

DAVID WILSON HOMES AT



Kibwarth

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at David Wilson Homes at Kibworth.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands.

WELCOME

— TO DAVID WILSON HOMES —
AT KIBWORTH



David Wilson Homes at Kibworth is located in a quaint setting and will feature a range of 2-5 bedroom homes, ideal for first time buyers, growing families and downsizers. With plenty of greenery around the development, including protected grass land on site, you'll not have to go too far for an evening stroll. They'll also be

a children's play area on the development which will keep the kids entertained. Our wide range of homes have been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at David Wilson Homes at Kibworth provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

IDEALLY LOCATED

FOR YOUR FAMILY



For you little ones, The Hunny Bee Day Nursery and Squeaky B's children's nursery are both located within a 5 minute drive*. Kibworth Church of England Primary School and Leicester Grammar High accommodate students aged 4-18. There are a



number of great university options within an hour's drive including the University of Leicester, De Montfort University in Leicester and Loughborough University to name a few.*

*Based on the average drive time from the development.

EXCELLENT

CONNECTIONS



Residents will benefit from great road links, with the A6, A47 and M1 motorway just a short commute away. Market Harborough Train Station is a short drive, where



Loughborough can be reached in 24 and minutes and Nuneaton and London St Pancras in just an hour[^]. For holidays away, East Midlands Airport is located 45-minutes'



away, Birmingham Airport is an hour, whilst London Stanstead and Heathrow Airport are just under 2 hours drive*.

*Based on the average drive time from the development. [^]Based on fastest train times from Market Harborough Train Station.

PLENTY

— TO SEE AND DO —



You won't be far from a host of everyday amenities including a Co-op which is within walking distance, as well as local shops, popular restaurants, bistros, cafés and pubs such as The Well, Kibworth Deli and The Queens Head.

Indulge in some retail therapy at Market Harborough's town centre with a High Street offering shops from Pandora, Monsoon, Phase Eight and more.



Foxton Locks is a great destination to spend the afternoon, strolling alongside the canal and having a well-earned pint at the end of your walk.

Get involved with the local community and take part in the daily activities that are held in the village including photography, T'ai Chi, Table Tennis and Yoga classes.

Practise your swing at Kibworth Golf Club which has a great course and is just minutes away.



Tantalize your taste buds and enjoy a meal at Boboli on Main Street or visit the Michelin Guide Recommended restaurant, The Lighthouse which offers tasty nibbles, an array of fresh sea food.

If an afternoon tipple is your thing then there's many pubs in Kibworth including The Swan, The Railway Arms and The Queens Head.

TEN MINUTES

FROM YOUR NEW HOME*



Kibworth Cricket Club
1 minute by car



The Deli
2 minutes by car



Kibworth Harcourt
3 minutes by car



The Kibworth School
3 minutes by car



Boboli
4 minutes by car



Kibworth Golf Club
4 minutes by car



Kibworth Primary School
5 minutes by car



The Lighthouse
6 minutes by car



Wistow Maze
7 minutes by car

*Based on the average drive time from the development.

THIRTY MINUTES

FROM YOUR NEW HOME*



Saddington Reservoir
7 minutes by car



Stoughton Grange Farm
8 minutes by car



Beauchamp College
11 minutes by car



Jubilee Green
12 minutes by car



Foxton Locks
13 minutes by car



Highcross Shopping Centre
26 minutes by car



Fosse Shopping Park
26 minutes by car



Leicester City Centre
26 minutes by car



Meridian Leisure Park
29 minutes by car

*Based on the average drive time from the development.

