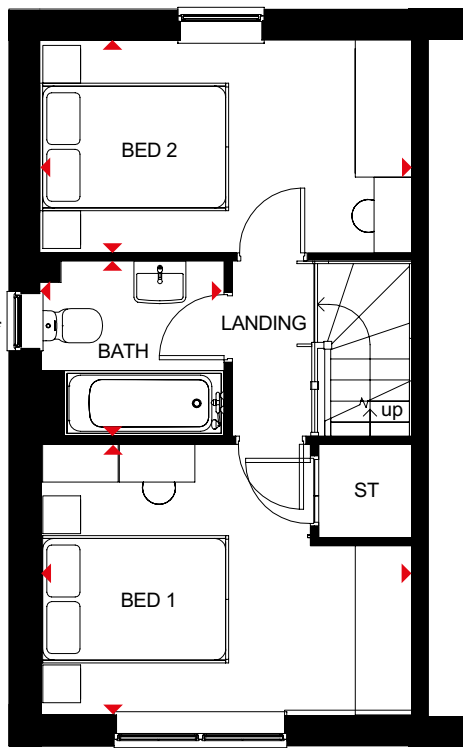
- Natural light floods through oversized windows in this two bedroom semi-detached home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

(Approximate dimensions)  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

(Approximate dimensions)  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

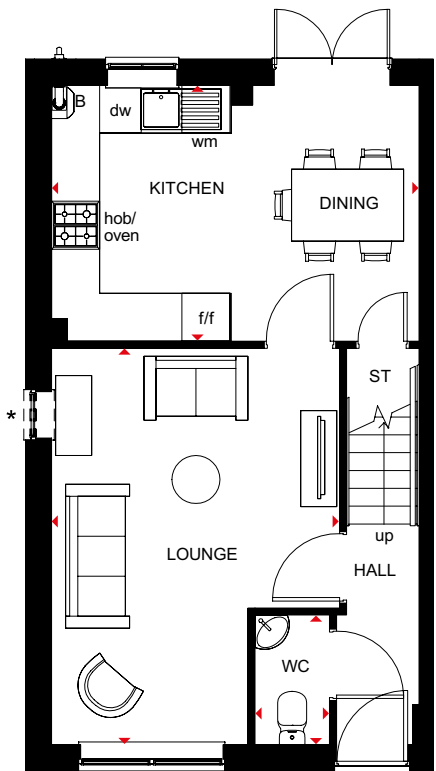


# MAIDSTONE

## 3 BEDROOM SEMI-DETACHED HOME



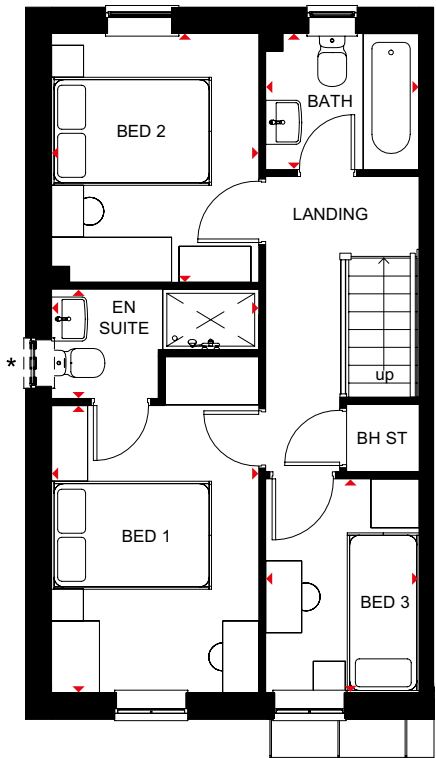
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous master with en suite – a single bedroom and family bathroom



### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)  
\*Optional window



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)  
\*Optional window

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

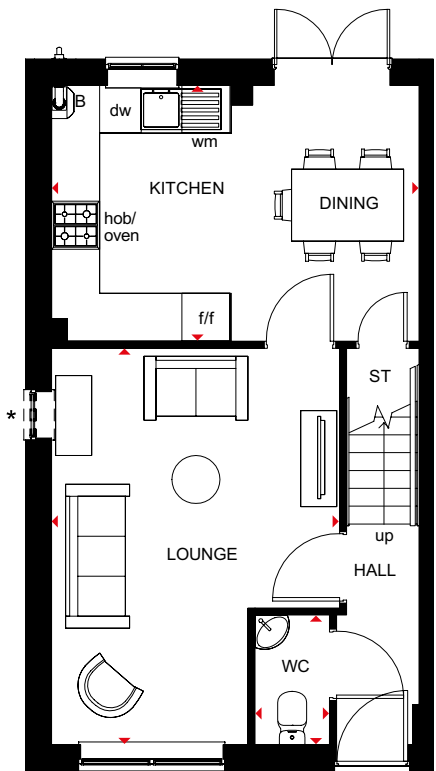


# MAIDSTONE

## 3 BEDROOM TERRACED HOME



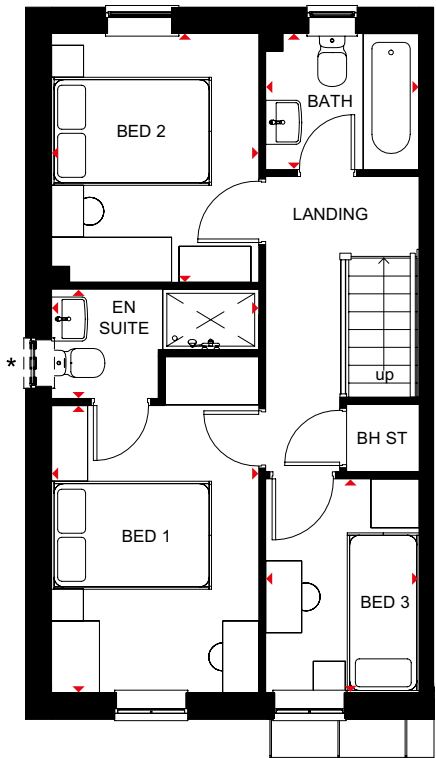
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous master with en suite – a single bedroom and family bathroom



### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)  
\*Optional window



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)  
\*Optional window

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

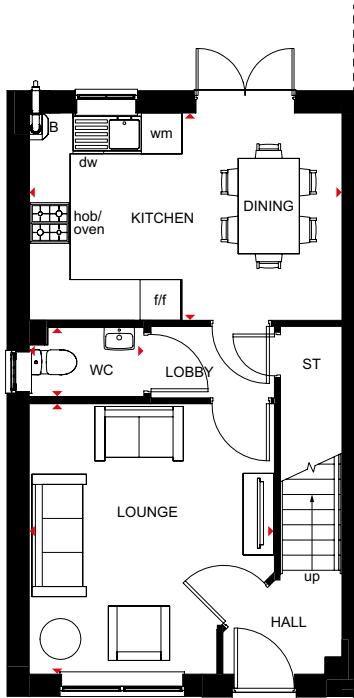


# ELLERTON

## 3 BEDROOM SEMI-DETACHED HOME



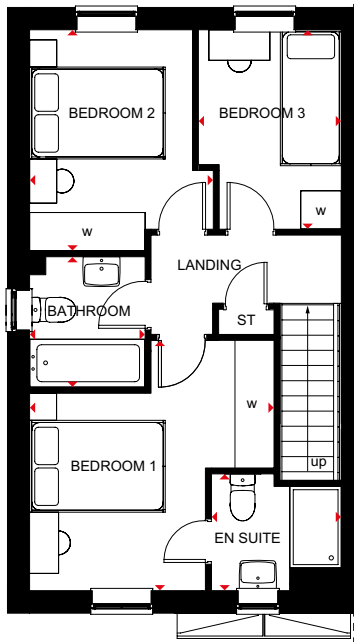
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3605 x 3688mm	11'10" x 12'1"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

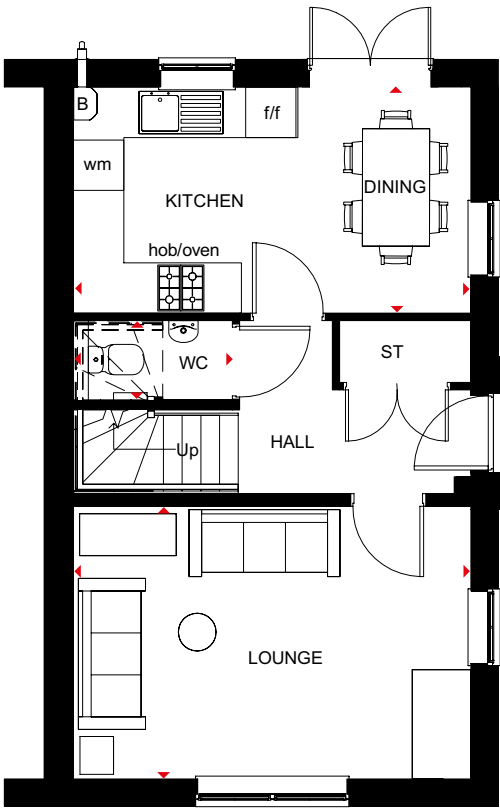


# MORESBY

## 3 BEDROOM SEMI-DETACHED HOME



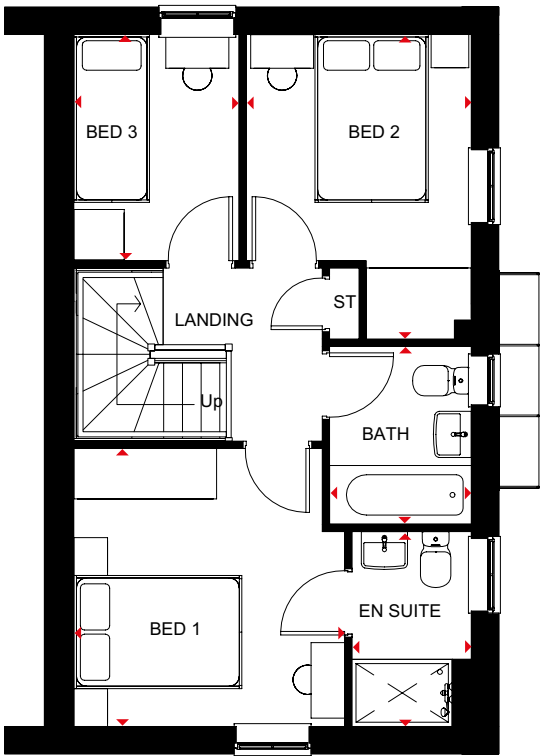
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

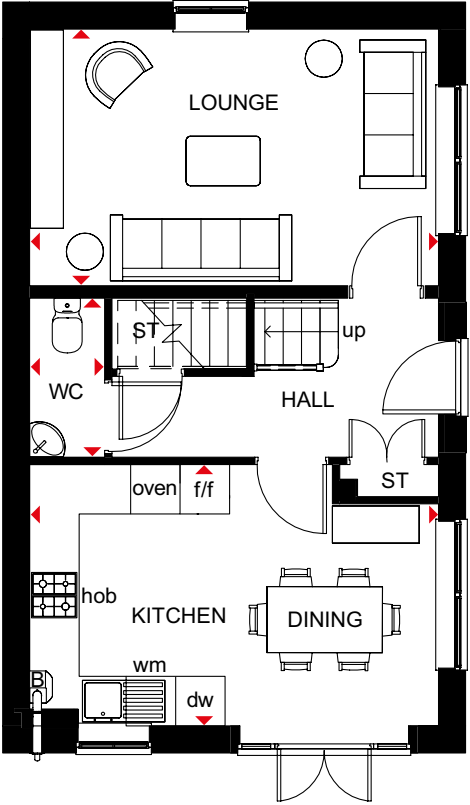


# ENNERDALE

## 3 BEDROOM HOME



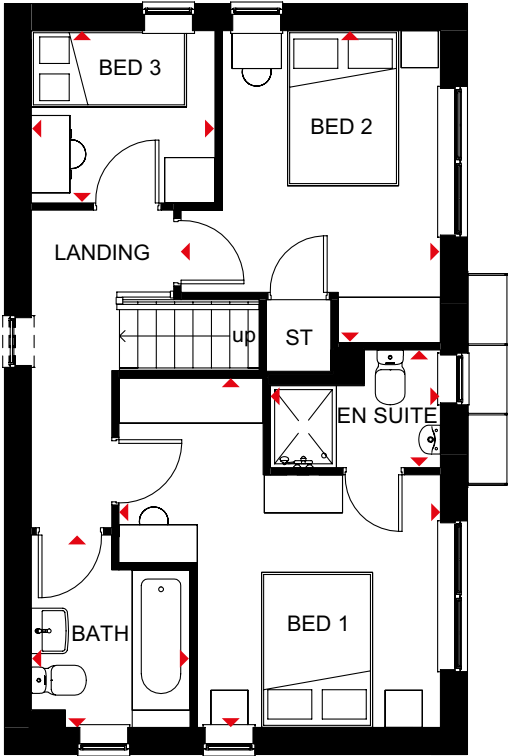
- Light flows into this attractive three bedroom detached home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

