



WIGSTON MEADOWS



0333 355 8488
barratthomes.co.uk



BARRATT
— HOMES —

WELCOME TO WIGSTON MEADOWS

LOCAL AREA

Wigston Meadows offers a semi-rural location on the outskirts of Wigston, providing you with easy access to surrounding suburbs and the city. Your new home is just a five-minute drive from Wigston town centre, where you'll find a family butchers, a number of cafés, coffee shops, numerous restaurants and supermarkets for all of your shopping essentials.

You'll benefit from excellent transport links. There is the A6 travelling north to Leicester city centre and south towards the historic town of Market Harborough. You can also easily access junction 21 of the M1, travelling both northbound and southbound, and junction 3 of the M69, travelling towards Coventry. If you want to leave the car at home; South Wigston train station offers direct trains to Leicester City Centre and Birmingham New Street in under an hour.



LOCAL AMENITIES

Just a short drive from your new home at Wigston Meadows, you'll find a Tesco superstore, a Lidl and a Sainsbury's for all of your weekly essentials. Wigston is also home to a post office, doctor's surgery and a number of dental practices. For fitness enthusiasts, Wigston has a number of gyms and leisure facilities, offering a range of classes and swimming pools.

For families with children, Wigston has a number of nurseries and schools. If you're after higher education, Wigston College and NWSLC College are close by. Just 20 minutes away from your new home, you'll also find De Montfort University and the University of Leicester.



OUT AND ABOUT

Living at Wigston Meadows, you are never too far from the hustle and bustle of nearby cities. Just a short drive away is Leicester city centre, which is home to Highcross Shopping Centre and its collection of high street stores. You will also find the Showcase Cinema De Lux showing all of the latest releases.

If you're after some fun with friends and family, there are a number of restaurants and bars to enjoy. Also, a short drive away, you'll find Foxton Locks and Wigston Maze.



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BARRATT
HOMES

WIGSTON MEADOWS AMENITIES



NURSERIES

Wigston Menphys Nursery School
Launceston Road, Wigston, Leicester LE18 2FR

Little Fishes
Horsewell Ln, Wigston LE18 2HR

PRIMARY SCHOOLS

Little Hill Primary School
Launceston Rd, Wigston LE18 2GZ

The Meadow Community Primary School
Meadow Way, Wigston LE18 3QZ

SECONDARY SCHOOLS

Wigston Academy
Station Rd, Wigston LE18 2DH

HOSPITAL

Leicester Royal Infirmary
Infirmary Square, Leicester LE1 5WW

DOCTORS

Wigston Central Surgery
10 Abington Cl, Wigston LE18 2EW

South Wigston Health Centre
80 Blaby Rd, Wigston LE18 4SE

PHARMACIES

Boots
27 Bell St, Wigston LE18 1AD

Little Hill Pharmacy
3-4 House, Launceston, Launceston Rd, Wigston LE18 2GL

UNIVERSITIES

University of Leicester
University Rd, Leicester LE1 7RH

De Montfort University
Gateway House, Leicester LE1 9BH

POST OFFICE

Wigston Post Office
Bell St, Wigston LE18 1AD

SUPERMARKETS

Sainsbury's
22 Bell St, Wigston LE18 1AD

ALDI
Bull Head St, Wigston LE18 1PA

Tesco
Blaby Rd, South Wigston, Wigston LE18 4SE

GYM

FitTogether
14 Long St, Wigston LE18 2BP

Wigston Pool And Fitness Centre
Station Rd, Wigston LE18 2DP

PETROL STATION

Esso
Bull Head Street, Wigston LE18 1PA

Tesco Petrol Station
Blaby Rd, South Wigston, Wigston LE18 4SE

RAILWAY AND BUS INFORMATION

On Newton Lane you will find the nearest bus stop with services to Leicester and Wigston.

Your nearest railway station is South Wigston, offering services to Birmingham and Leicester. For London, Leicester train station is just a 15 minute drive.



