

NEW LUBBESTHORPE

TAY ROAD, LUBBESTHORPE, LEICESTER LE19 4BF



2, 3, 4 AND 5 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. 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. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.





STUNNING HOMES IN A GREAT LOCATION

**NEW 2, 3, 4 AND 5 BEDROOM HOMES
FROM BRITAIN'S LEADING HOUSEBUILDER**

Positioned to the west of Leicester, New Lubbethorpe is part of an exciting new community encompassing over 4,000 homes, 750 acres of woodland and 250 acres of open space and parkland.

New Lubbethorpe will provide you with a wide range of uniquely designed homes, close to a number of schools – including a new primary school on the development – local shops and great road links to surrounding areas.





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. Fosse Shopping Park and Highcross shopping centre are less than 15 minutes away, offering high-street retailers and supermarkets, including ASDA and M&S. If you prefer small and independent, there are a number of boutique shops on the city's cobbled streets at The Lanes.

Out with the family

There's plenty of activities for you and the family to enjoy. If you're a fan of film and the Arts, Leicester's Curve Theatre and De Montfort Hall offer a wide range of entertainment, from live concerts, pantomimes, West End shows and comedy. If you're looking for an educational day out, why not take a trip to the National Space Centre, or the King Richard III Visitor Centre. For sports fans, Leicester Tigers Rugby Club and Leicester City Football Club are on your doorstep to cheer on.

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 trendy pubs and bars that Leicester city centre has to offer. Further afield, you can get direct trains to sample what's on offer in Nottingham and Birmingham.



LOCAL AREA

DISCOVER NEW LUBBESTHORPE

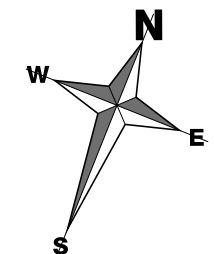
This exciting development will offer residents the chance to become part of a thriving community. Nestled in plenty of green open-space New Lubbesthorpe offers its residents the best of both worlds in this semi-rural location.

You will enjoy a countryside escape while being just a 15-minute drive from Leicester city centre, making it the ideal location for growing families and working professionals. There's also easy access to major roads, including the M1 and M69, for Nottingham, Birmingham and Coventry.



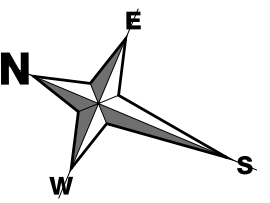
DEVELOPMENT LAYOUT

-  **The Loughton**
1 bedroom apartments
-  **The Aylsham Special**
1 bedroom home
-  **The Hadleigh**
2 bedroom apartments
-  **The Hornsea**
2 bedroom home
-  **The Layton**
2 bedroom apartments
-  **The Kendal**
2 bedroom home
-  **The Coleford**
2 bedroom apartments
-  **The Foxton**
2 bedroom apartments
-  **The Cheadle**
3 bedroom home
-  **The Morpeth**
3 bedroom home
-  **The Finchley**
3 bedroom home
-  **The York**
3 bedroom home
-  **The Faversham**
3/4 bedroom home
-  **The Rochester**
3/4 bedroom home
-  **The Hexham**
4 bedroom home
-  **The Cambridge**
4 bedroom home
-  **The Alnwick**
4 bedroom home
-  **The Chesham**
4 bedroom home
-  **Affordable Housing Rented**
- BCP** Bin Collection Point
- V** Visitor Parking Space



DEVELOPMENT LAYOUT

-  **The Midhurst 1/2**
2 bedroom home
-  **The Alverton**
2 bedroom home
-  **The Bedale**
2 bedroom home
-  **The Kenley**
2 bedroom home
-  **The Falkirk**
2 bedroom apartment
-  **The Maidstone**
3 bedroom home
-  **The Moresby**
3 bedroom home
-  **The Callaton**
3 bedroom home
-  **The Brentford**
3 bedroom home
-  **The Radleigh**
4 bedroom home
-  **The Alnmouth**
4 bedroom home
-  **The Tayport**
4 bedroom home
-  **The Lamberton**
5 bedroom home
-  **Affordable Housing Rented**
-  **Visitor Parking Space**
-  **Bin Collection Point**
-  **Bins Store**  **Swift Brick**



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



Bee-friendly
planting



700+
new trees
planted



Play
area for
the community



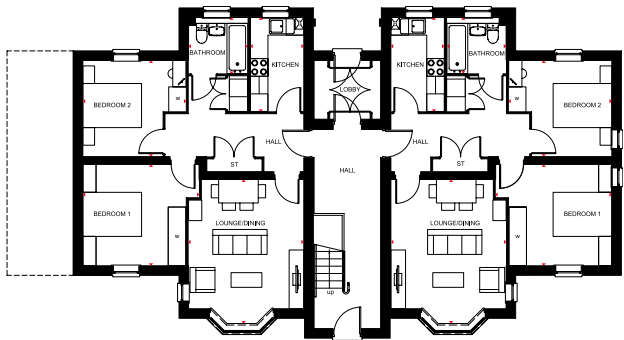
Hedgehog
highways

FALKIRK

2 BEDROOM APARTMENT



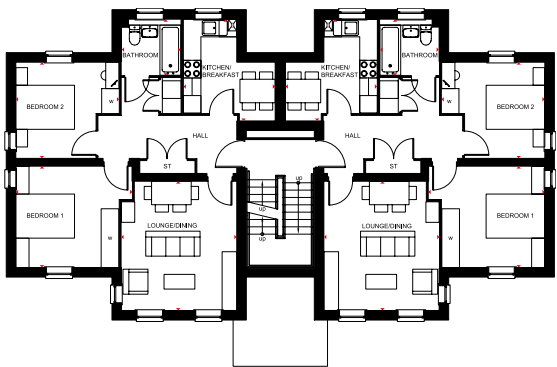
- Ideal first home with a modern kitchen and spacious lounge/dining room
- Two double bedrooms and a family-sized bathroom
- There is plenty of storage and this home also includes parking



Ground Floor

Lounge/Dining	3925 x 4903mm	12'10" x 16'1"
Kitchen	1822 x 3199mm	5'11" x 10'5"
Bedroom 1	3957 x 3450mm	12'11" x 11'3"
Bedroom 2	3512 x 3274mm	11'6" x 10'8"
Bathroom	2015 x 1708mm	6'7" x 5'7"

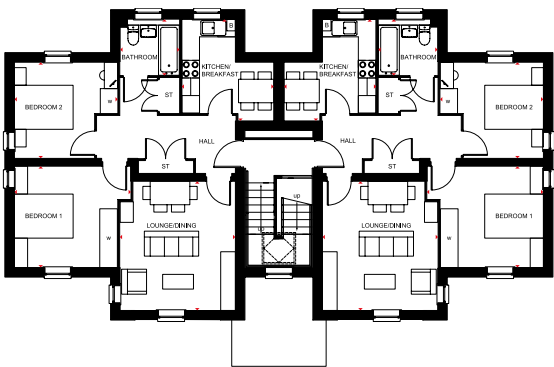
[Approximate dimensions]



First Floor

Lounge/Dining	3925 x 4400mm	12'10" x 14'5"
Kitchen/Breakfast	3129 x 3199mm	10'3" x 10'5"
Bedroom 1	3957 x 3450mm	12'11" x 11'3"
Bedroom 2	3512 x 3274mm	11'6" x 10'8"
Bathroom	2015 x 1708mm	6'7" x 5'7"

[Approximate dimensions]



Second Floor

Lounge/Dining	3925 x 4400mm	12'10" x 14'5"
Kitchen/Breakfast	3129 x 3199mm	10'3" x 10'5"
Bedroom 1	3957 x 3450mm	12'11" x 11'3"
Bedroom 2	3512 x 3274mm	11'6" x 10'8"
Bathroom	2015 x 1708mm	6'7" x 5'7"

[Approximate dimensions]

- KEY**
- B Boiler
 - ST Store
 - w Wardrobe space

◀▶ Dimension location

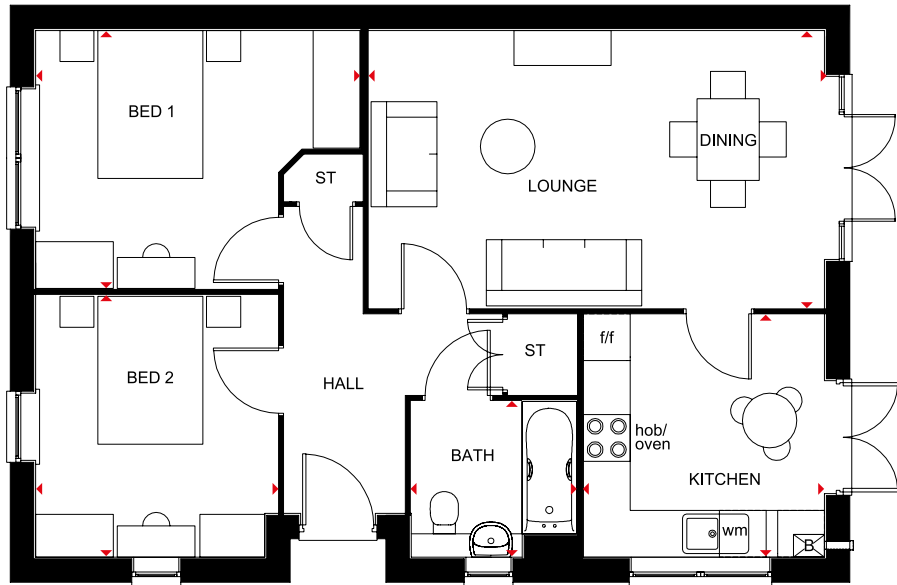
MIDHURST

THE CLASSIC
COLLECTION

2 BEDROOM DETACHED HOME



- Attractive, detached bungalow providing convenient living all on one level
- Spacious lounge with dining area and a separate kitchen with ample room for breakfast both lead to the garden via French doors
- A good-sized master bedroom, a further double bedroom and a bathroom lead off the hall



Dimensions

Lounge/Dining	5852 x 3564mm	19'2" x 11'8"
Kitchen	3097 x 3112mm	10'2" x 10'3"
Bedroom 1	4169 x 3314mm	13'8" x 10'10"
Bedroom 2	3112 x 3362mm	10'3" x 11'0"
Bathroom	2124 x 1999mm	7'0" x 6'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

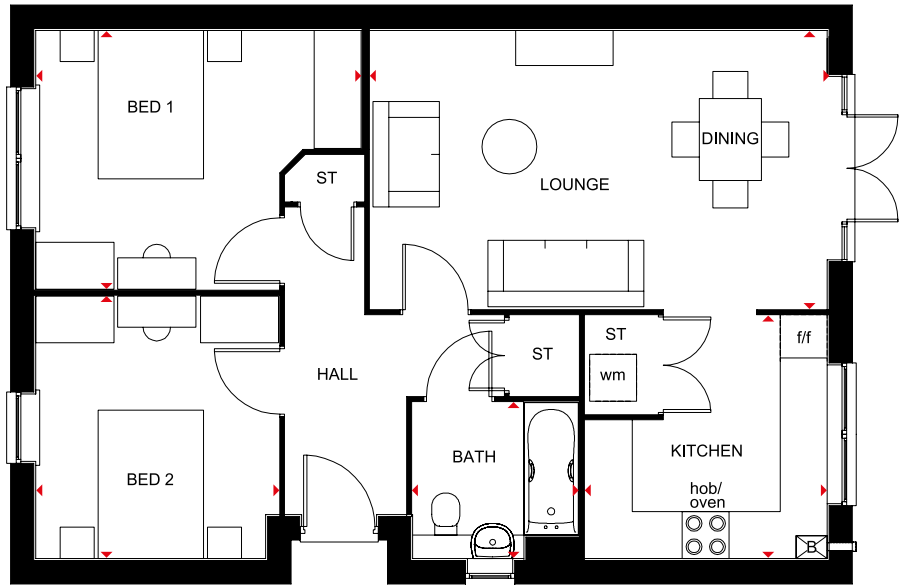
MIDHURST

THE CLASSIC
COLLECTION

2 BEDROOM DETACHED HOME



- Attractive, detached bungalow providing convenient living all on one level
- Fitted kitchen with practical utility cupboard flows into a spacious lounge with dining area and French doors to the garden
- A good-sized main bedroom, a further double bedroom and a bathroom lead off the hall