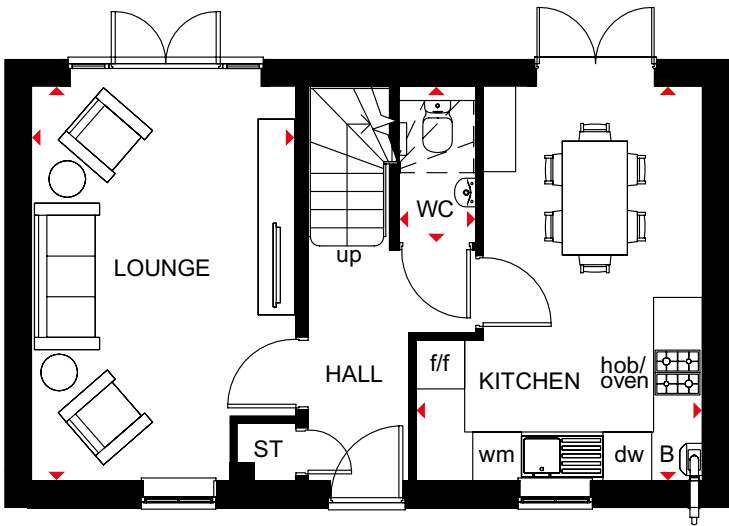


# BUCHANAN

## 3 BEDROOM DETACHED HOME



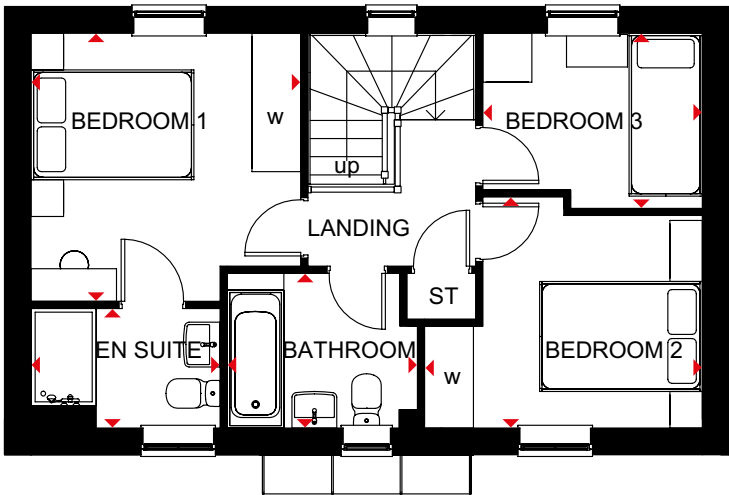
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



### Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	3521 x 4848mm	11'7" x 15'11"
WC	1921 x 943mm	6'4" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3312 x 3292mm	10'10" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

(Approximate dimensions)

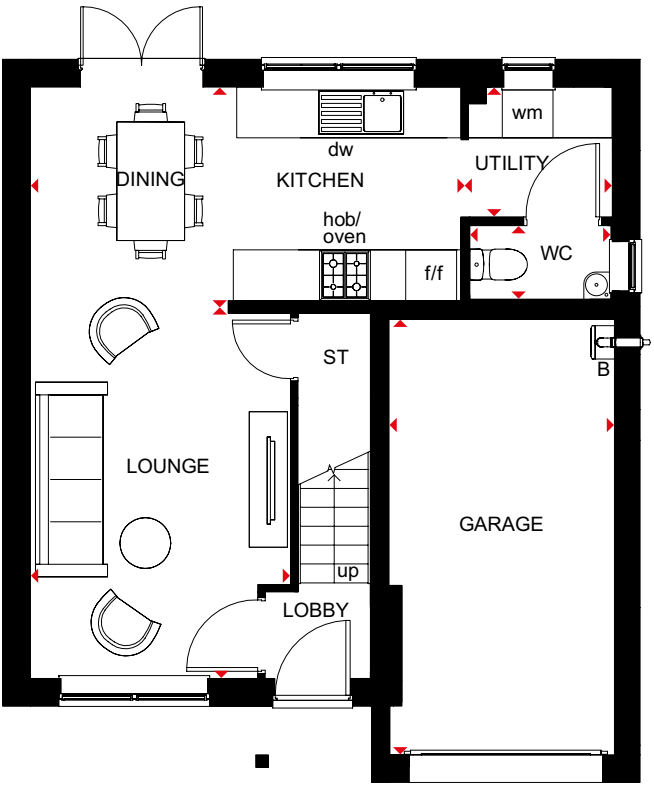
KEY		B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space				
w	Wardrobe space	dw	Dishwasher space				



3 BEDROOM DETACHED HOME



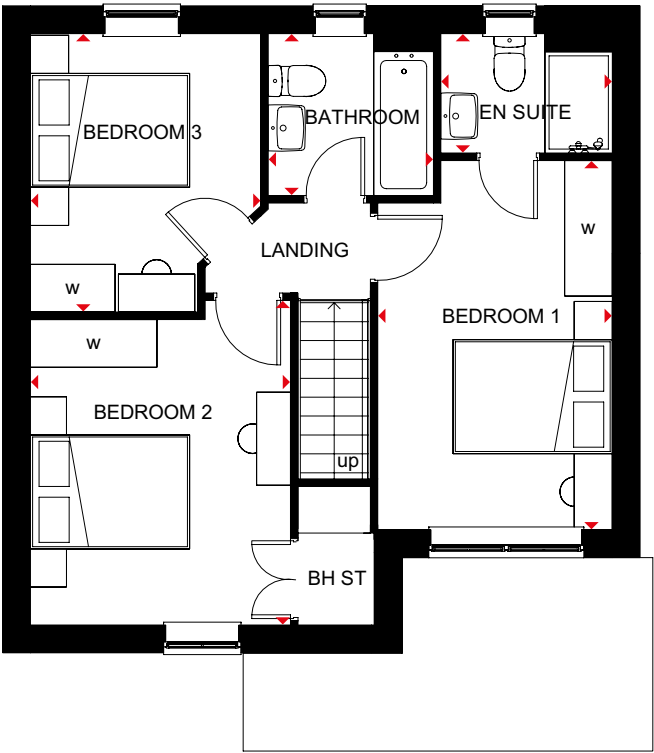
- Free-flowing living space creates a flexible, family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen	2688 x 2523mm	8'10" x 8'3"
Dining	2397 x 2523mm	7'10" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"
Garage	2663 x 5142mm	8'9" x 16'10"

[Approximate dimensions]



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀ ▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