DAVID WILSON HOMES AT

Ribwarth

SITE PLAN

Fleckney Road, Kibworth, Leicestershire LE8 0HH
2, 3, 4 and 5 bedroom homes

- Wf

The Wilford

2 bedroom home
- H

The Hadley

3 bedroom home
- K

The Kennett

3 bedroom home
- Dr

The Draycote

3 bedroom home
- Br

The Bradgate

4 bedroom home
- L

The Layton

4 bedroom home
- A

The Ashtree

4 bedroom home
- In

The Ingleby

4 bedroom home
- Ho

The Holden

4 bedroom home
- W

The Winstone

4 bedroom home
- Li

The Lichfield

5 bedroom home
- M

The Moorecroft

5 bedroom home
- He

The Henley

5 bedroom home
- R

Affordable Rented
- SO

Affordable Housing
Shared Ownership
- SH

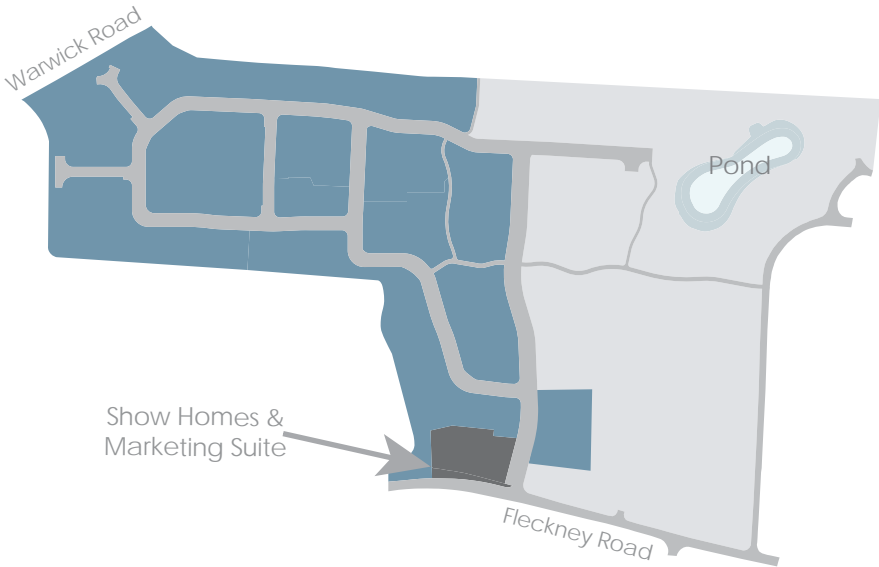
Show Home
- MS

Marketing Suite
- V

Visitors Parking Space
- BCP

Bin Collection Point
- S/S

Substation



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

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, play areas and public open spaces 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. David Wilson Homes at Kibworth is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Kennett is a good sized family home, ideal for flexible modern living. The bright, open-plan dining kitchen features French doors leading to the rear garden. There's a spacious bay-fronted lounge

perfect for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious master bedroom with en suite.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