WIGSTON MEADOWS



GIVING NATURE A HOME

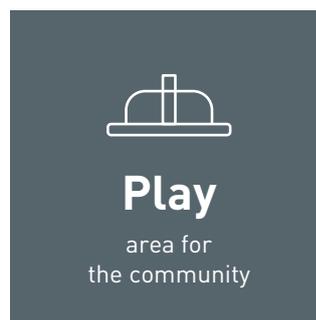
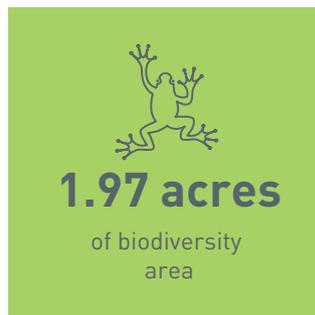
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



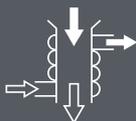
ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

Our homes at Wigston Meadows include a number of features that could reduce your energy use and lower your bills



Waste Water Heat Recovery Systems



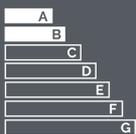
Argon-filled double-glazing



Improved Ventilation



Flue Gas Heat Recovery



A/B EPC Rating



Electric car charging point



Photovoltaic panels



Highly-efficient insulation

WIGSTON MEADOWS

North



- **Kenley**
2 bedroom home
- **Maidstone**
3 bedroom home
- **Moresby**
3 bedroom home
- **Buchanan**
3 bedroom home
- **Denby**
3 bedroom home
- **Ennerdale**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Kingsville**
3 bedroom home
- **Queensbury**
3 bedroom home
- **Haversham**
3 bedroom home
- **Kennford**
4 bedroom home
- **Hemsworth**
4 bedroom home
- **Radleigh**
4 bedroom home
- **Alfreton**
4 bedroom home
- **Fallow**
5 bedroom home
- **Marlowe**
5 bedroom home
- **Affordable Housing**

- BS **Bin Store**
- SS **Substation**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**

Photovoltaic Panels

Photovoltaic panels are included on every home



Electric Vehicle Charging

Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations



Giving nature a home on this development:

- Bird Box**
- Starling Nest Box**
Selected plots*
- Bat Box**
- Enclosed Bat Box**
Selected plots*
- Swift Nesting Brick Sparrow Terrace**
Selected plots*
- Hedgehog Highway**
Selected plots*

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

Play Area



Mature Trees



New Tree Line



Attenuation Basin



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Wigston Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



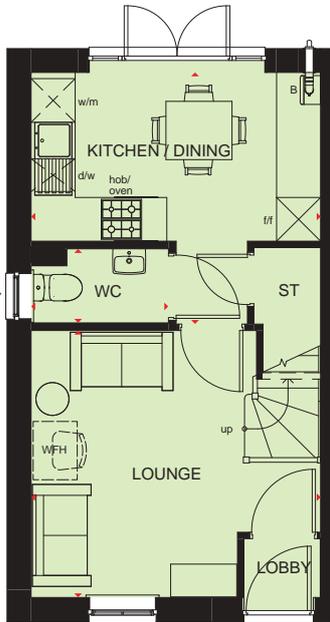
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

KEY
 B Boiler
 ST Store
 BH/ST Bulkhead Store

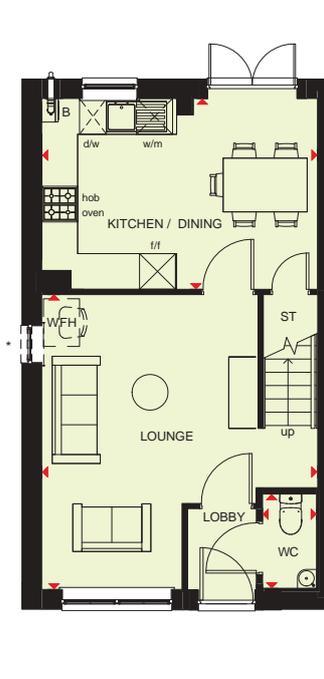
w/m Washing machine space
 d/w Dishwasher space
 f/f Fridge/freezer space