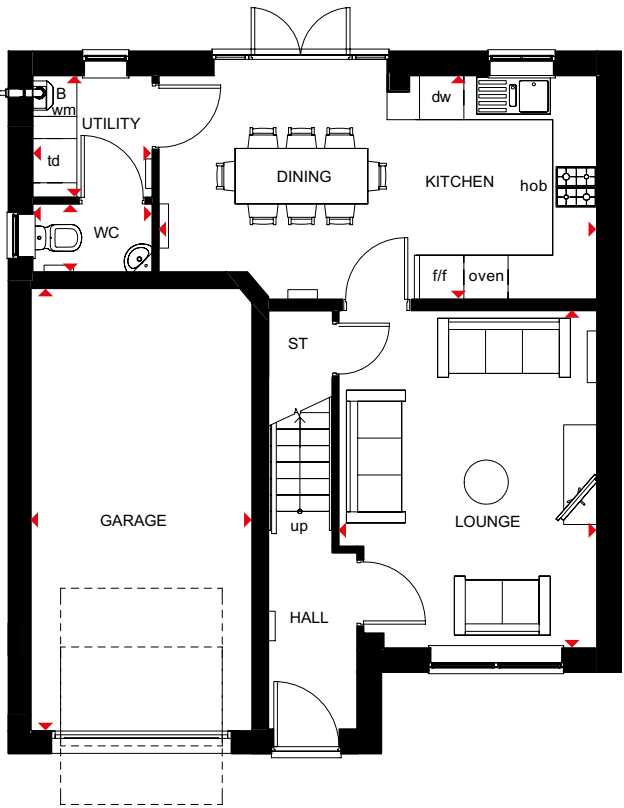


# KENNIFORD

## 4 BEDROOM DETACHED HOME



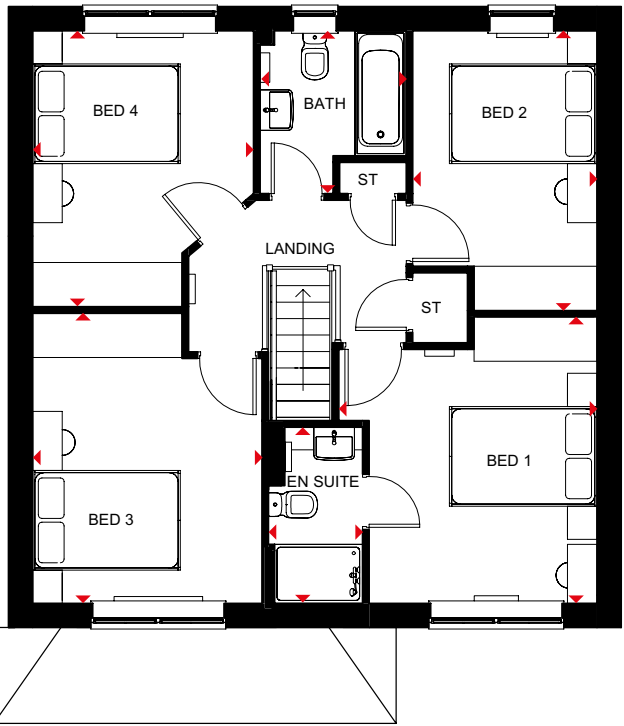
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the master with en suite, and the family bathroom



### Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

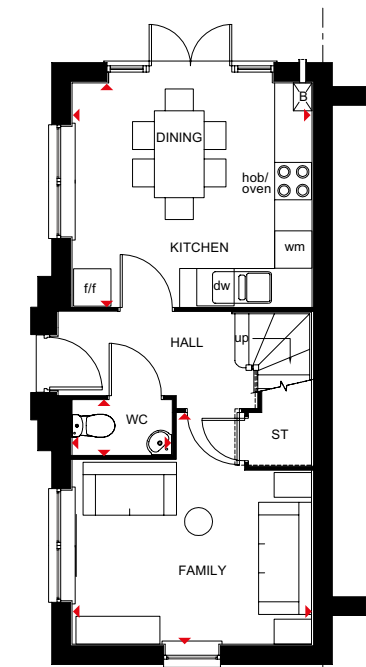


# BRENTFORD

## 3 BEDROOM HOME



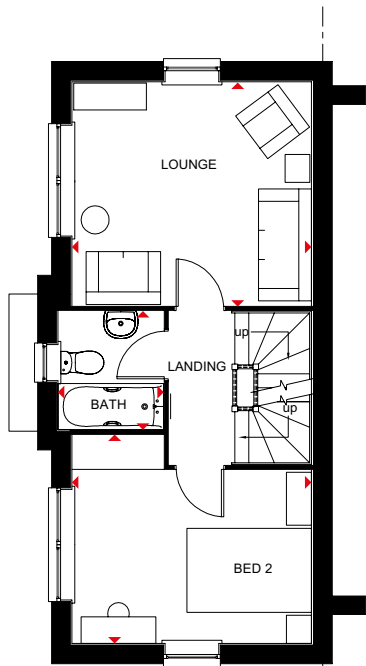
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main with dual-access en suite, are on the top floor



### Ground Floor

Kitchen/Dining	3860 x 3597mm	12'8" x 11'10"
Family Room	3860 x 3702mm	12'8" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

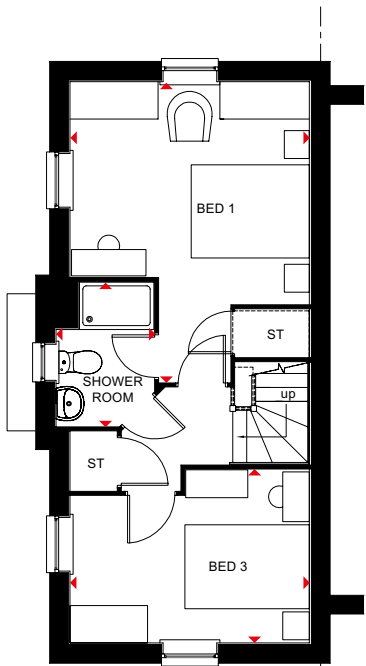
(Approximate dimensions)



### First Floor

Lounge	3860 x 3597mm	12'8" x 11'10"
Bedroom 2	3860 x 3311mm	12'8" x 10'10"
Bathroom	1867 x 1701mm	6'2" x 5'7"

(Approximate dimensions)



### Second Floor

Bedroom 1	4832 x 3860mm	15'10" x 12'8"
Bedroom 3	3860 x 2800mm	12'8" x 9'2"
Shower Room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

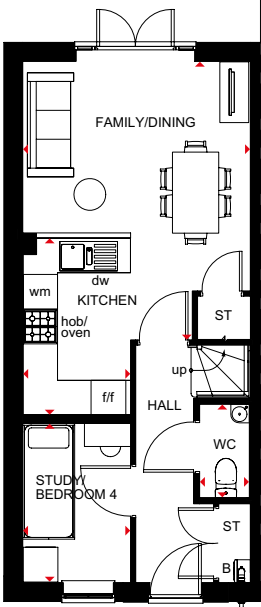


# HAVERSHAM

## 4 BEDROOM TERRACED HOME



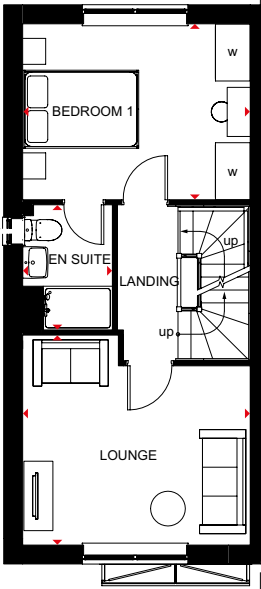
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