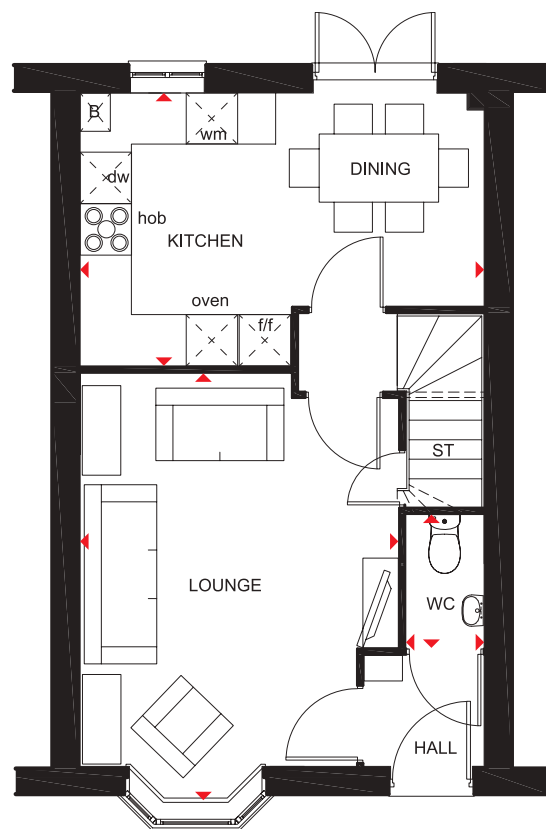
THREE BEDROOM SEMI-DETACHED HOME

Key

B Boiler
ST Store

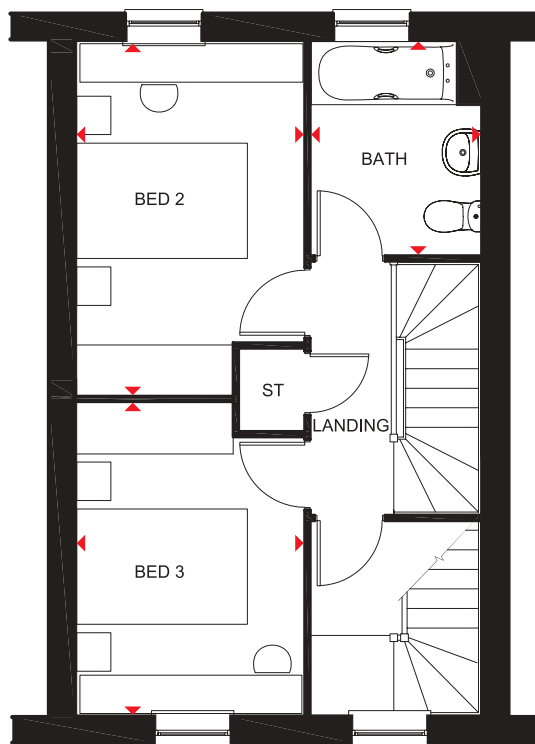
f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
◀▶ Dimension location



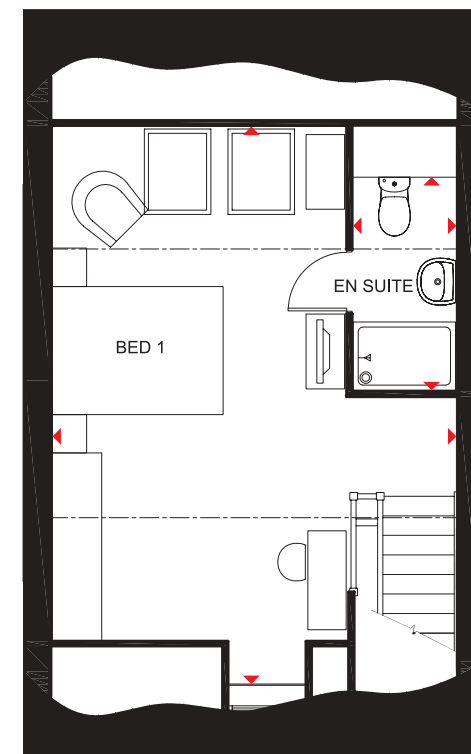
Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 2	4116 x 2659 mm	13'6" x 8'8"
Bed 3	3658 x 2659 mm	12'0" x 8'8"
Bath	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bed 1	6531 x 4733* mm	21'5" x 15'6"*
En Suite	1210 x 2497* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling areas

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THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern

living. French doors to the garden make the spacious dual-aspect lounge bright and airy and the perfect place to relax. Upstairs are two double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



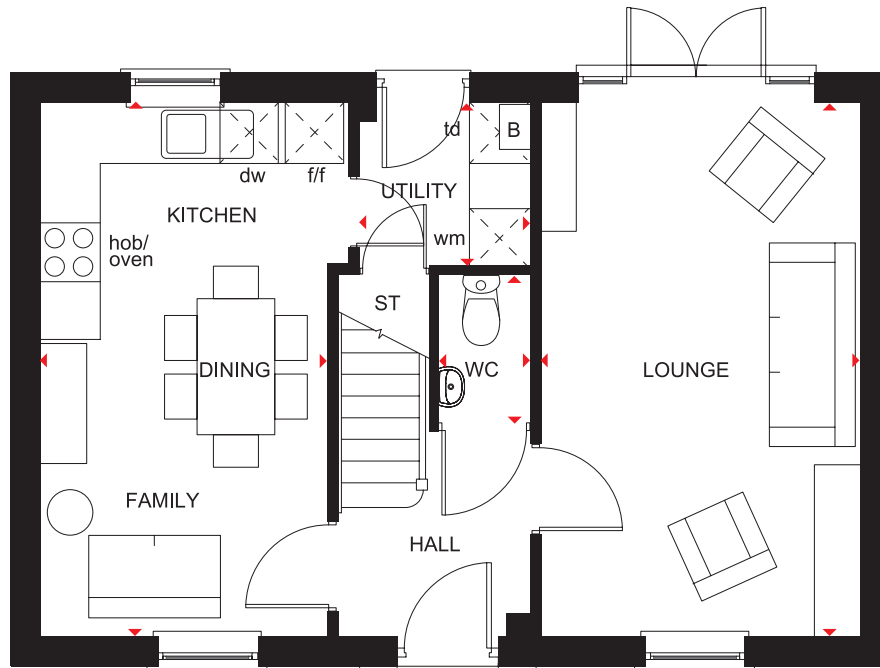
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