WFH Working from home space
 W Wardrobe space
 ◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME

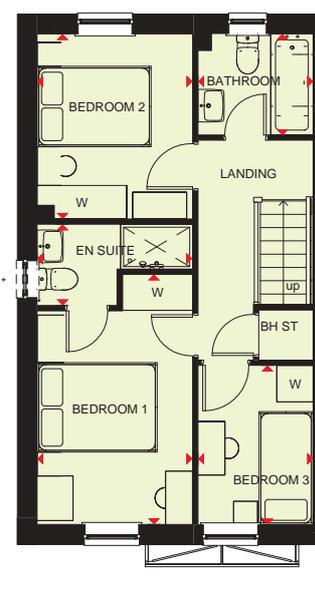


Ground Floor

Lounge	4598 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

(Approximate dimensions)

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



First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

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

KEY

B Boiler
ST Store
BH/ST Bulkhead Store

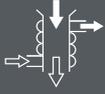
wm Washing machine space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location

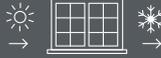


MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



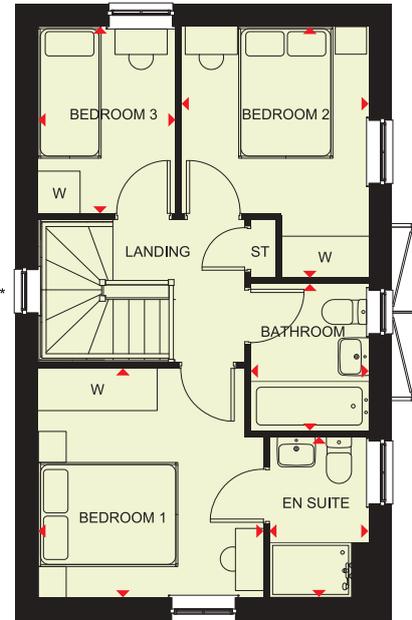
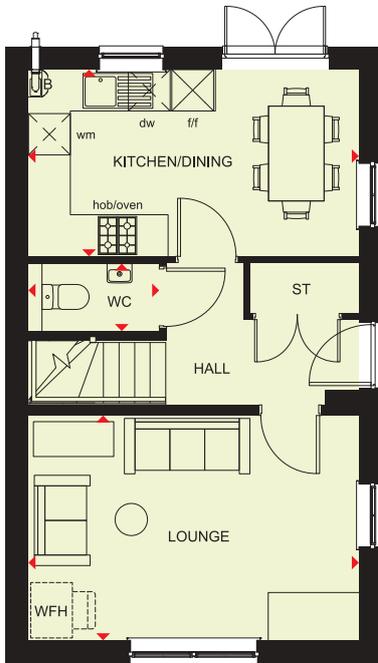
Photovoltaic panels



Highly-efficient insulation



Electric car charging point



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"