Dimensions

Lounge/Dining	5852 x 3564mm	19'2" x 11'8"
Kitchen	3097 x 3112mm	10'2" x 10'3"
Bedroom 1	4169 x 3314mm	13'8" x 10'10"
Bedroom 2	3112 x 3362mm	10'3" x 11'0"
Bathroom	2124 x 1999mm	7'0" x 6'7"

(Approximate dimensions)

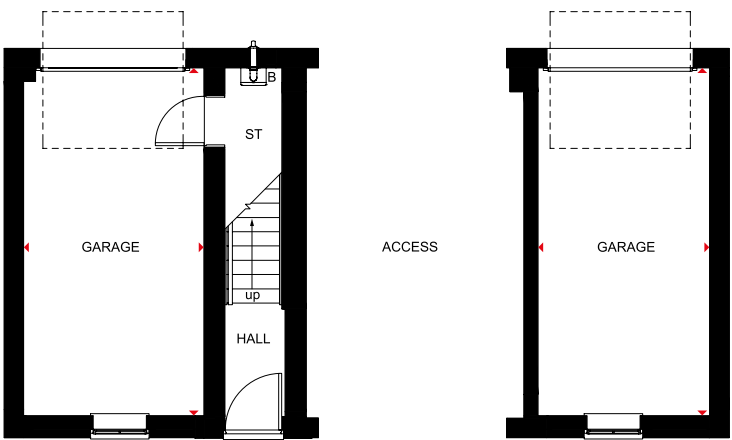
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

ALVERTON

2 BEDROOM HOME



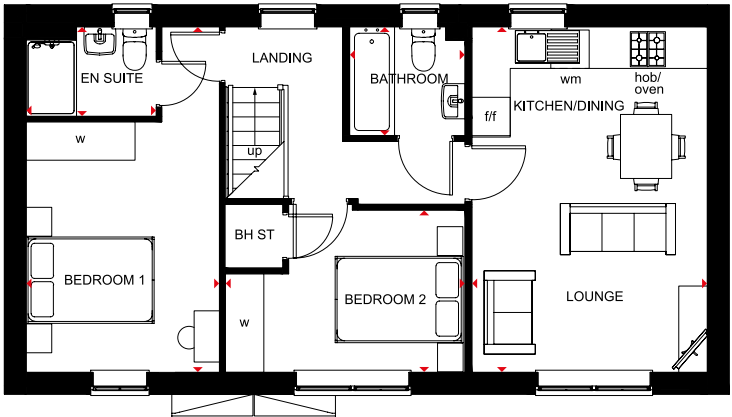
- The first-floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom
- Also comes with a single garage



Ground Floor

Garage	5475 x 2819mm	18'0" x 9'3"
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(Approximate dimensions)



First Floor

Lounge/Dining/Kitchen	3680 x 5399mm	12'1" x 17'9"
Bedroom 1	3018 x 5399mm	9'11" x 17'9"
En Suite	2030 x 1398mm	6'8" x 4'7"
Bedroom 2	3751 x 2627mm	12'4" x 8'7"
Bathroom	1806 x 1701mm	5'11" x 5'7"

(Approximate dimensions)

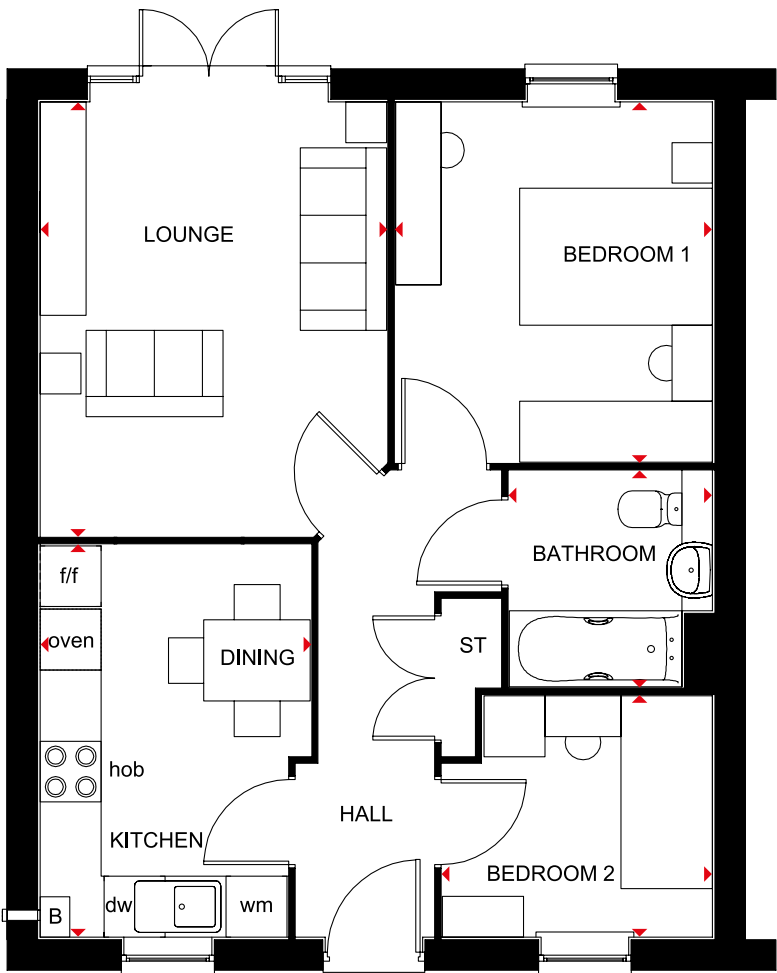
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead Store	w	Wardrobe space		

BEDALE

2 BEDROOM HOME



- Compact, semi-detached bungalow for convenient one-level living
- Front-aspect fitted kitchen with dining area
- Good-sized lounge with French doors leading to the garden
- Two bedrooms – one rear-aspect double and one front-aspect single – and a fitted bathroom



Dimensions

Lounge	3412 x 4278mm	11'2" x 14'0"
Kitchen/ Dining Room	2662 x 3863mm	8'9" x 12'8"
Bedroom 1	3124 x 3550mm	10'3" x 11'8"
Bedroom 2	2663 x 2376mm	8'9" x 7'10"
Bathroom	2001 x 2124mm	6'7" x 7'0"

(Approximate dimensions)

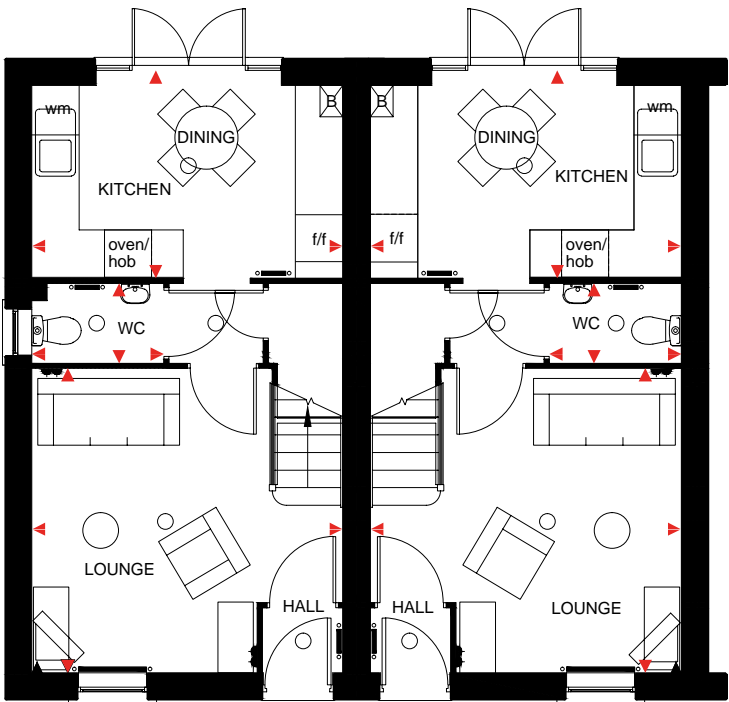
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

KENDAL

2 BEDROOM HOME



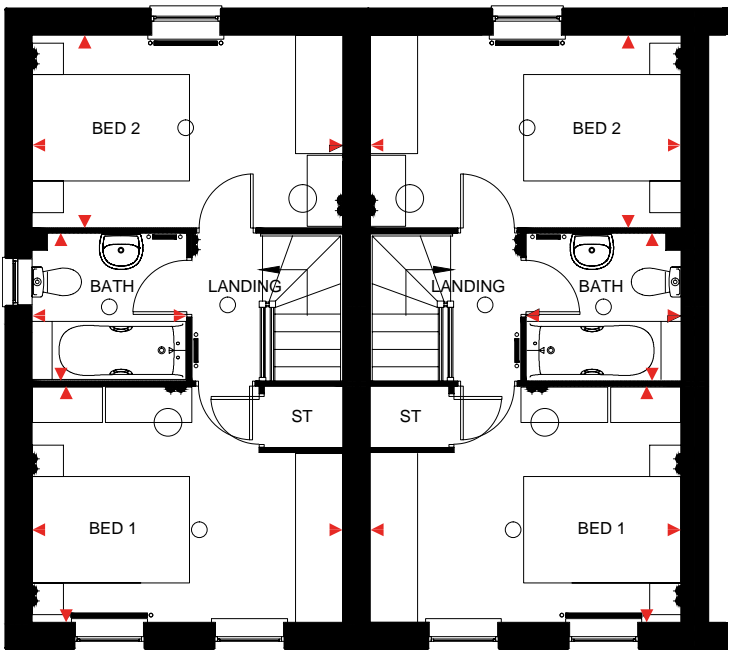
- Stylish kitchen/dining area with French doors opening out onto the rear garden
- A comfortable lounge and WC complete the ground floor
- The first floor features two well-sized double bedrooms and a family bathroom



Ground Floor

Lounge	3851 x 3945mm	12'7" x 12'11"
Kitchen/Dining	2432 x 3945mm	7'11" x 12'11"
WC	990 x 1660mm	3'2" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	2987 x 3945mm	9'9" x 12'11"
Bedroom 2	2433 x 3945mm	7'11" x 12'11"
Bathroom	1848 x 1955mm	6'1" x 6'5"

(Approximate dimensions)

KEY

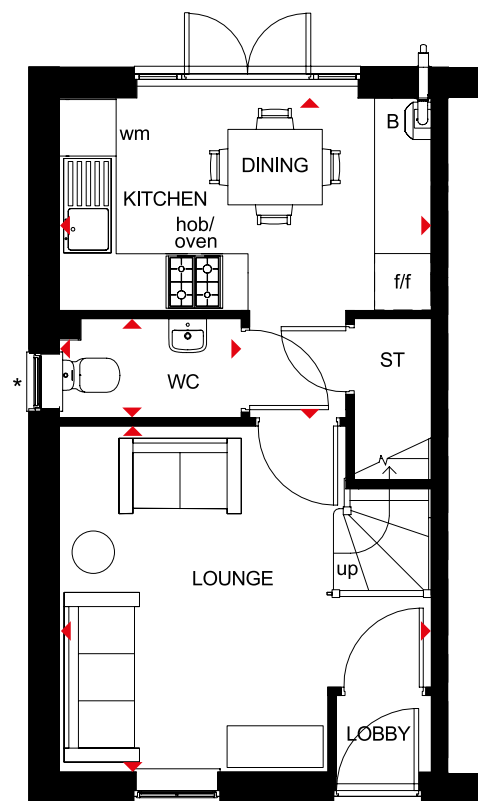
○	Light fitting	—	Radiator	wm	Washing machine space
◀	Electric socket	B	Boiler	f/f	Fridge/freezer space
◀	Telephone outlet point	ST	Store	◀▶	Dimension location

