Fleckney Fields



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 Fleckney Fields.

John Reddington

Managing Director

David Wilson Homes, East Midlands



FLECKNEY FIELDS —





This new development features 1-5 bedroom homes, located on the edge of the quaint village of Fleckney. With tree-lined streets, plenty of greenery surrounding the development, you'll not have to go too far for an evening stroll. There's also a children's play

area on the development which will keep the kids entertained. Our wide range of homes have been designed with modernday living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.

A SENSE OF PEACE, AND SPACE







Our homes at Fleckney Fields 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 Jar and Peter Pan Pre-School are both located within a 5 minute drive.

Fleckney C of E Primary School and Beauchamp College is just a few minutes' drive away*, which between them accommodate students aged 4-18.

There are a number of great independent schools and universities within an hour's drive* including Leicester Grammar School, Leicester University and De Montfort 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 just a few minutes' drive away linking you to Market Harborough and Leicester*.

minutes' drive, where Loughborough can is located 50-minutes' away, Birmingham be reached in 22 minutes and London St Airport is an hour whilst Heathrow Airport is Pancras in 90 minutes[^].

Market Harborough Train Station is a 25 For holidays away, East Midlands Airport just under 2 hours' away*.

TO SEE AND DO —







You won't be far from a host of everyday amenities including a Co-op, local shops and restaurants, public houses and a Post Office, a pharmacy, a dentist and doctor surgery, a library and a butchers.

Fosse Shopping Park is only a 25 minutes' drive where you will find a range of high-street retailers, or you could travel further afield to Leicester city centre, which boasts many more retailers, restaurants and bars.

If an afternoon tipple is more your thing, then why not make one of Fleckney's pubs your local, including The Golden Shield or The Old Crown?

If you enjoy keeping fit, the Central Fitness Gym Ltd is only an 11-minute drive where you can enjoy a range of gym facilities whilst Kibworth Golf Club is only 4 miles away with a great golf course for you to practise your swing.

Meridian Leisure Park is just a short drive away where you can see the latest blockbuster at Vue Cinema, or have an evening at Hollywood Bowl, take the kids to an indoor soft play area at 360 Play, or simply enjoy a meal at one of the many restaurants

Foxton Locks is a great family day out where you enjoy the longest set of staircase locks, great walks and bike rides and enjoy a drink at Bridge 61.

SIX MINUTES

FROM YOUR NEW HOME* —







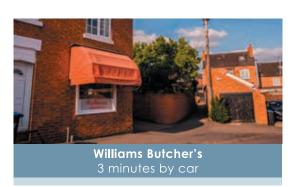










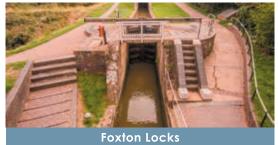


FROM YOUR NEW HOME* -



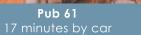




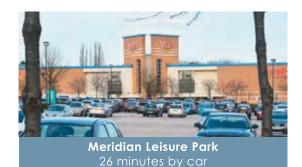






















THE HOLDEN

FOUR BEDROOM 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 openplan 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 four double bedrooms, the master with en suite, and a family bathroom with shower.





THE HOLDEN

Key

B Boiler f/f Fridge/freezer space
ST Store wm Washing machine space

CYL Cylinder dw Dishwasher space

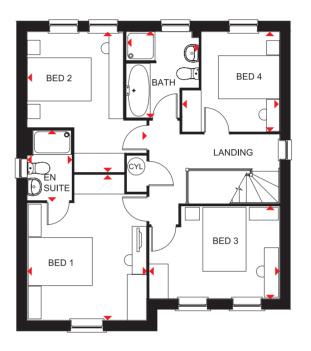
td Tumble dryer space

Dimension location

OO KITCHEN OVEN FAMILY WC WC LOUNGE HALL STUDY

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

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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.

SP387820











DAVID WILSON HOMES

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