First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

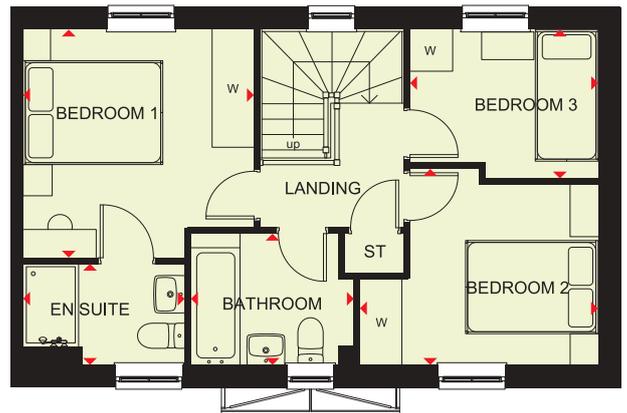
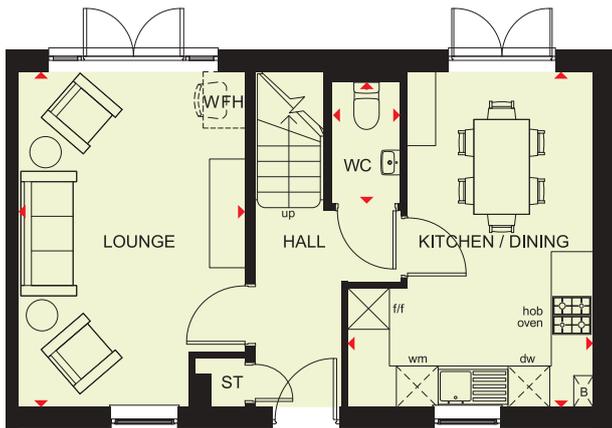
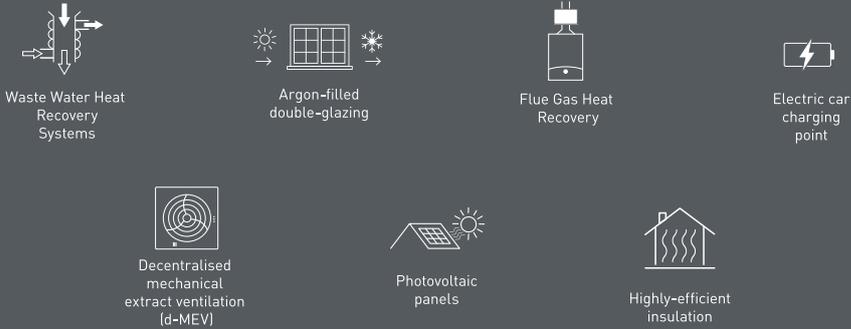
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

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



BUCHANAN

3 BEDROOM HOME



Ground Floor

Lounge	3248 x 4843 mm	10'8" x 15'11"
Kitchen/Dining	3521 x 4848 mm	11'7" x 15'11"
WC	964 x 1754 mm	3'2" x 5'9"

[Approximate dimensions]

First Floor

Bedroom 1	3310 x 3293 mm	10'10" x 10'10"
En Suite	2319 x 1462 mm	7'7" x 4'10"
Bedroom 2	3413 x 2831 mm	11'2" x 9'3"
Bedroom 3	2696 x 2150 mm	8'10" x 7'1"
Bathroom	2335 x 1900 mm	7'8" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	f/f	Fridge/freezer space	WFH	Working from home space		



DENBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



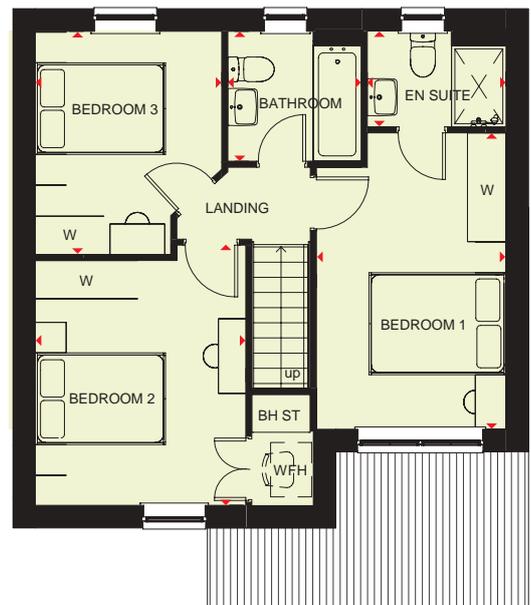
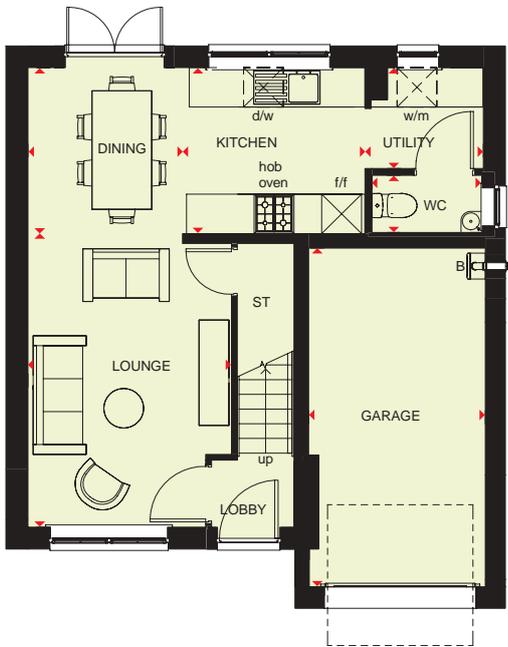
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"
Garage	2663 x 5142mm	8'9" x 16'10"