KENLEY

2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom 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

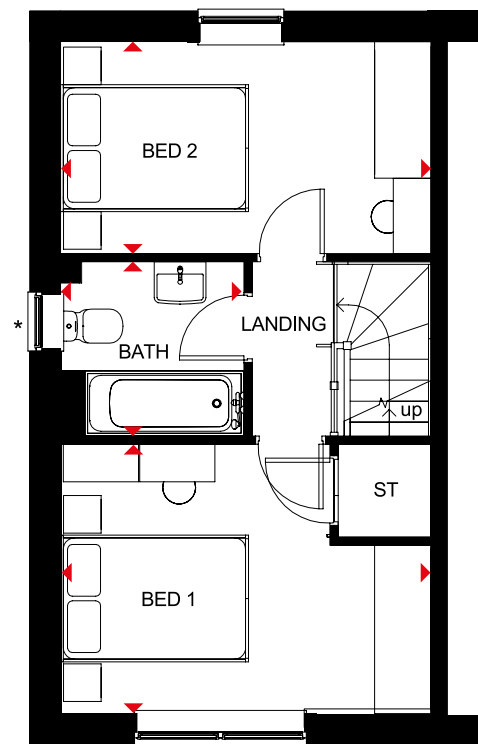


Ground Floor

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

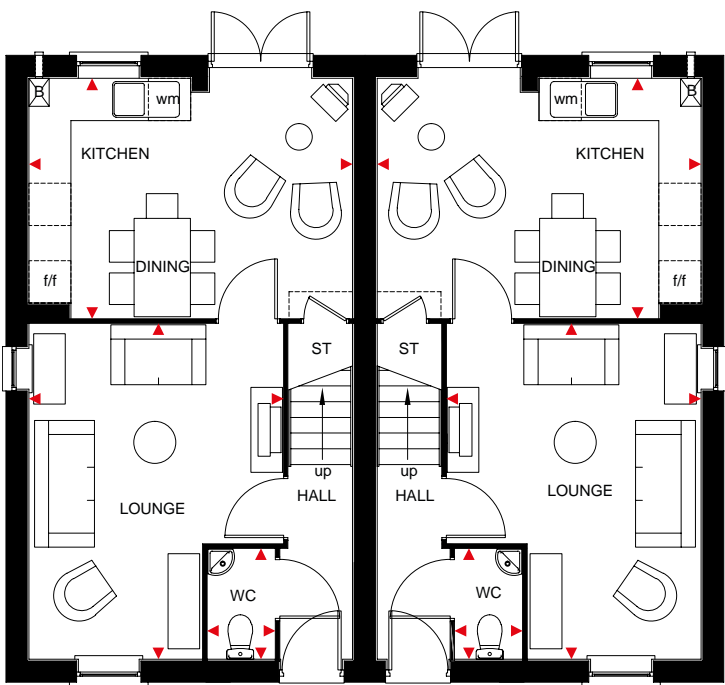
f/f Fridge/freezer space
◀▶ Dimension location

FINCHLEY

3 BEDROOM HOME



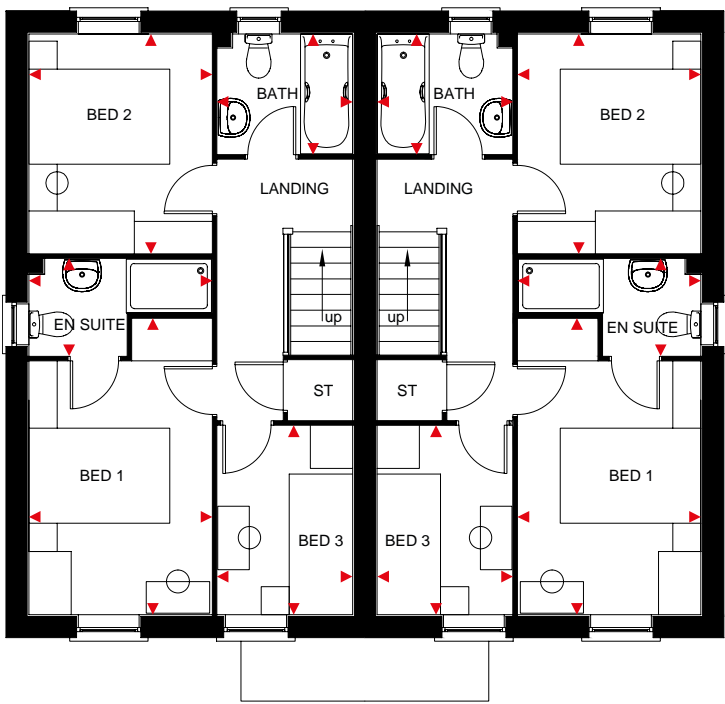
- A lovely family home featuring a large kitchen with dining area and French doors leading out onto the rear garden
- A comfortable lounge and WC complete the ground floor
- The first floor provides two double bedrooms with an en suite to the main bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4960 x 3606mm	16'3" x 11'10"
Kitchen/Dining	4600 x 3203mm	15'1" x 10'6"
WC	1562 x 944mm	5'1" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	4201 x 2595mm	13'9" x 8'6"
En Suite	2594 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	2680 x 1917mm	8'10" x 6'3"
Bathroom	1909 x 1700mm	6'1" x 5'7"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

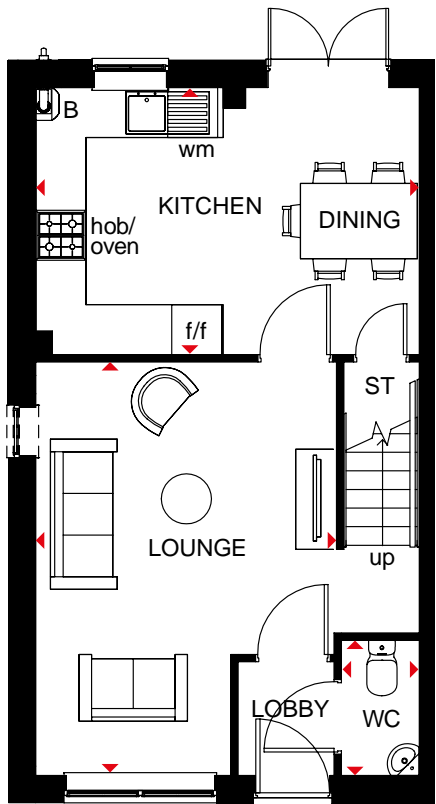
f/f Fridge/freezer space
◀▶ Dimension location

MAIDSTONE

3 BEDROOM SEMI-DETACHED HOME



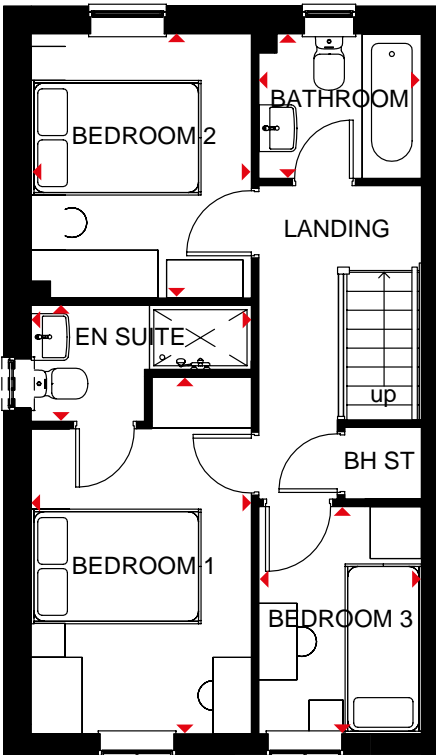
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom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



Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

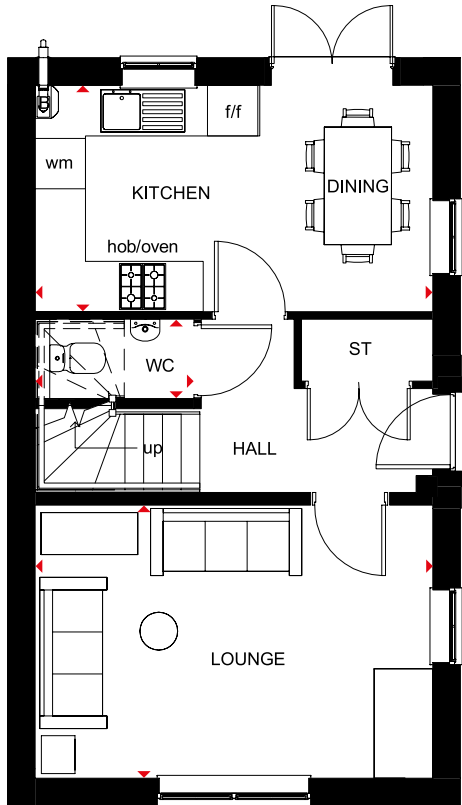
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

MORESBY

3 BEDROOM HOME



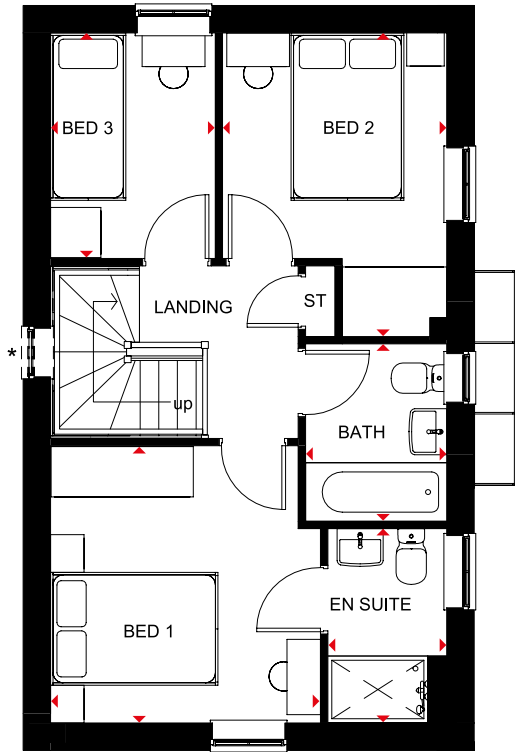
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(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

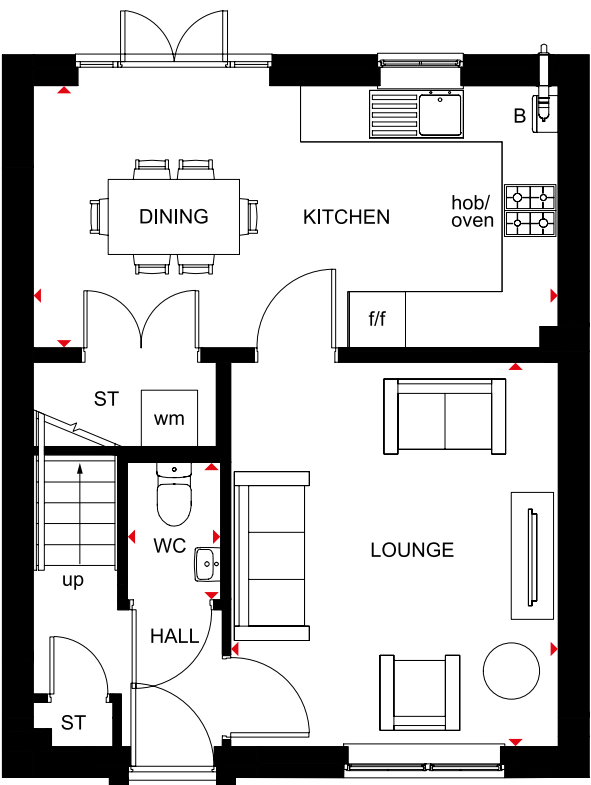
- f/f Fridge/freezer space
- ◀▶ Dimension location