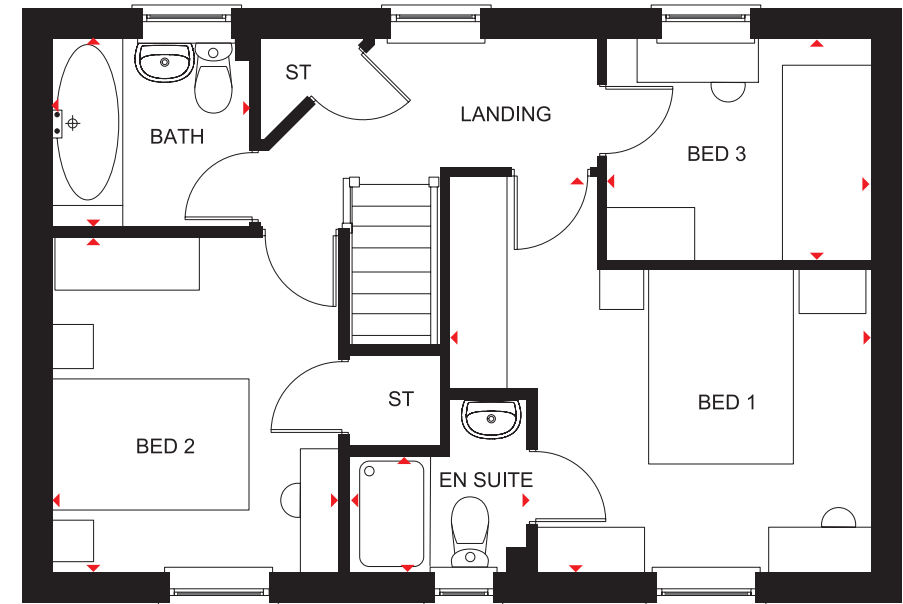
Key

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



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/		
Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1727 x 1687 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4324 x 4071 mm	14'2" x 13'4"
En suite	1806 x 1200 mm	5'11" x 3'11"
Bed 2	3441 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1925 mm	6'8" x 6'4"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. P341-WD7DS00 / SP 345409