### Ground Floor

Family/Dining	4818 x 3935mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"
WC	894 x 1649mm	2'11" x 5'5"

(Approximate dimensions)

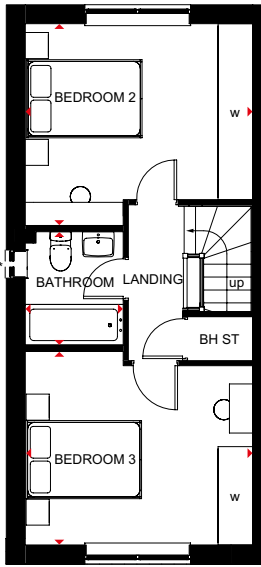


### First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY** B Boiler  
ST Store  
BH ST Bulkhead Store  
wm Washing machine space  
f/f Fridge/freezer space  
dw Dishwasher space

w Wardrobe space  
◀▶ Dimension location

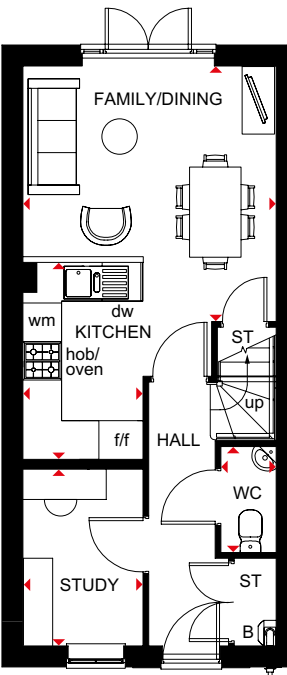


# KINGSVILLE

## 3 BEDROOM HOME



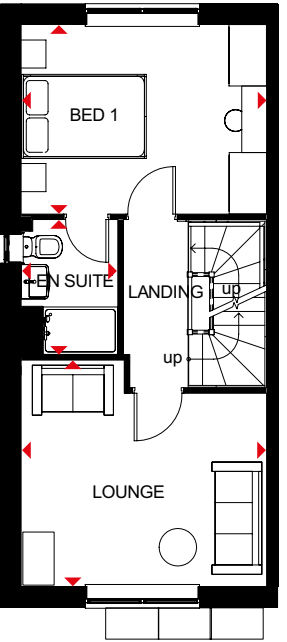
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study	1866 x 2749mm	6'1" x 9'0"
WC	860 x 1615mm	2'10" x 5'4"

(Approximate dimensions)

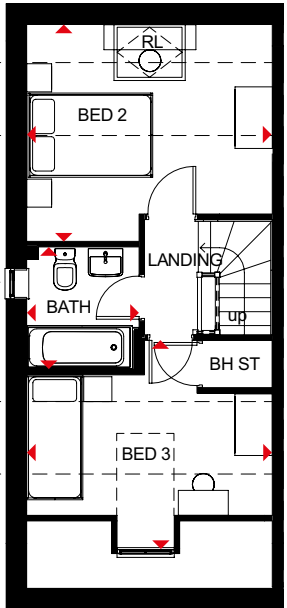


### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

\* Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

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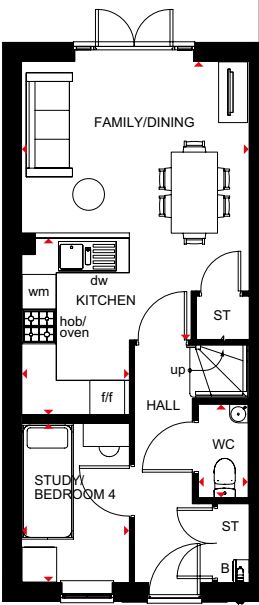


# HAVERSHAM

## 4 BEDROOM HOME



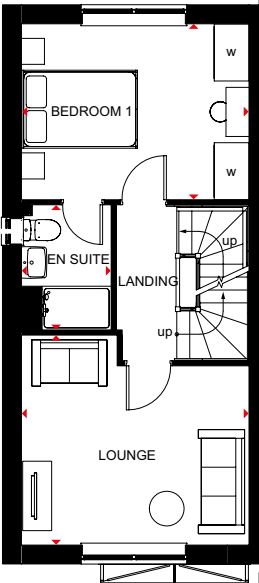
- An attractive family home designed over three floors with oversized windows for a bright and airy feeling
- The ground floor features an open-plan kitchen with family and dining areas, and French doors onto the garden. There's also a single bedroom or study.
- The spacious lounge is on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



### Ground Floor

Family/Dining	4818 x 3935mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
Study/Bedroom 4	1865 x 2751mm	6'1" x 9'0"
WC	894 x 1649mm	2'11" x 5'5"

[Approximate dimensions]

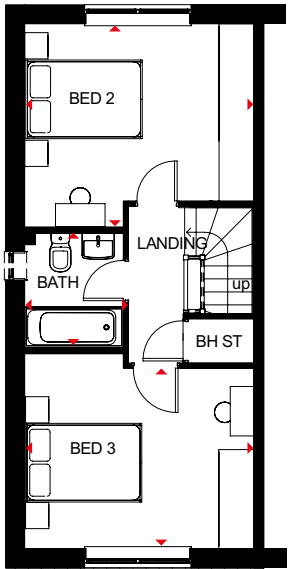


### First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

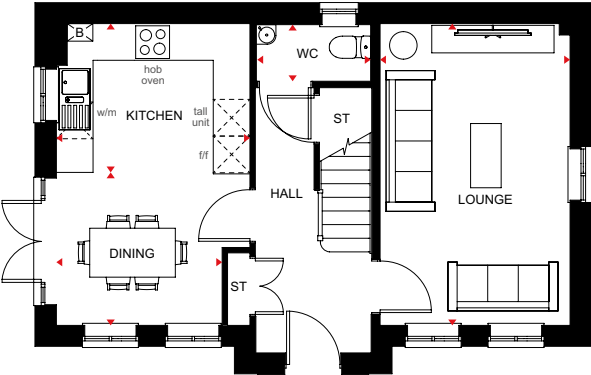


# HESKETH

## 4 BEDROOM HOME



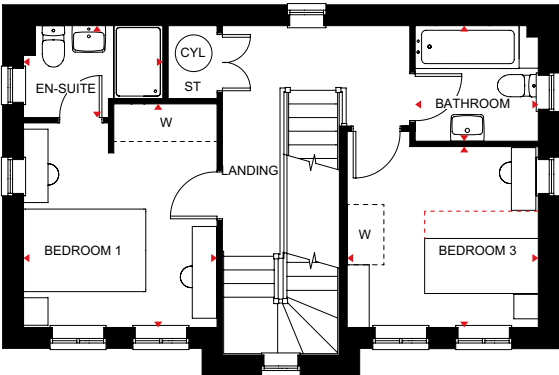
- A spacious family home designed over three floors
- Open-plan fitted kitchen with dining area opening out onto the rear garden, while a separate dual-aspect lounge provides space where all the family can relax
- First floor has two bedrooms, the main with en suite, and the family bathroom
- Meanwhile the second floor has a further two bedrooms and a shower room