COLLATON

3 BEDROOM HOME



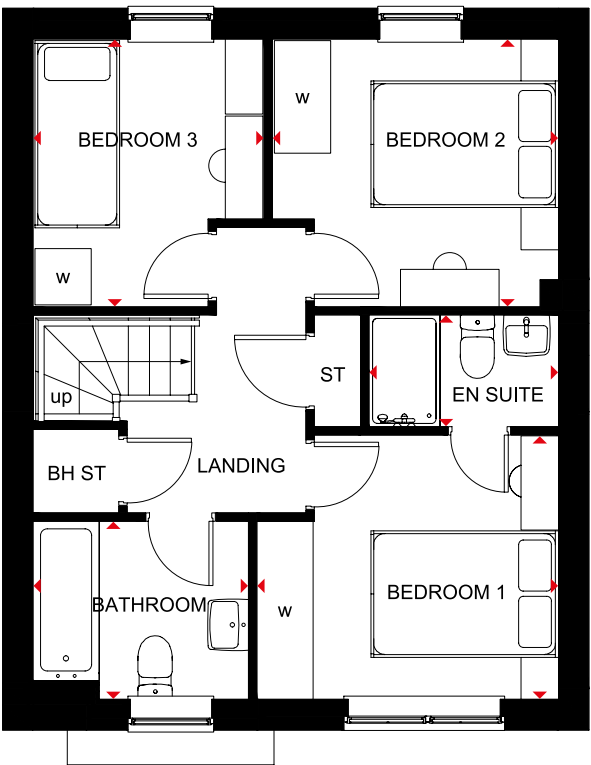
- Spacious detached home designed for modern living
- The large, open-plan kitchen/dining room, with discreet utility space, gets plenty of light via French doors that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, the family bathroom and plenty of storage space



Ground Floor

Lounge	3496 x 4100mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	1028 x 1475mm	3'4" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3216 x 2820mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2857mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

(Approximate dimensions)

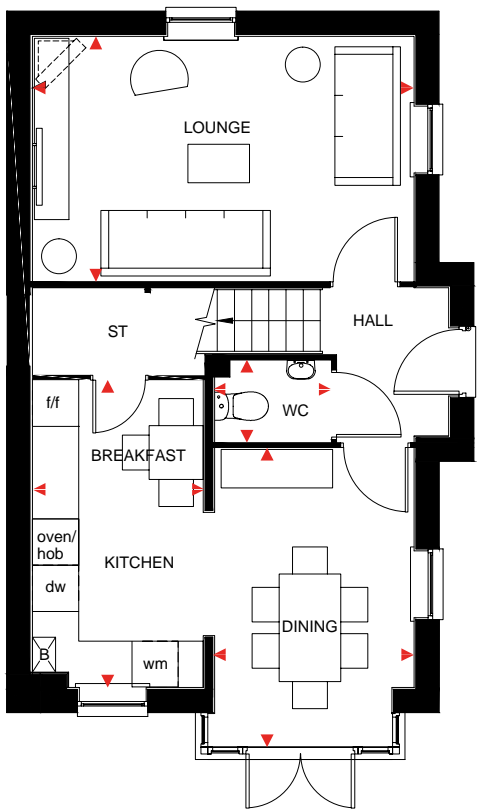
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

MORPETH

3 BEDROOM SEMI-DETACHED HOME



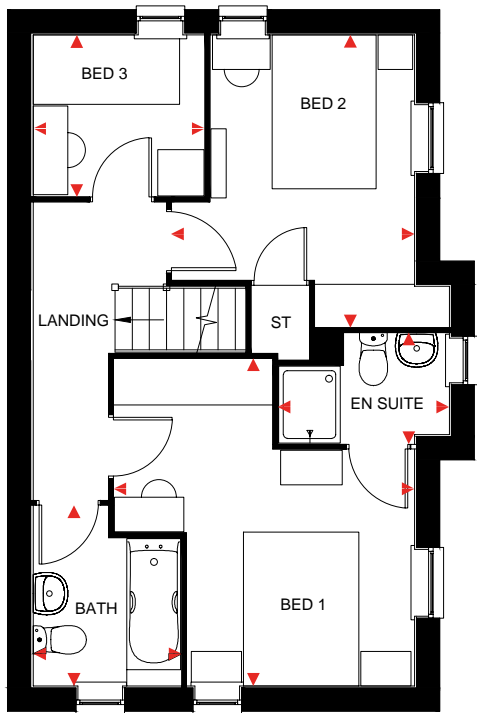
- Featuring a free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also offers a spacious dual-aspect lounge
- The first floor features a main bedroom with an en suite shower room, a further double bedroom, a single bedroom and family bathroom



Ground Floor

Lounge	4955 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast	5191 x 2216mm	17'0" x 7'3"
Dining	3876 x 2589mm	12'9" x 8'6"
WC	1508 x 1054mm	4'11" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	4243 x 3900mm	13'11" x 12'10"
En Suite	2217 x 1427mm	7'3" x 4'8"
Bedroom 2	3787 x 3148mm	12'5" x 10'4"
Bedroom 3	2230 x 2104mm	7'4" x 6'11"
Bathroom	2335 x 1915mm	7'9" x 6'3"

(Approximate dimensions)

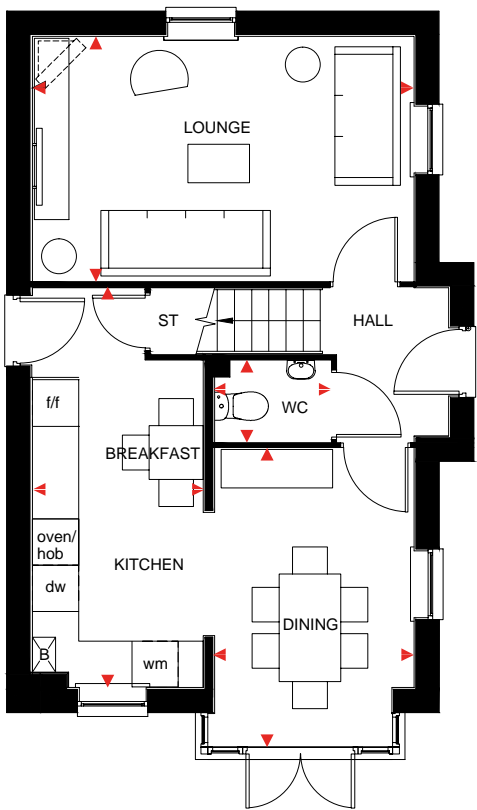
KEY			
B	Boiler	f/f	Fridge/freezer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	◀▶	Dimension location

MORPETH

3 BEDROOM DETACHED HOME



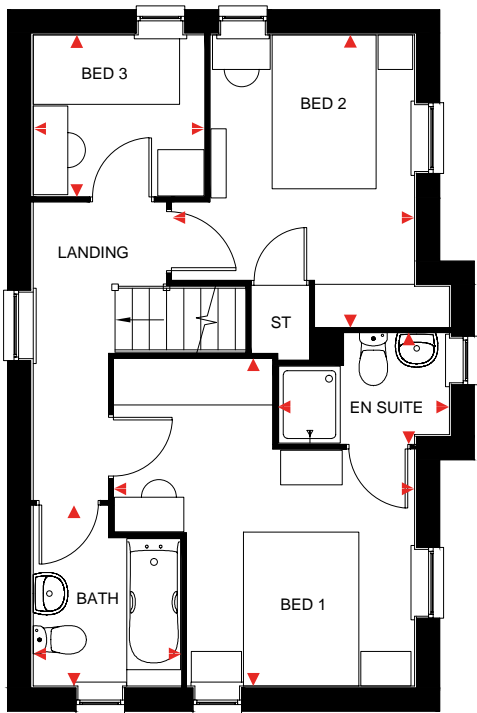
- Featuring a free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also offers a spacious dual-aspect lounge
- The first floor features a main bedroom with an en suite shower room, a further double bedroom, a single bedroom and family bathroom



Ground Floor

Lounge	4955 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast	4012 x 2216mm	13'2" x 7'3"
Dining	3876 x 2589mm	12'9" x 8'6"
WC	1508 x 1054mm	4'11" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	4243 x 3900mm	13'11" x 12'10"
En Suite	2217 x 1427mm	7'3" x 4'8"
Bedroom 2	3148 x 3787mm	10'4" x 12'5"
Bedroom 3	2230 x 2104mm	7'4" x 6'11"
Bathroom	2335 x 1915mm	7'9" x 6'3"

(Approximate dimensions)

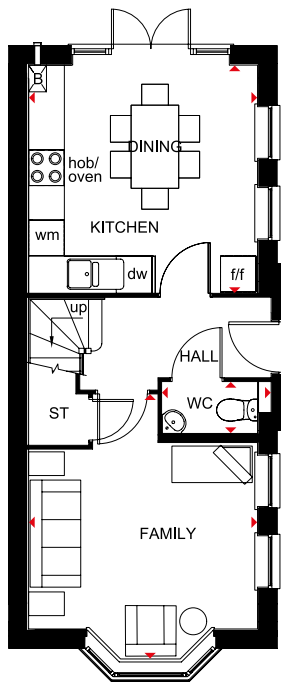
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BRENTFORD

3 BEDROOM HOME



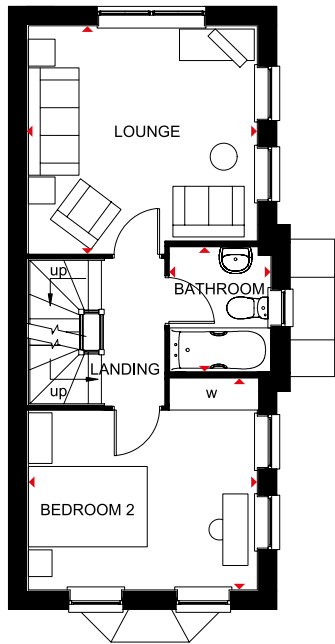
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main with dual-access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



Ground Floor

Kitchen/Dining	3860 x 3814mm	12'7" x 12'6"
Family	3860 x 4458mm	12'7" x 14'7"
WC	1601 x 887mm	5'3" x 2'10"

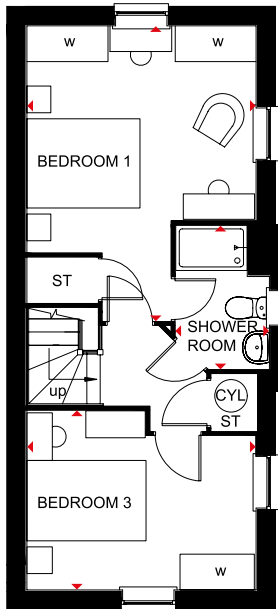
(Approximate dimensions)



First Floor

Lounge	3860 x 3814mm	12'7" x 12'6"
Bedroom 2	3860 x 3541mm	12'7" x 11'7"
Bathroom	1867 x 1701mm	6'1" x 5'6"

(Approximate dimensions)



Second Floor

Bedroom 1	5048 x 3860mm	16'6" x 12'7"
Bedroom 3	3860 x 3025mm	12'7" x 9'11"
Shower room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