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 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

KEY B Boiler
ST Store
BH/ST Bulkhead Store

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

WFH Working from home space
w Wardrobe space
◀▶ Dimension location



ENNERDALE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



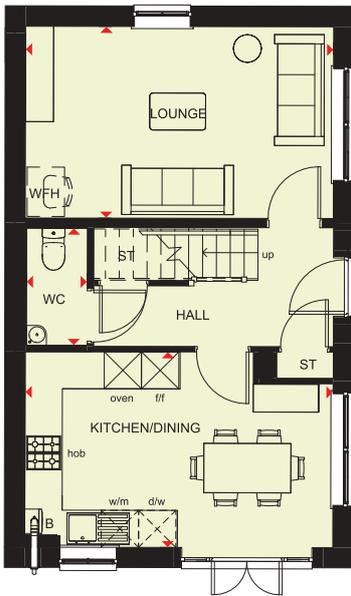
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



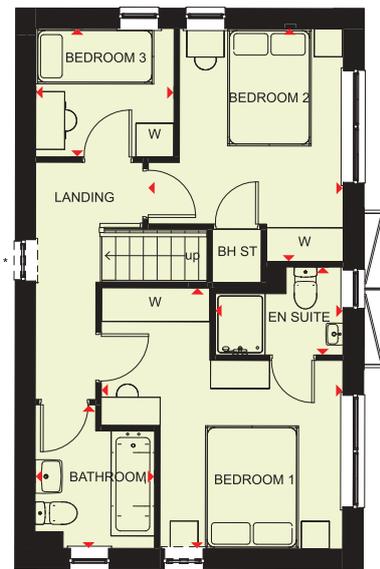
Highly-efficient insulation



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	911 x 1929 mm	2'10" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	3893 x 4239 mm	12'9" x 13'11"
En suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

(Approximate dimensions)

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

KEY	B	Boiler	d/w	Dishwasher space	BH ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	w/m	Washing machine space	WFH	Working From Home space	◀▶	Dimension location



LUTTERWORTH

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



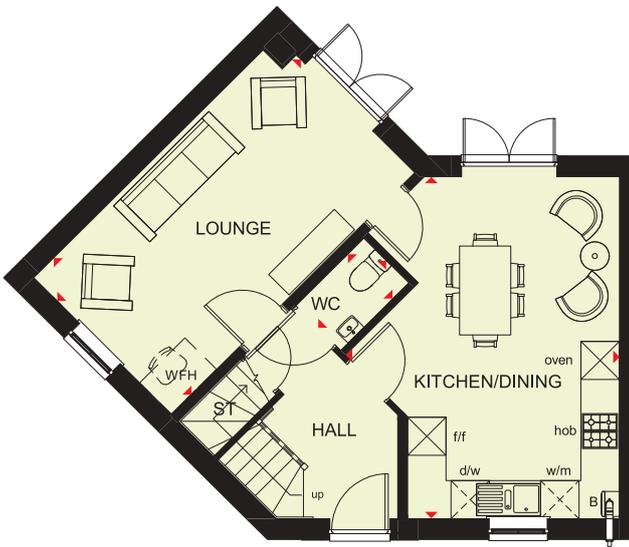
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