### Ground Floor

Dining	2502 x 2712 mm	8'3" x 8'11"
Lounge	4935 x 3108 mm	16'2" x 10'2"
Kitchen	2433 x 3166 mm	8'0" x 10'5"
WC	926 x 1854 mm	3'0" x 6'1"

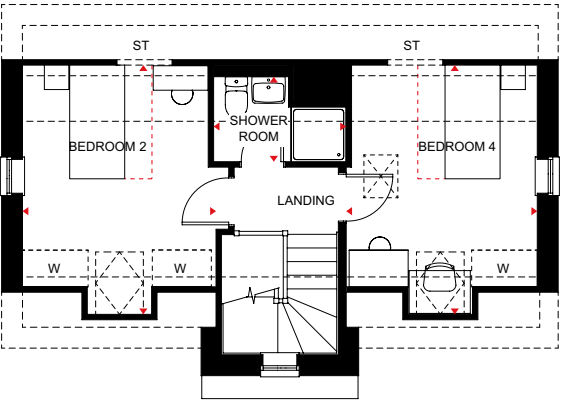
[Approximate dimensions]



### First Floor

Bedroom 1	3655 x 3165 mm	12'0" x 10'5"
Bedroom 3	2958 x 3126 mm	9'9" x 10'3"
En Suite	1502 x 2277 mm	4'11" x 7'6"
Bathroom	1889 x 2014 mm	6'2" x 6'7"

[Approximate dimensions]



### Second Floor

Bedroom 2	4076 x 3166 mm	13'5" x 10'5"
Bedroom 4	4076 x 3125 mm	13'5" x 10'3"
Shower Room	1390 x 2168 mm	4'7" x 7'1"

[Approximate dimensions]

KEY	B	Boiler	CYL	Cylinder	w/m	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		

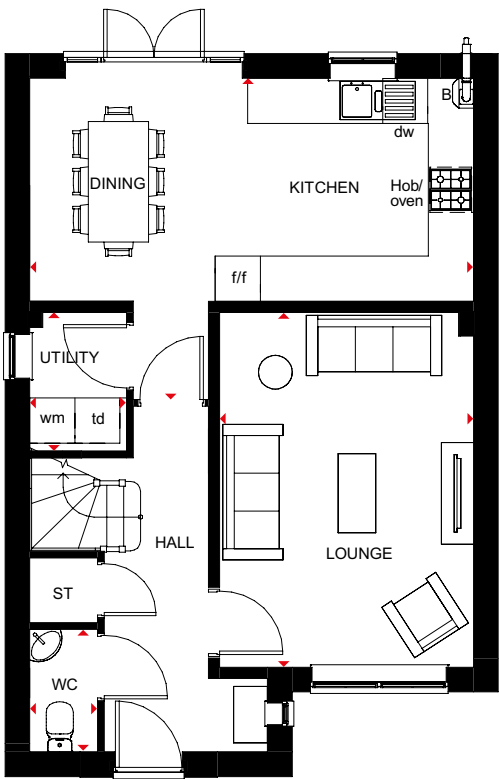


# KINGSLEY

## 4 BEDROOM DETACHED HOME



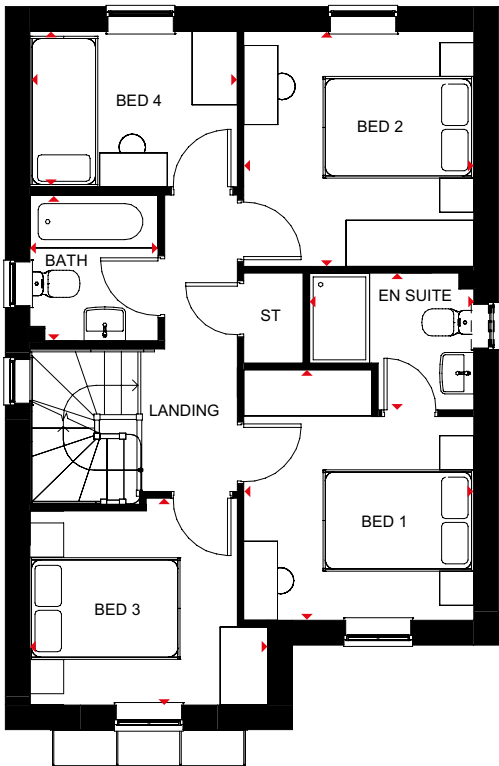
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the master with en suite, one single bedroom and a family bathroom



### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

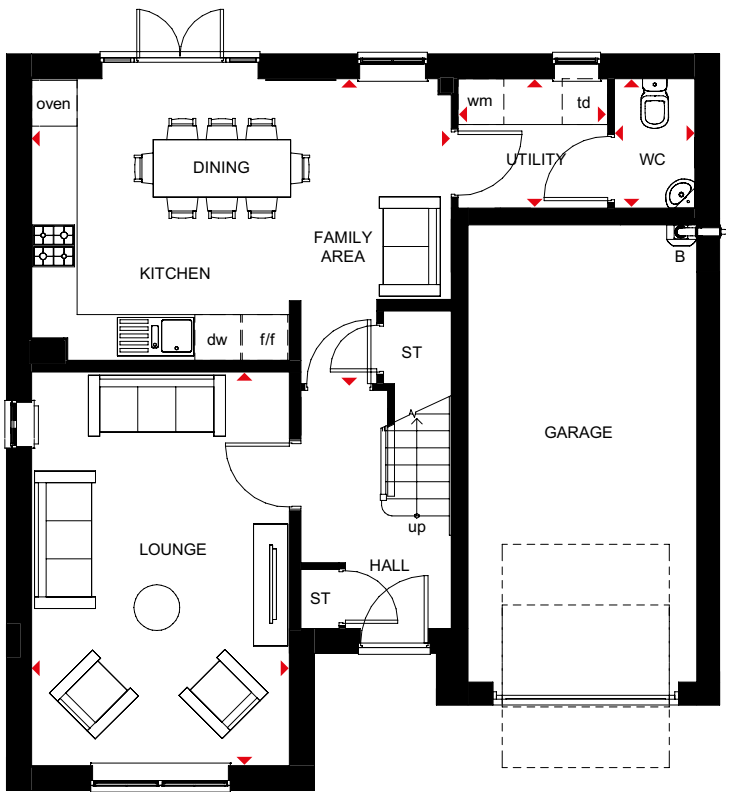


# HALE

## 4 BEDROOM DETACHED HOME



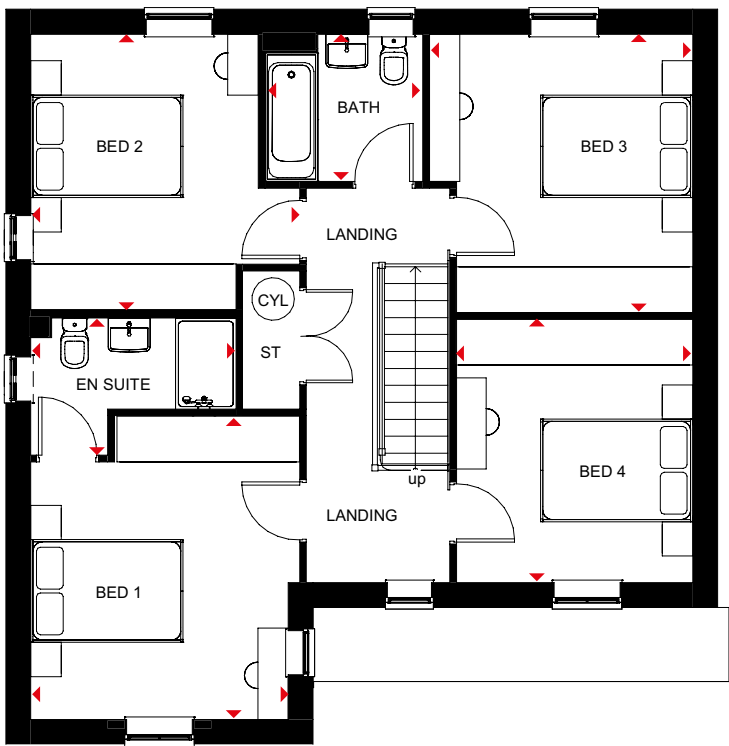
- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the master with en suite, and family bathroom



### Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/ Family Area	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3995 x 3536mm	13'1" x 11'7"
En suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

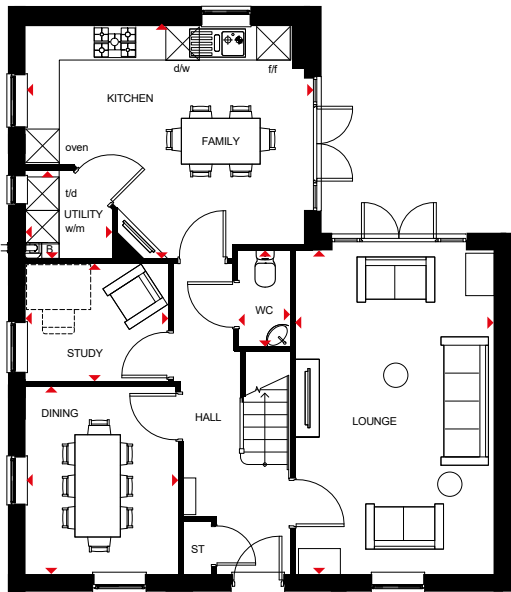


# ALFRETON

## 4 BEDROOM DETACHED HOME

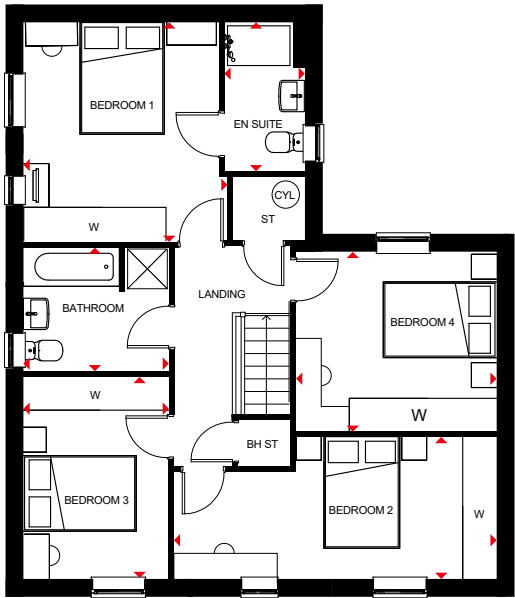


- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



### Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
Utility	1600 mm x 1510 mm	5' 3" x 4' 11"
WC	866 mm x 1650 mm	2' 10" x 5' 5"



### First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulhead store	dw	Dishwasher	◀▶	Dimension location

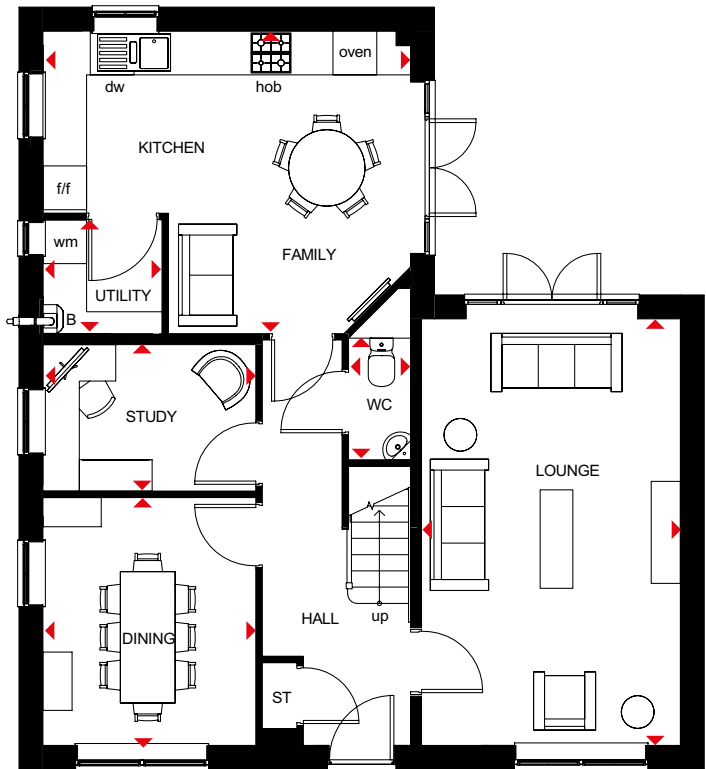


# ALNMOUTH

## 4 BEDROOM DETACHED HOME



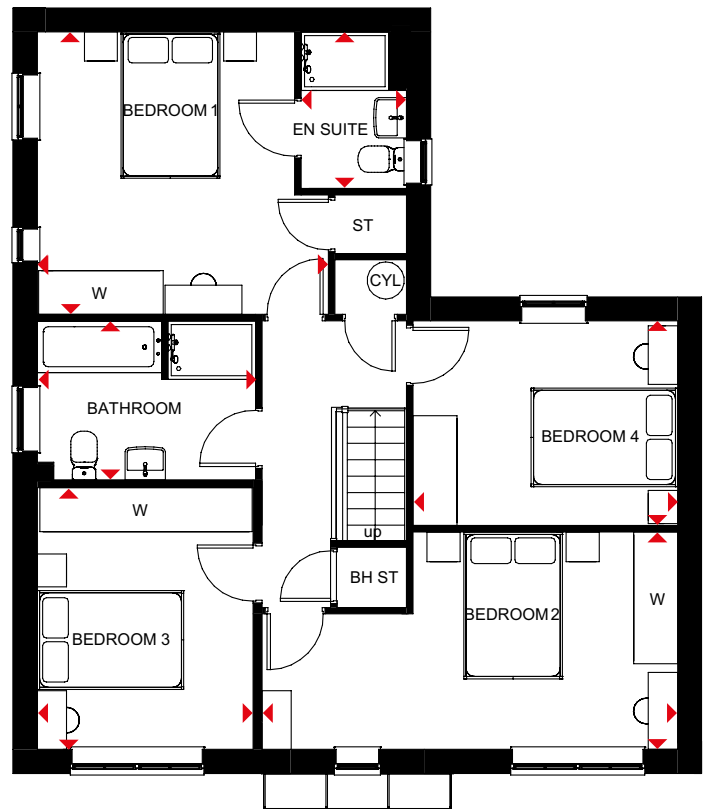
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are four double bedrooms, the master with en suite, and family bathroom