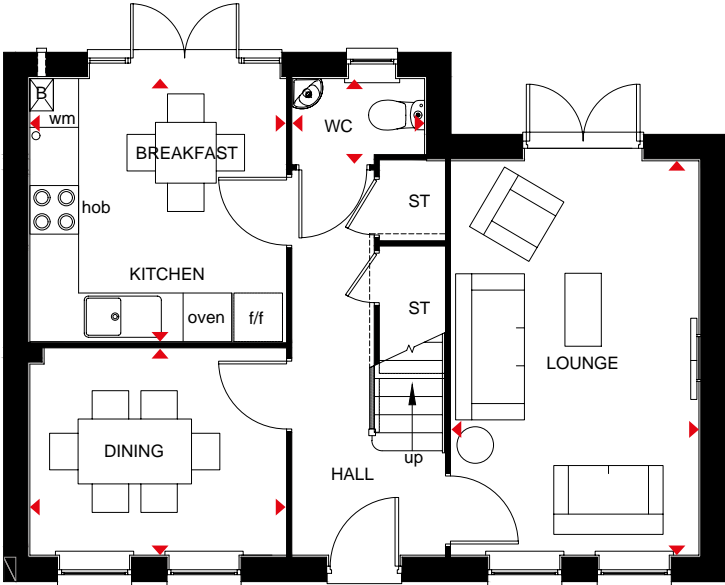
B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		

YORK

3 BEDROOM HOME



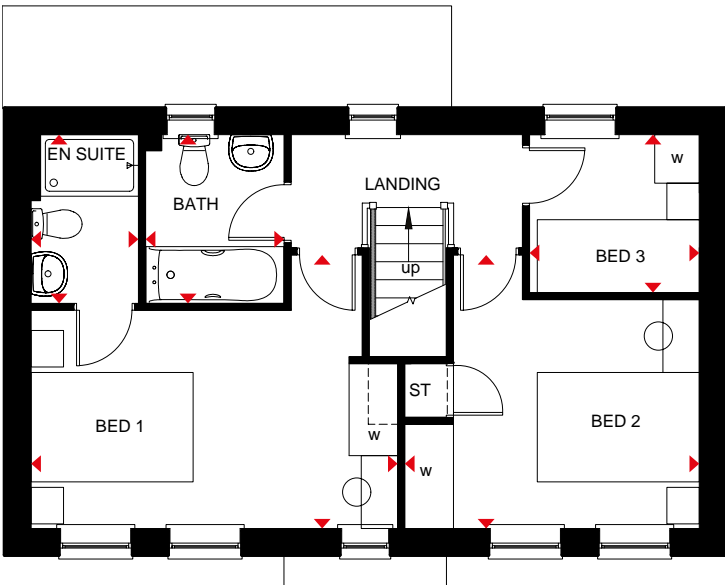
- A bright and airy home with French doors opening onto the garden from both the open-plan kitchen with breakfast area, and the spacious dual-aspect lounge
- A separate dining room is perfect for entertaining
- Upstairs are two double bedrooms, the large main with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	4863 x 3050mm	15'11" x 10'0"
Dining	3153 x 2544mm	10'4" x 8'4"
Kitchen/ Breakfast	3243 x 3153mm	10'7" x 10'4"
WC	1627 x 1050mm	5'4" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	4526 x 3377mm	14'10" x 11'0"
En suite	2083 x 1326mm	6'10" x 4'4"
Bedroom 2	3636 x 3377mm	11'11" x 11'0"
Bedroom 3	2096 x 1950mm	6'10" x 6'4"
Bathroom	2083 x 1710mm	6'10" x 5'7"

(Approximate dimensions)

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

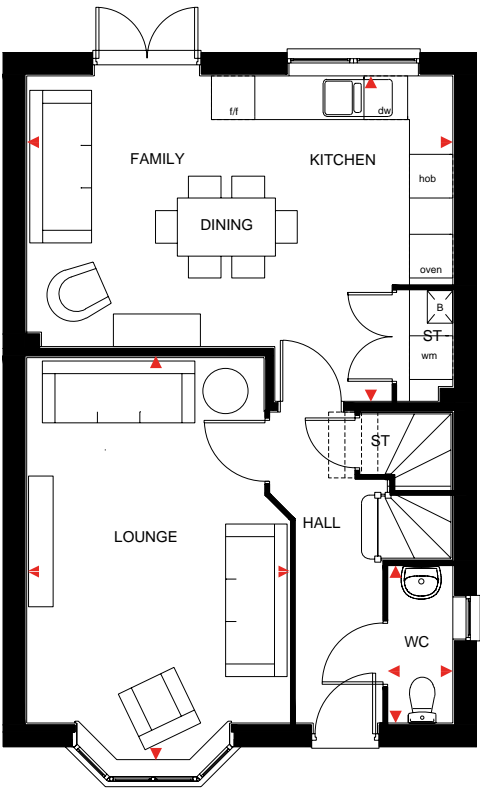
- f/f Fridge/freezer space
- ◀▶ Dimension location

CHESHAM

4 BEDROOM DETACHED HOME



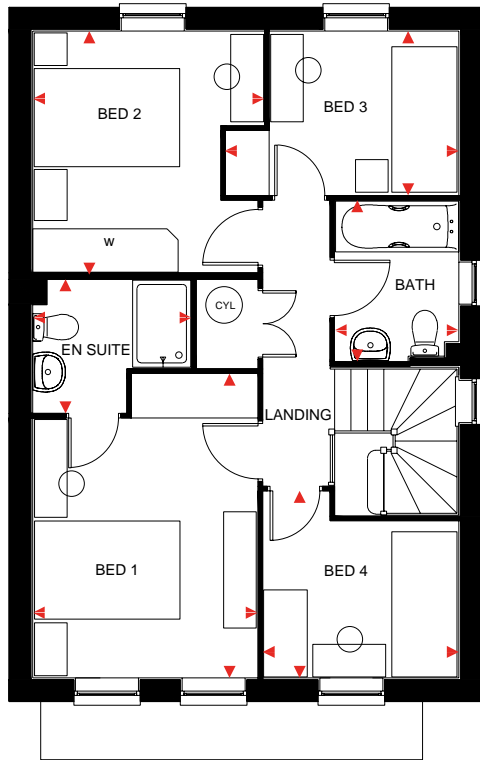
- A beautiful family home featuring a large contemporary kitchen with dining/family areas and French doors leading onto the rear garden
- A large bay-fronted lounge and WC complete the ground floor
- The first floor features two double bedrooms, with en suite shower room to the main bedroom, two single bedrooms and a modern family bathroom



Ground Floor

Lounge	5581 x 3617mm	18'3" x 11'10"
Family/Dining/Kitchen	5865 x 4475mm	19'3" x 14'8"
WC	2153 x 889mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4178 x 3088mm	13'8" x 10'2"
En suite	2175 x 1873mm	7'2" x 6'0"
Bedroom 2	3317 x 3191mm	10'11" x 10'6"
Bedroom 3	3199 x 2251mm	10'6" x 7'5"
Bedroom 4	2689 x 2566mm	8'10" x 8'5"
Bathroom	2197 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

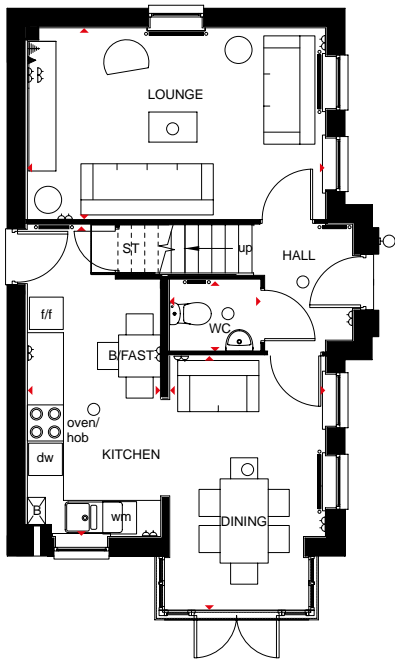
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

HEXHAM

4 BEDROOM DETACHED HOME



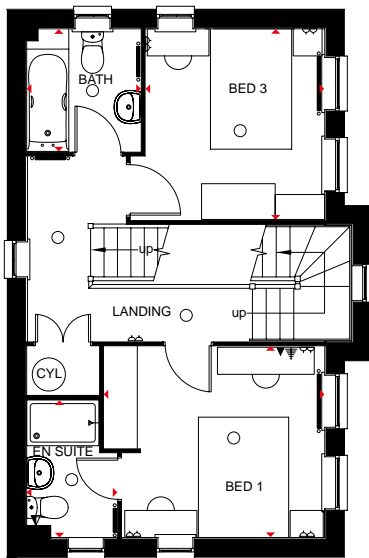
- A charming four bedroom home featuring free-flowing kitchen with breakfast/dining area and a full-height glazed bay leading to the garden
- The ground floor also offers a spacious lounge and WC
- To the first floor are two double bedrooms with en suite to main bedroom, and family bathroom
- The second floor offers two further double bedrooms and dual-access shower room



Ground Floor

Kitchen/ Breakfast	2276 x 5229mm	7'5" x 17'1"
Lounge	5015 x 3212mm	16'5" x 10'6"
Dining	2639 x 4300mm	8'7" x 14'1"
WC	1603 x 1048mm	5'3" x 3'5"

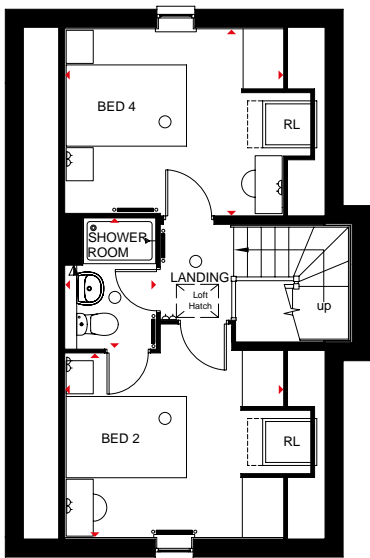
(Approximate dimensions)



First Floor

Bedroom 1	3704 x 3212mm	12'1" x 10'6"
En suite	1548 x 2324mm	5'0" x 7'7"
Bedroom 3	2974 x 3212mm	9'9" x 10'6"
Bathroom	1940 x 2075mm	6'4" x 6'9"

(Approximate dimensions)



Second Floor

Bedroom 2	5015 x 3453mm	16'5" x 11'3"
Bedroom 4	5015 x 3092mm	16'5" x 10'1"
Shower Room	1426 x 2193mm	4'8" x 7'2"

(Approximate dimensions)

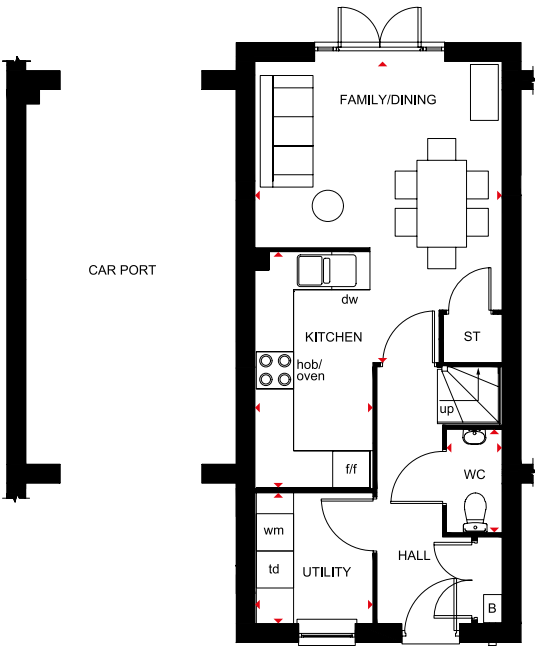
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	CYL	Cylinder	dw	Dishwasher space		