(Approximate dimensions)

First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	f/f	Fridge/freezer space	WFH	Working from home space		



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



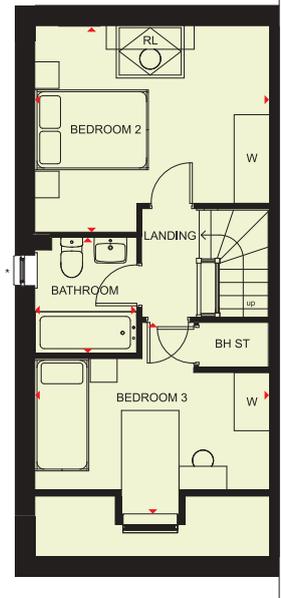
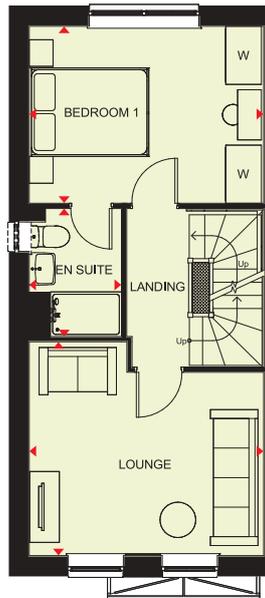
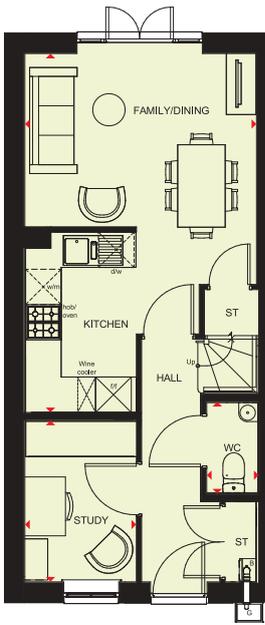
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Family/Dining	3903 x 4757 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

[Approximate dimensions]

First Floor

Lounge	3940 x 3632 mm	12'11" x 11'11"
Bedroom 1	3903 x 2998 mm	12'10" x 9'10"
En suite	1551 x 2169 mm	5'1" x 7'1"

[Approximate dimensions]

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

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3263 mm	12'11" x 10'8"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

[Approximate dimensions]

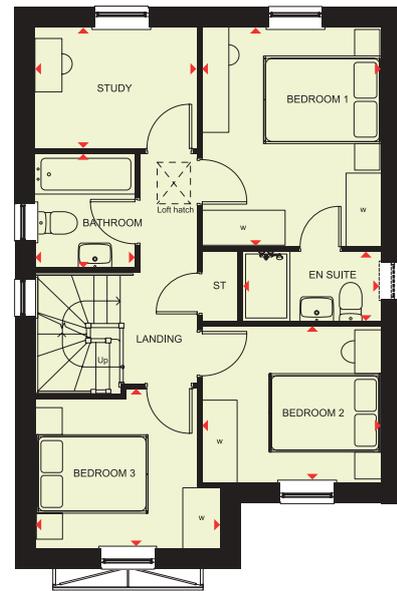
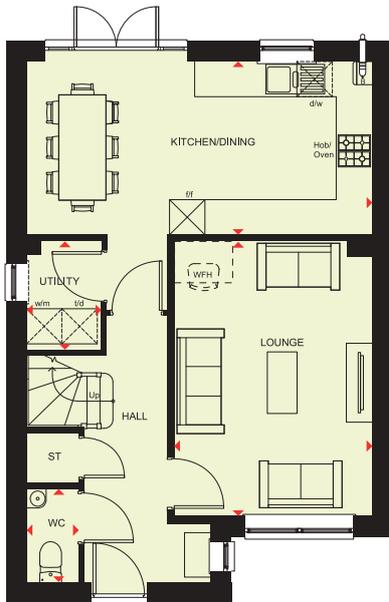
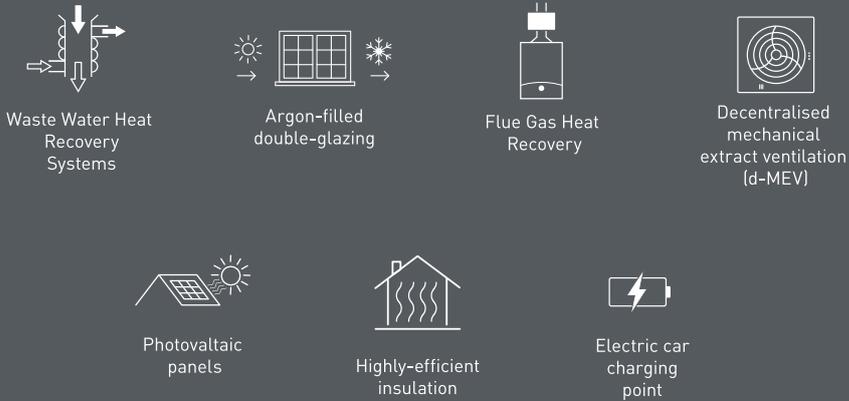
*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