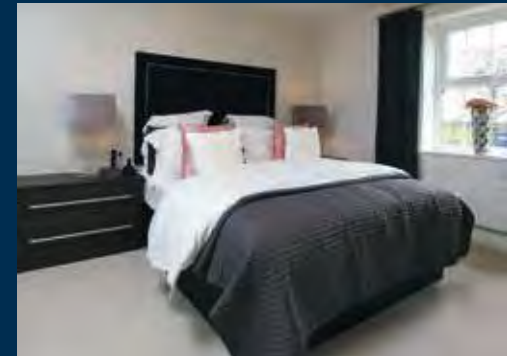


THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE INGLEBY

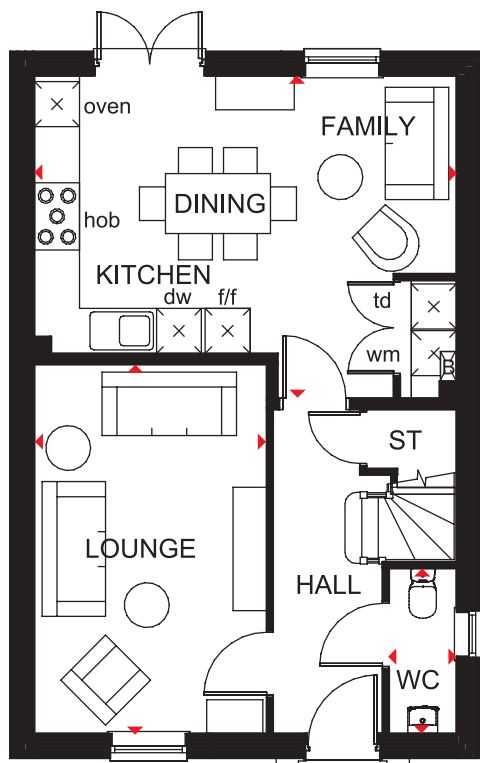
FOUR BEDROOM DETACHED HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

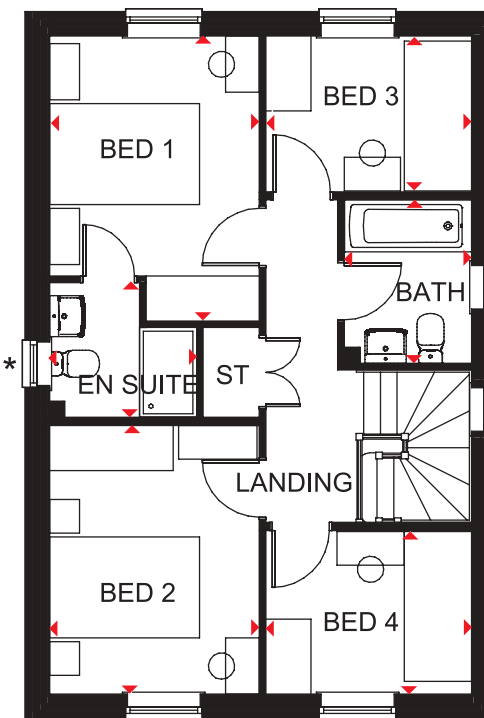
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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

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THE ASHTREE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large open-plan kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally

creating extended living space in good weather. A separate dining room, meanwhile, is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the master with en suite – a single bedroom and the family bathroom.



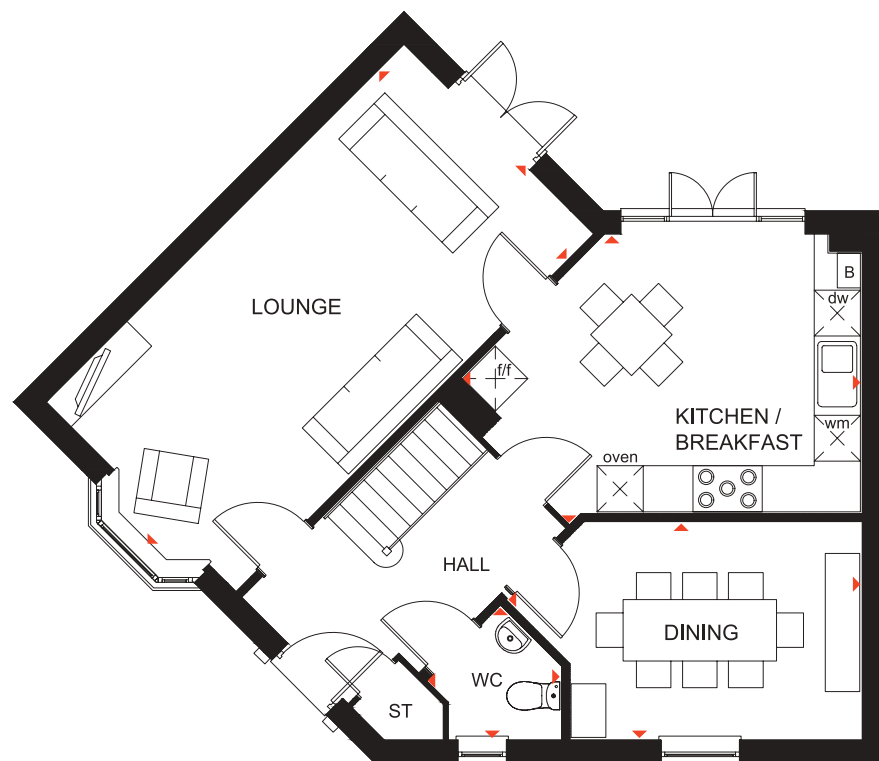
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ASHTREE