TAYPORT

4 BEDROOM HOME



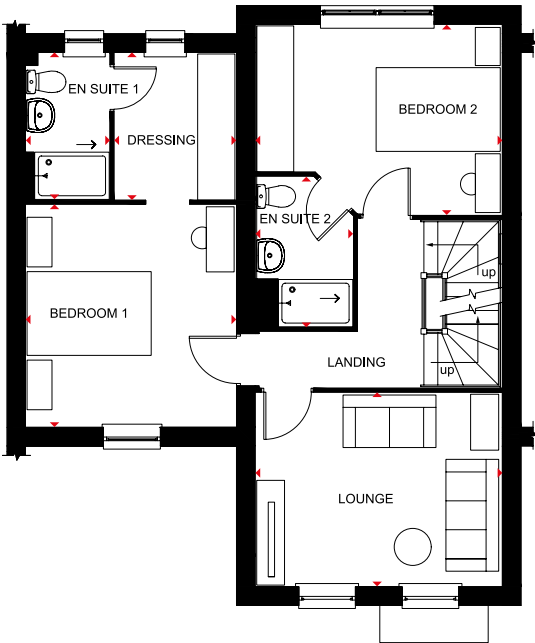
- Bright family home designed over three storeys
- A generous open-plan kitchen with dining and family areas and a utility room are on the ground floor
- The first floor has a spacious main bedroom with dressing area and en suite, light and airy lounge and a further double bedroom with en suite
- Two double bedrooms and a bathroom are on the top floor



Ground Floor

Kitchen	3795 x 1868mm	12'5" x 6'1"
Family/Dining	4818 x 3938mm	15'9" x 12'11"
Utility	2076 x 1868mm	6'9" x 6'1"
WC	1649 x 861mm	5'4" x 2'9"

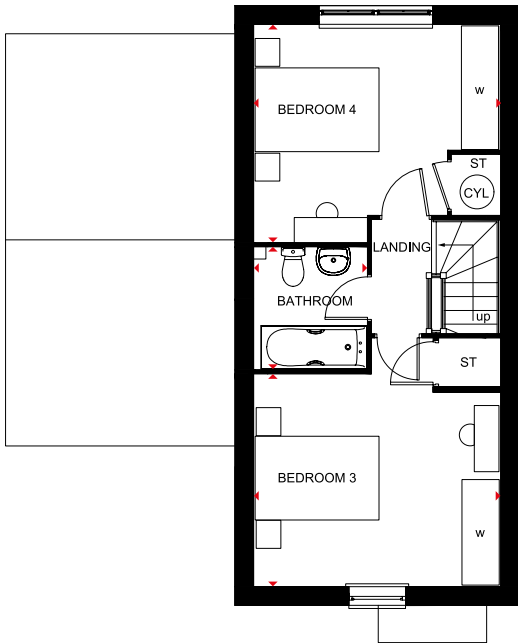
[Approximate dimensions]



First Floor

Lounge	3100 x 3938mm	10'2" x 12'11"
Bedroom 1	3556 x 3350mm	11'8" x 10'11"
Dressing	2346 x 1942mm	7'8" x 6'4"
En Suite 1	2346 x 1323mm	7'8" x 4'4"
Bedroom 2	3042 x 3938mm	9'11" x 12'11"
En Suite 2	2404 x 1554mm	7'10" x 5'1"

[Approximate dimensions]



Second Floor

Bedroom 3	3365 x 3939mm	11'0" x 12'11"
Bedroom 4	3508 x 3938mm	11'6" x 12'11"
Bathroom	1963 x 1695mm	6'5" x 5'6"

[Approximate dimensions]

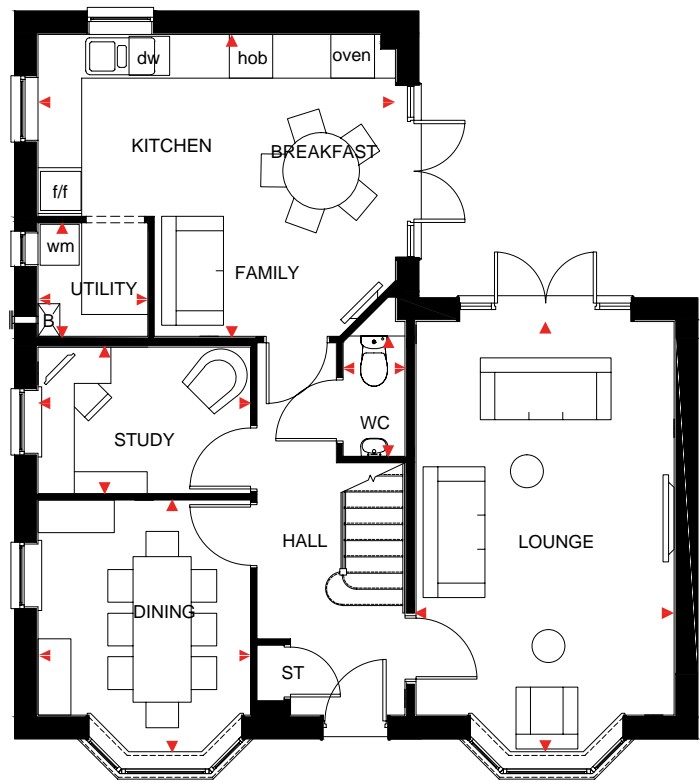
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location

ALNWICK

4 BEDROOM HOME



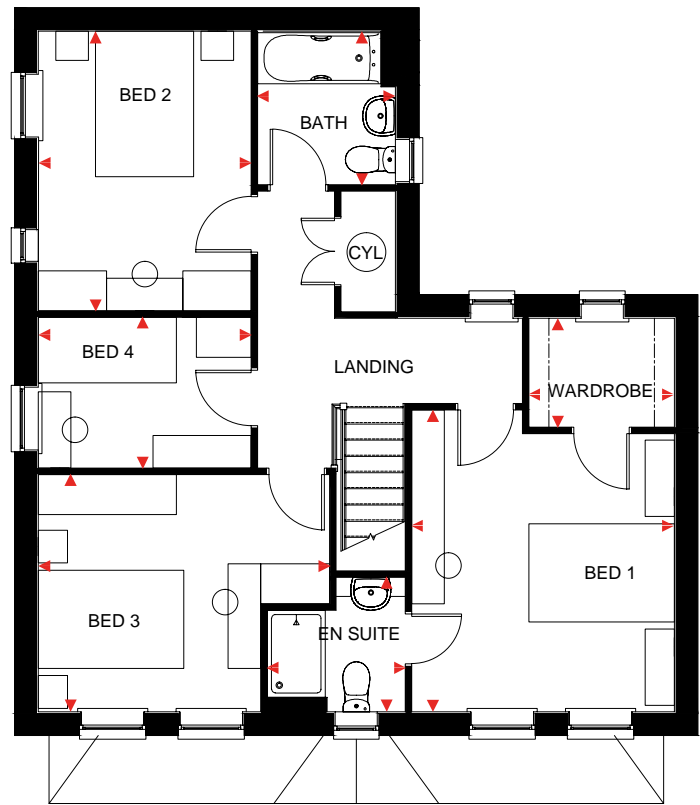
- Bright, open-plan kitchen with family and breakfast areas
- Bay-fronted lounge and dining room, perfect for entertaining
- Separate utility room and study provide practical places to work
- Three double bedrooms, the main with en suite and walk-in wardrobe, a single bedroom and bathroom



Ground Floor

Lounge	5946 x 3552mm	19'6" x 11'8"
Dining	3492 x 2924mm	11'5" x 9'8"
Study	2924 x 2012mm	9'8" x 6'7"
Kitchen/Breakfast/Family	4916 x 4150mm	16'2" x 13'7"
Utility	1561 x 1512mm	5'1" x 5'0"
WC	1655 x 854mm	5'5" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4155 x 3613mm	13'8" x 11'10"
En suite	1900 x 1850mm	6'3" x 6'1"
Wardrobe	2000 x 1500mm	6'7" x 4'11"
Bedroom 2	3822 x 2927mm	12'6" x 10'7"
Bedroom 3	4010 x 3264mm	13'2" x 10'9"
Bedroom 4	2927 x 2075mm	9'7" x 6'10"
Bathroom	2112 x 1900mm	6'11" x 6'3"

(Approximate dimensions)

KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
CYL	Cylinder	dw	Dishwasher space

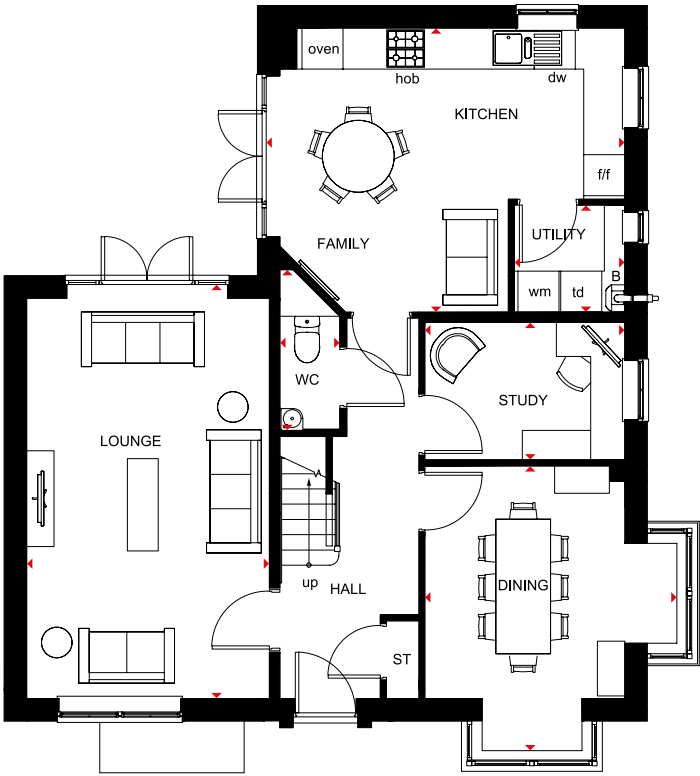
◀▶ Dimension location

ALNMOUTH

4 BEDROOM 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, double bay-fronted dining room and study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and the family bathroom



Ground Floor

Lounge	3552 x 5851mm	11'8" x 19'2"
Kitchen/Family	5045 x 4150mm	16'7" x 13'7"
Dining	3635 x 4113mm	11'11" x 13'6"
WC	860 x 1651mm	2'10" x 5'5"
Utility	1613 x 1562mm	5'3" 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 2138mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 4287mm	9'8" x 14'1"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

(Approximate dimensions)

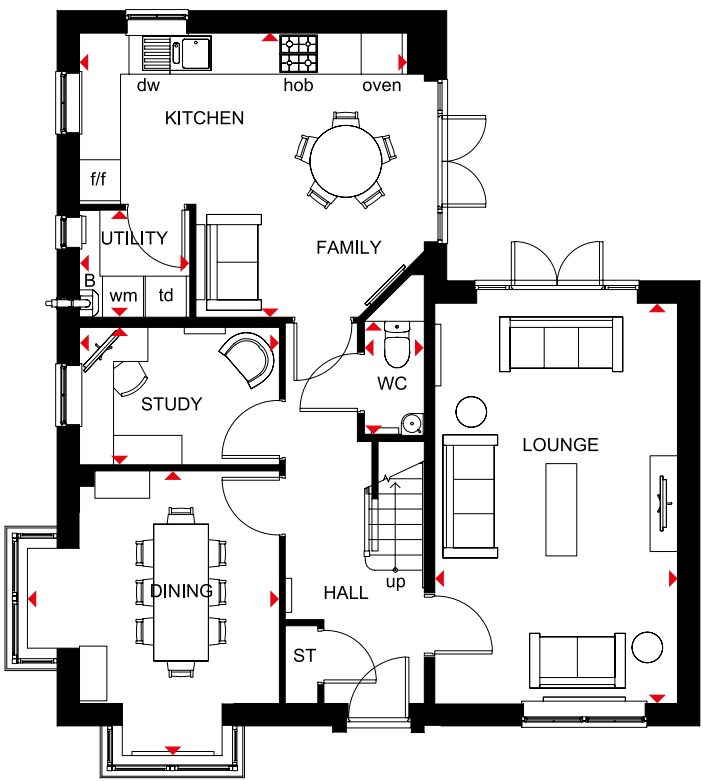
KEY	B	Boiler	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	wm	Washing machine space	td	Tumble dryer space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space	w	Wardrobe space		