KEY	B	Boiler	w/m	Washing machine space	RL	Roof light
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location



QUEENSBURY

3 BEDROOM HOME



Ground Floor

Hall	2155 x 4566 mm	7'1" x 14'12"
Stairs	1000 x 6000 mm	3'3" x 19'8"
Lounge	3362 x 4685 mm	11'0" x 15'4"
WC	856 x 1580 mm	2'10" x 5'2"
Utility	1273 x 1839 mm	4'2" x 6'0"
Kitchen/Dining	5854 x 4245 mm	19'2" x 13'11"

First Floor

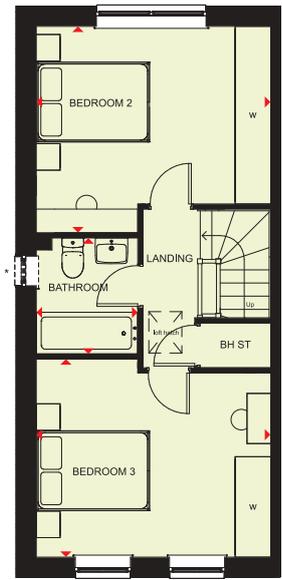
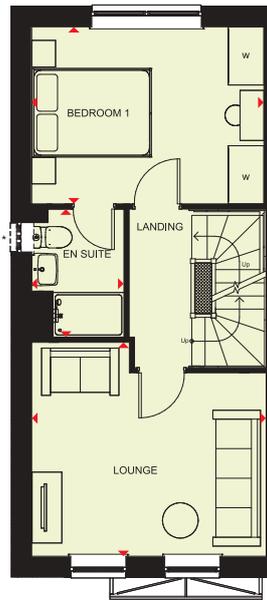
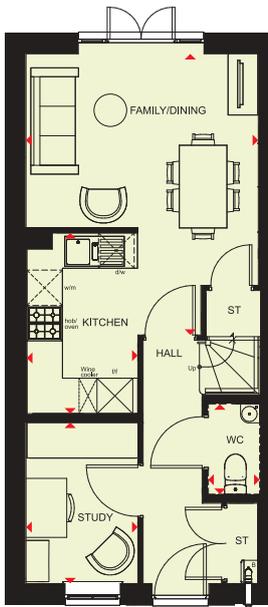
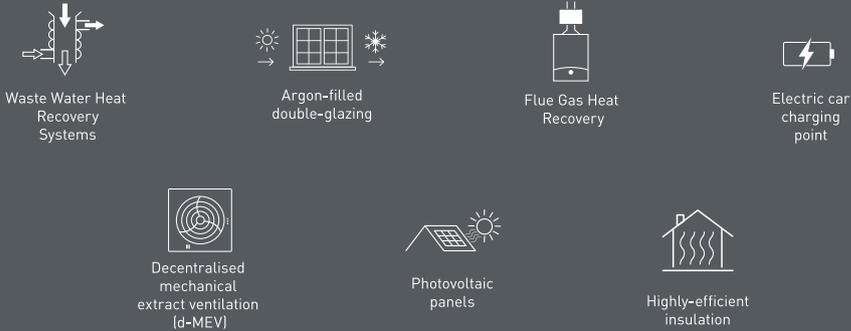
Bedroom 1 (Double)	3040 x 3747 mm	9'12" x 12'3"
Bedroom 2 (Double)	3040 x 2676 mm	9'12" x 8'9"
Bedroom 3 (Double)	3132 x 2733 mm	10'3" x 8'11"
En suite 1	2352 x 1194 mm	7'8" x 3'11"
Bathroom	1686 x 1957 mm	5'6" x 6'5"
Landing	1303 x 3937 mm	4'3" x 12'11"
Study Upstairs	2740 x 2071 mm	8'12" x 6'9"