### Ground Floor

Lounge	3552 x 5851mm	11'8" x 19'2"
Kitchen/Family Room	5045 x 4150mm	16'7" x 13'7"
Dining Room	2922 x 3400mm	9'7" x 11'2"
WC	852 x 1668mm	2'10" x 5'6"
Utility	1613 x 1562mm	5'4" x 5'1"
Study	2922 x 2010mm	9'7" x 6'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3977 x 3859mm	13'1" x 12'8"
En Suite	1443 x 2138 mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 3574mm	9'8" x 11'9"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	CYL	Cylinder	dw	Dishwasher space
	ST	Store	wm	Washing machine space	W	Wardrobe
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location

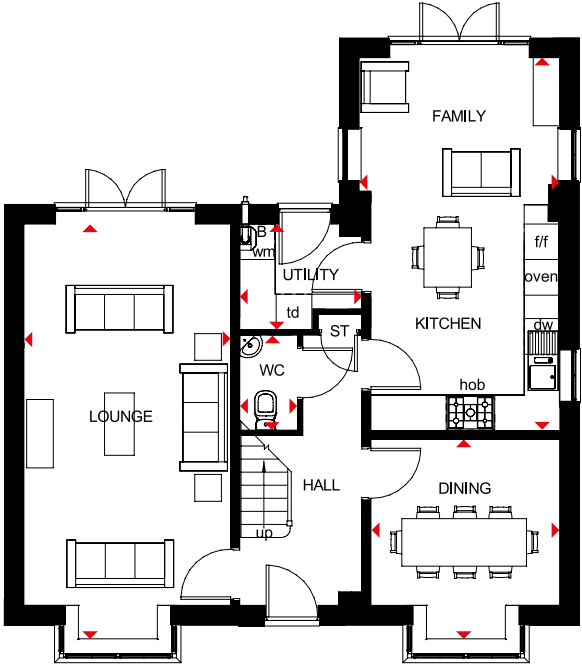


# MARLOWE

## 5 BEDROOM DETACHED HOME



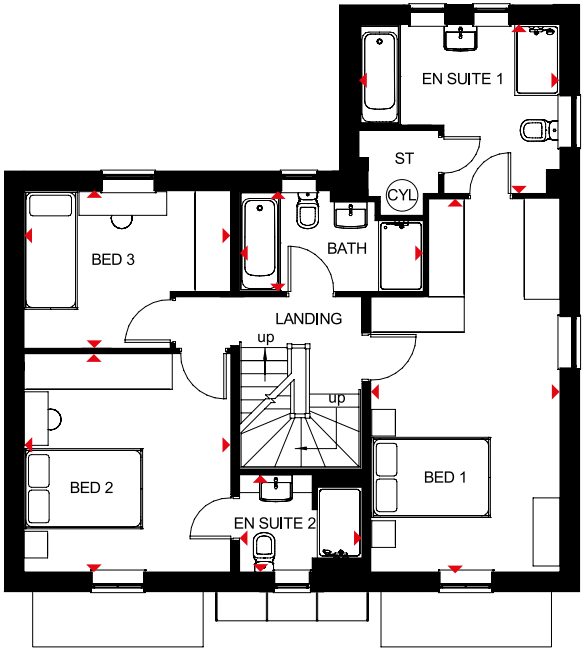
- Everything in this spacious home is designed for the modern family: a large kitchen with French doors to the garden, an adjoining utility room, and separate lounge and dining room
- The generous master bedroom with en suite, another double with en suite, a single bedroom and a bathroom are on the first floor
- Upstairs on the second floor are a further double bedroom and a single, along with a shower room



### Ground Floor

Lounge	3483 x 7013mm	11'5" x 23'0"
Kitchen/Family	3384 x 6282mm	11'1" x 20'7"
WC	975 x 1600mm	3'2" x 5'3"
Dining	3184 x 3383mm	10'5" x 11'1"
Utility	1784 x 2061mm	5'10" x 6'9"

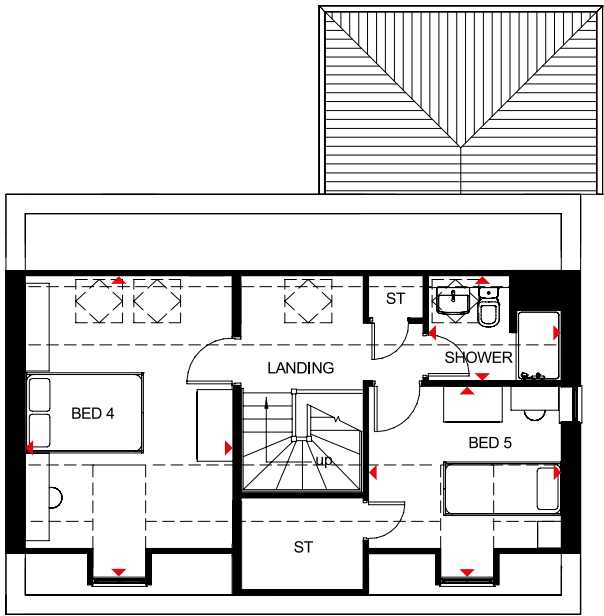
Approximate dimensions



### First Floor

Bedroom 1	3184 x 6287mm	10'5" x 20'8"
En Suite 1	3384 x 2849mm	11'1" x 9'4"
Bedroom 2	3483 x 3678mm	11'5" x 12'1"
En Suite 2	1637 x 2061mm	5'4" x 6'9"
Bedroom 3	3483 x 2656mm	11'5" x 8'9"
Bathroom	1698 x 3095mm	5'7" x 10'2"

Approximate dimensions



### Second Floor

Bedroom 4	3459 x 5100mm	11'4" x 16'9"
Bedroom 5	3246 x 3236mm	10'8" x 10'7"
Shower room	1776 x 2241mm	5'10" x 7'4"

Approximate dimensions

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