ALNMOUTH

4 BEDROOM HOME



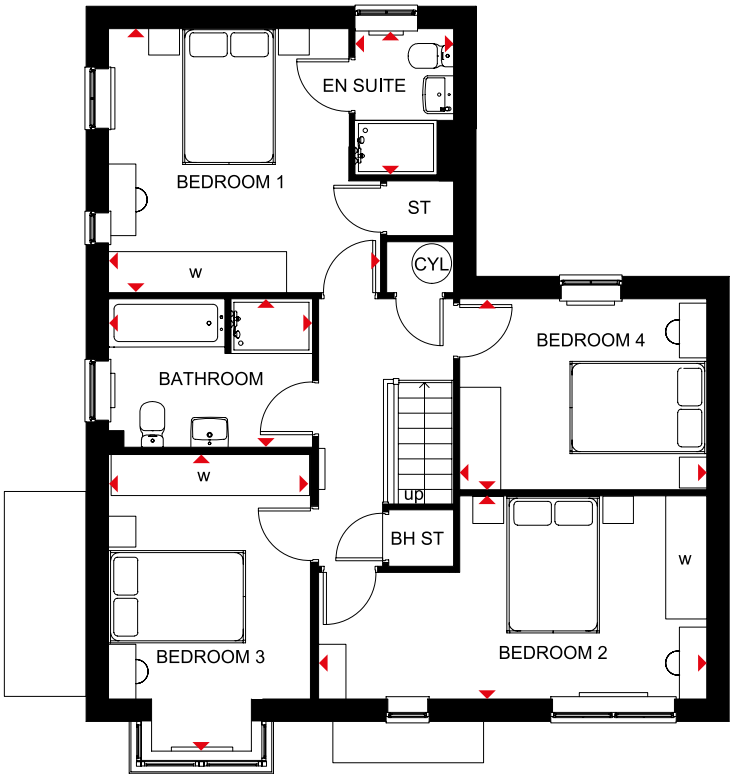
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate bay-fronted dining room and study are also on the ground floor
- Upstairs are four double bedrooms, the main 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	3635 x 4113mm	11'1" x 13'5"
WC	860 x 1651mm	2'10" x 5'5"
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 2138mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 4287mm	9'8" x 14'1"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

(Approximate dimensions)

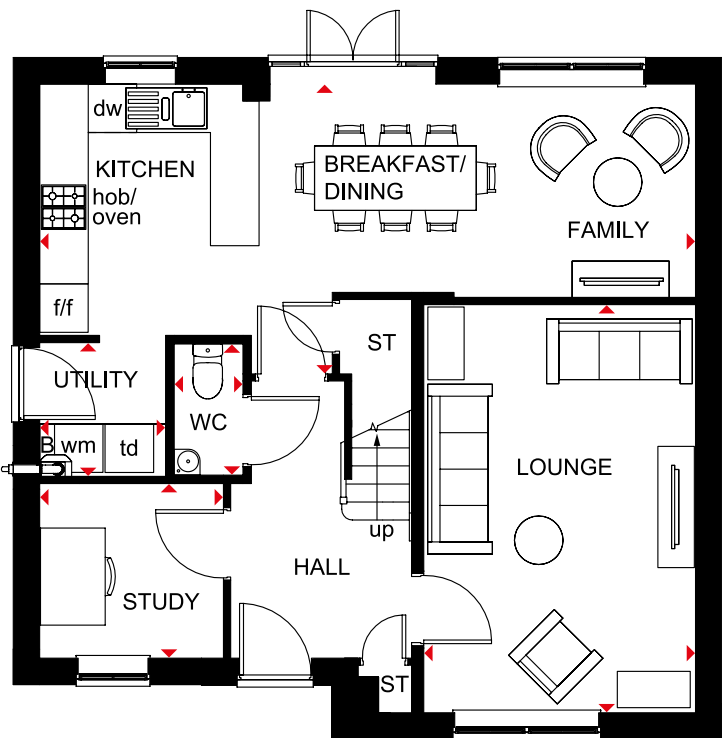
KEY	B	Boiler	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	wm	Washing machine space	td	Tumble dryer space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space	w	Wardrobe space		

RADLEIGH

4 BEDROOM DETACHED HOME



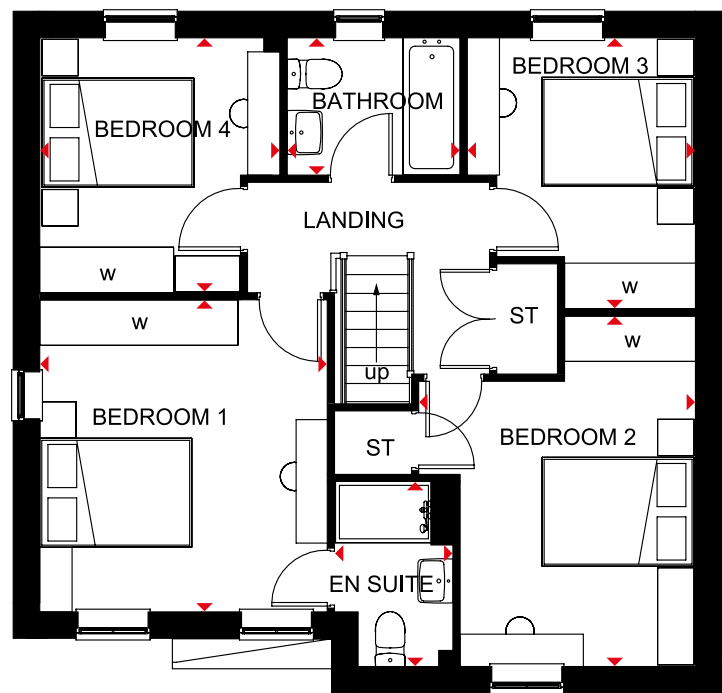
- A bright and airy four bedroom family home
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

[Approximate dimensions]

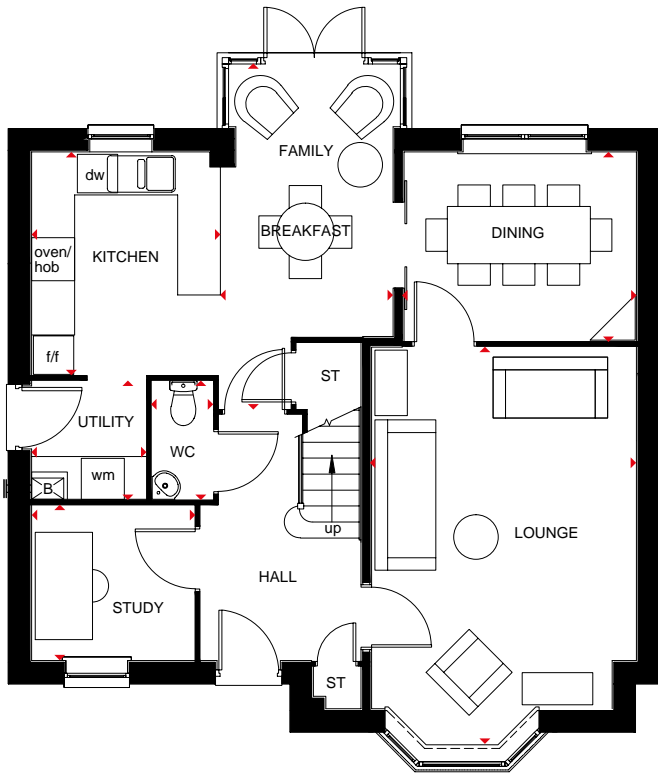
KEY			
B	Boiler	wm	Washing machine space
ST	Store	w	Wardrobe space
CYL	Cylinder	f/f	Fridge/freezer space
dw	Dishwasher space	td	Tumble dryer space
◀▶	Dimension location		

CAMBRIDGE

4 BEDROOM HOME



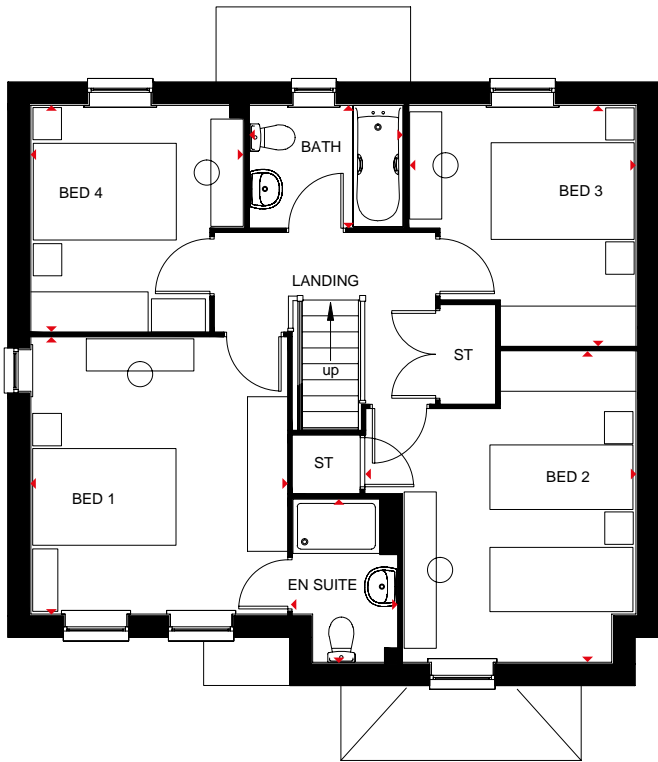
- A beautiful detached family home featuring stylish kitchen with breakfast/family area and a glazed bay leading to the garden
- Spacious bay-fronted lounge, dining room and study complete the ground floor
- The first floor comprises main bedroom with en suite shower room, three further double bedrooms and family bathroom



Ground Floor

Lounge	5577 x 3700mm	18'4" x 12'2"
Kitchen	3111 x 2675mm	10'2" x 8'9"
Breakfast/ Family	4822 x 2377mm	15'10" x 7'10"
Dining	3250 x 2628mm	10'8" x 8'7"
Utility	1659 x 1595mm	5'5" x 5'3"
WC	1655 x 850mm	5'5" x 7'9"
Study	2276 x 2161mm	7'6" x 7'1"

(Approximate dimensions)



First Floor

Bedroom 1	3860 x 3562mm	12'8" x 11'8"
En suite	2279 x 1451mm	7'6" x 4'9"
Bedroom 2	4338 x 3776mm	14'3" x 12'5"
Bedroom 3	3352 x 3163mm	11'0" x 10'4"
Bedroom 4	3154 x 2964mm	10'4" x 9'8"
Bathroom	2137 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