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	6962 x 3445 mm	22'10" x 11'3"
Kitchen/Breakfast	5189 x 3737 mm	17'0" x 12'3"
Dining	4583 x 2795 mm	15'0" x 9'2"
WC	1721 x 1699 mm	5'8" x 5'7"



First Floor

Bed 1	4170 x 3829 mm	13'8" x 12'6"
En suite	2281 x 1400 mm	7'5" x 4'7"
Bed 2	3711 x 3506 mm	12'2" x 11'6"
Bed 3	4522 x 3725 mm	14'10" x 12'2"
Bed 4	2740 x 2521 mm	8'11" x 8'3"
Bath	2613 x 2281 mm	8'6" x 7'5"

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THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



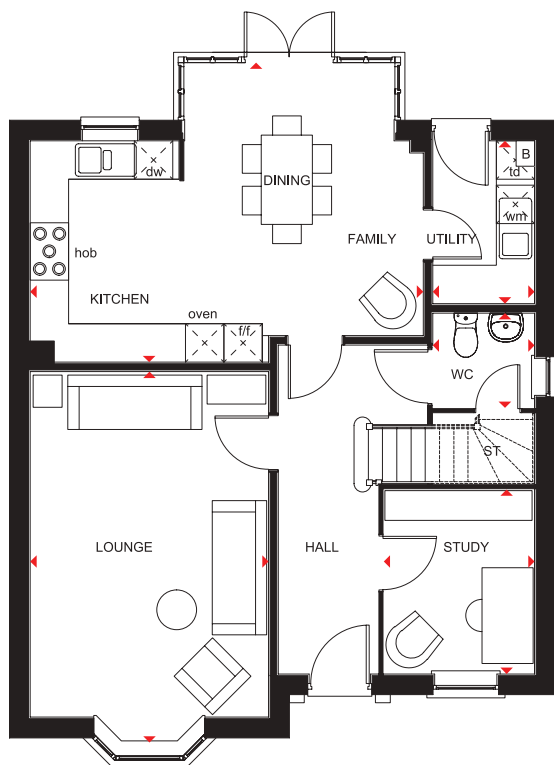
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

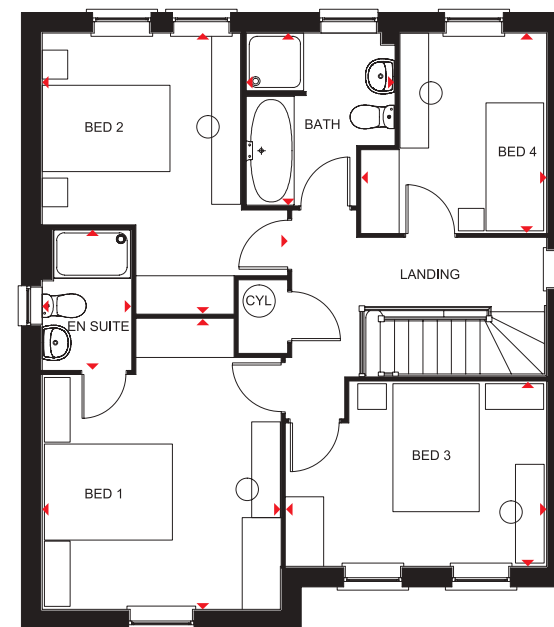
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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THE LAYTON

FOUR BEDROOM DETACHED HOME



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The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive master with en suite. The fitted family bathroom includes a separate shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