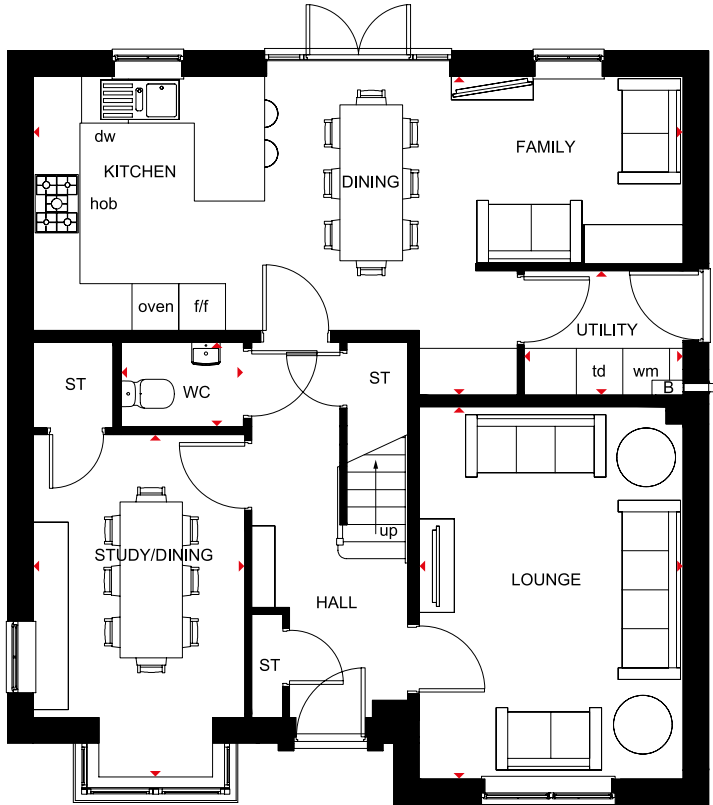
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

LAMBERTON

5 BEDROOM HOME



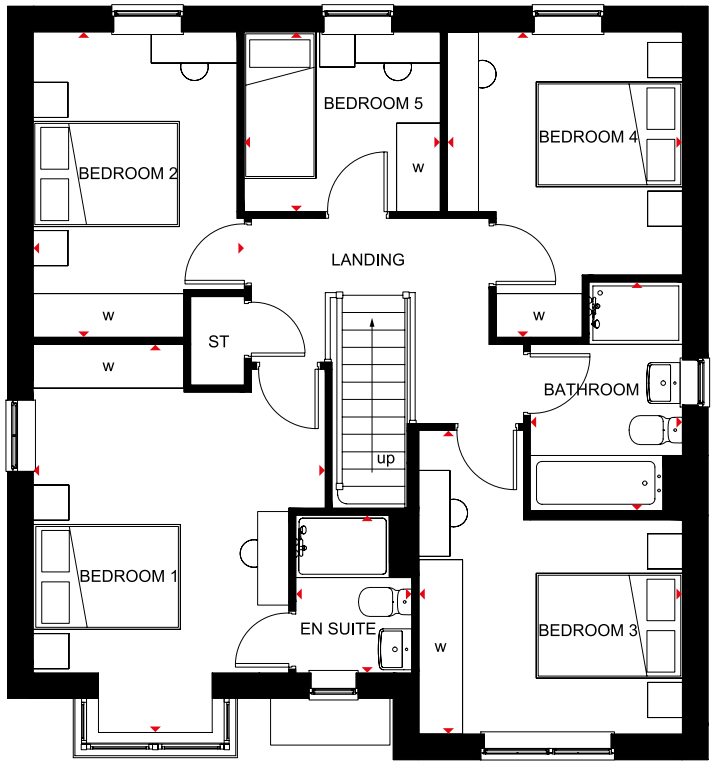
- Spacious family home where flexibility is key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms – the main with en suite – a single bedroom and the family bathroom with shower separate are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 14'8"
Kitchen/Dining/Family	8335 x 4088mm	27'4" x 13'4"
Study/Dining	2712 x 4340mm	8'10" x 14'2"
Utility	2039 x 1595mm	6'8" x 5'2"
WC	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4927mm	12'1" x 16'1"
En Suite	1490 x 2023mm	4'10" x 6'7"
Bedroom 2	2713 x 3921mm	8'10" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'10" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'6"
Bathroom	1953 x 2931mm	6'4" x 9'7"

(Approximate dimensions)

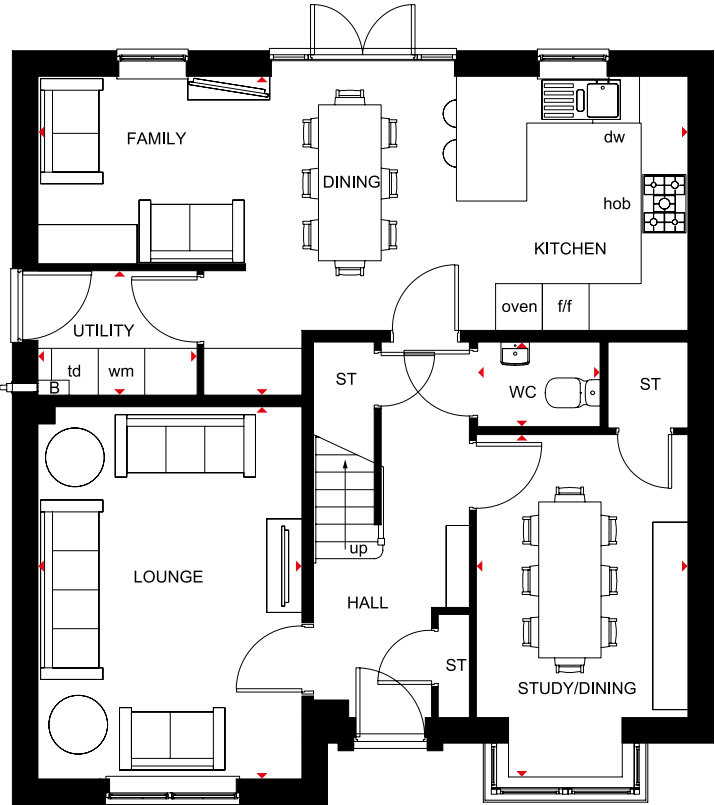
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
		wm	td	Washing machine space		

LAMBERTON

5 BEDROOM HOME



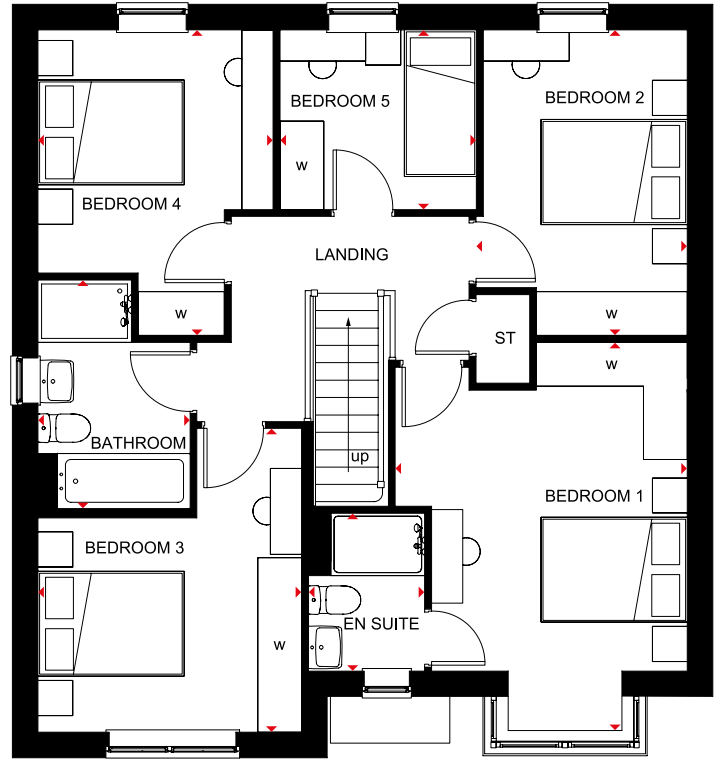
- Spacious family home where flexibility is key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms - the main with en suite – a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 14'8"
Kitchen/ Family/Dining	8335 x 4340mm	27'4" x 14'2"
Study/Dining	2712 x 4340mm	8'10" x 14'2"
Utility	2039 x 1595mm	6'8" x 5'2"
WC	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

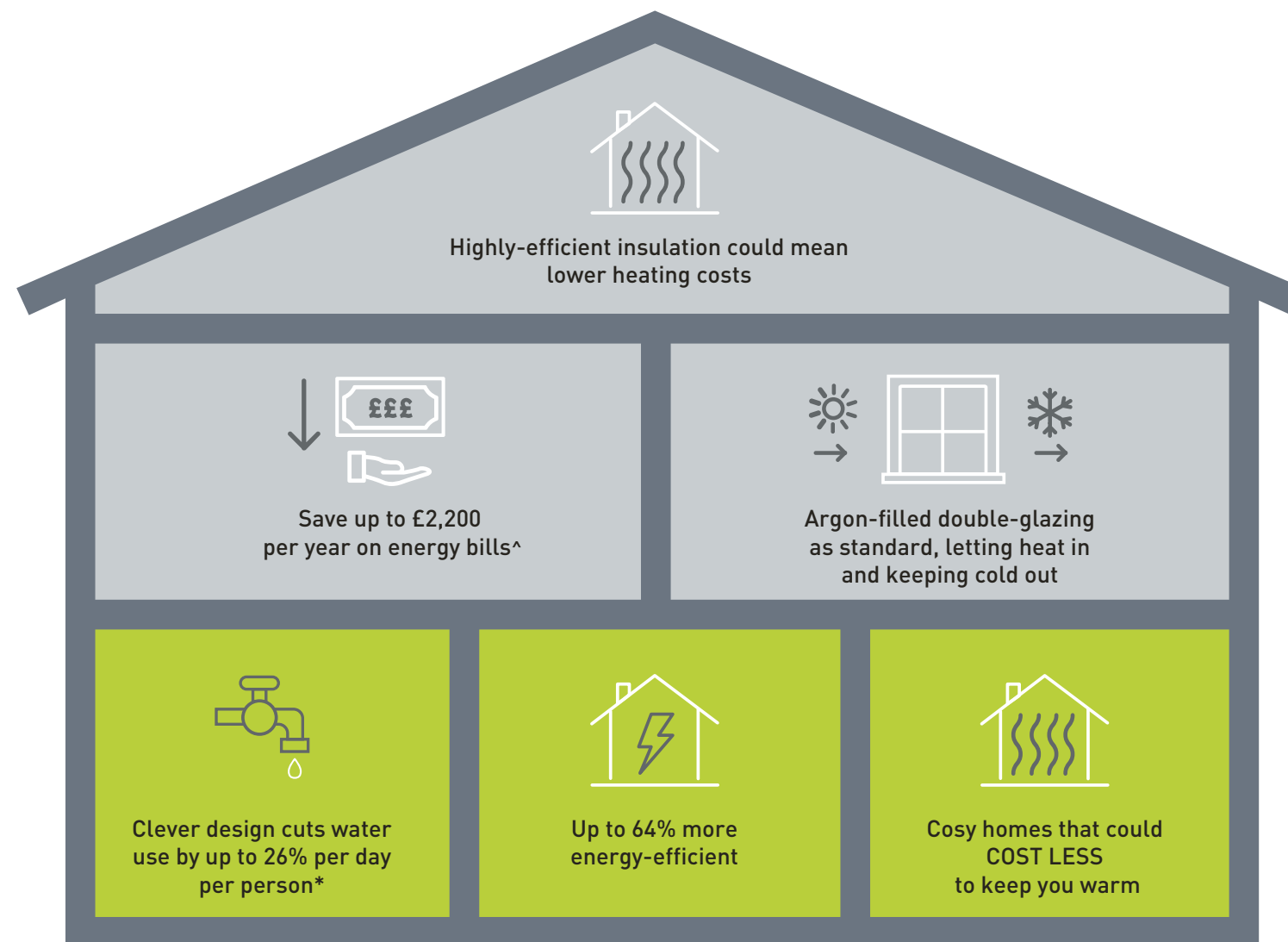
Bedroom 1	3750 x 4927mm	12'3" x 16'1"
En Suite	1490 x 2023mm	4'10" x 6'7"
Bedroom 2	2713 x 3921mm	8'10" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'10" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'6"
Bathroom	1953 x 2931mm	6'4" x 9'7"

(Approximate dimensions)

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

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



^Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

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CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



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. New Lubbesthorpe is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. *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. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). *We are the only major national housebuilder to be awarded this key industry award 12 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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.



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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.