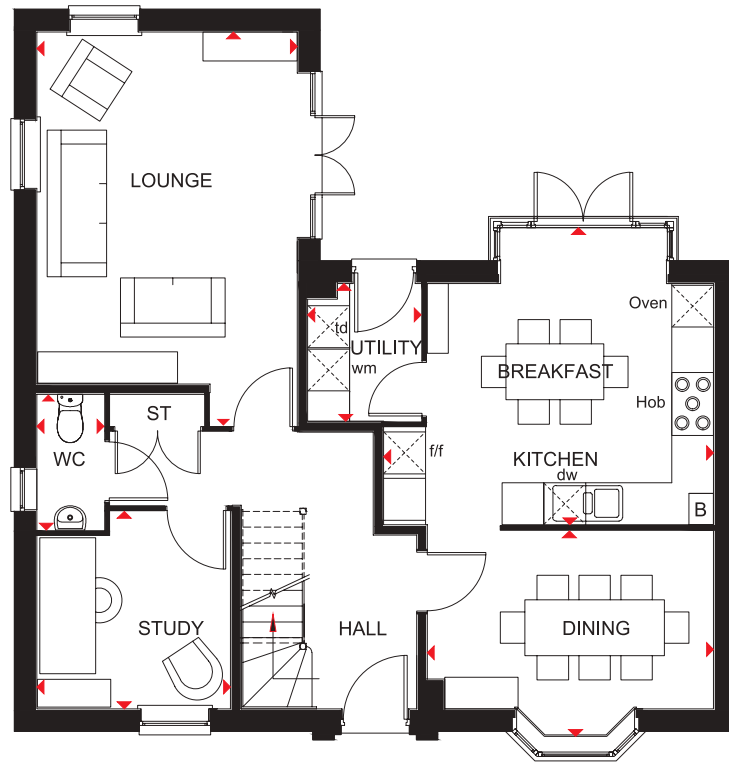
FOUR BEDROOM DETACHED HOME

Key

B Boiler
ST Store
CYL Cylinder

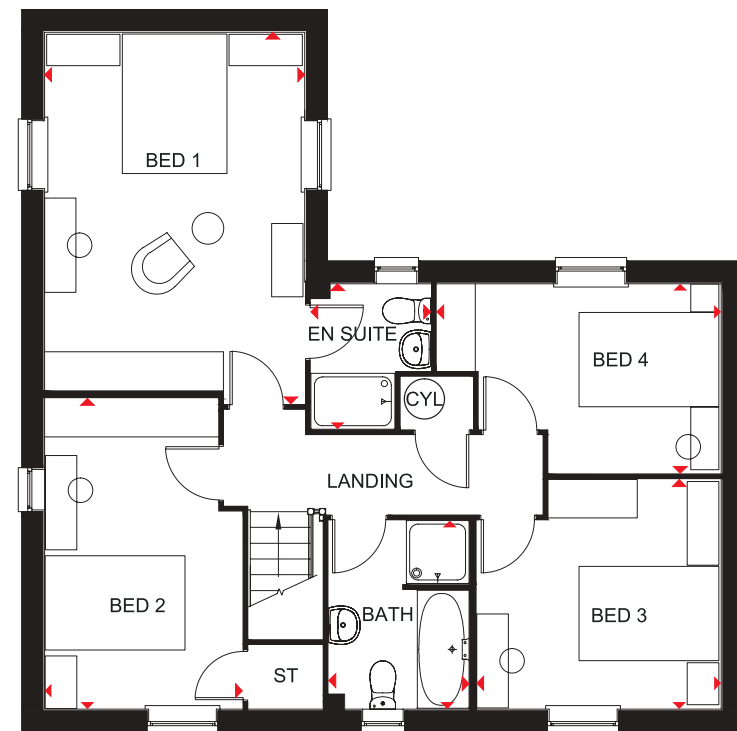
f/f Fridge/freezer space
wm Washing machine space
dw Dishwasher space

td Tumble dryer space
◀▶ Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'0" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bedroom 2	4443 x 2833 mm	14'7" x 9'4"
Bedroom 3	3500 x 3285 mm	11'6" x 10'9"
Bedroom 4	4070 x 2716 mm	13'4" x 8'11"
Bathroom	2689 x 2010 mm	8'10" x 6'7"

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THE WINSTONE

FOUR BEDROOM DETACHED HOME



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The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful master bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



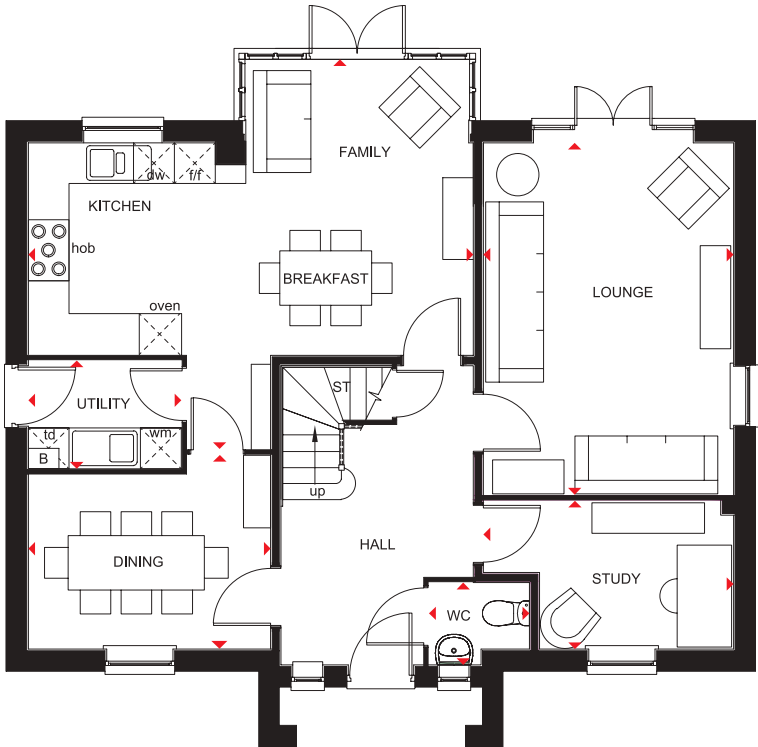
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WINESTONE

FOUR BEDROOM DETACHED HOME

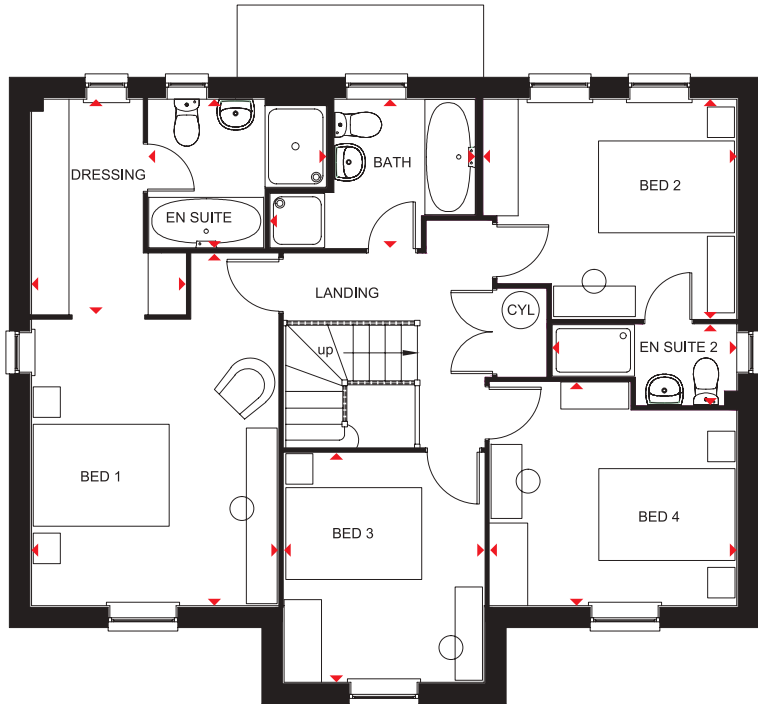
Key

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



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bed 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bed 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bed 3	3368 x 2940 mm	11'1" x 9'8"
Bed 4	3623 x 3280 mm	11'10" x 10'9"
Bath	3014 x 2182 mm	9'10" x 7'2"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

DAVID WILSON HOMES

WHERE QUALITY LIVES

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