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



HAVERSHAM

3 BEDROOM HOME



Ground Floor

Family/Dining	3902 x 4758 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

(Approximate dimensions)

First Floor

Lounge	3940 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En suite	1551 x 2169 mm	5'1" x 7'1"

(Approximate dimensions)

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

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

(Approximate dimensions)

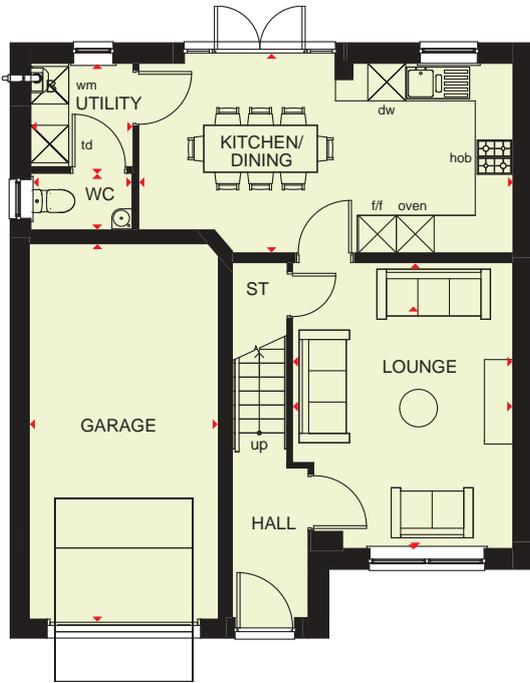
*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

KEY	B	Boiler	w/m	Washing machine space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	BH ST	Bulkhead store	d/w	Dishwasher space	◀▶	Dimension location



KENNFORD

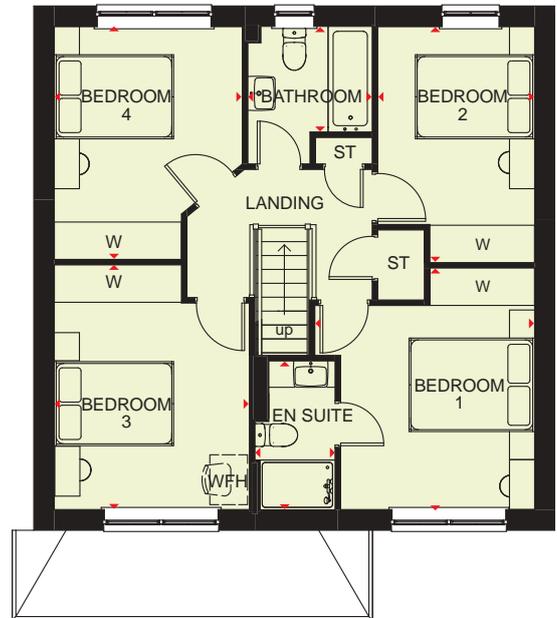
4 BEDROOM HOME



Ground Floor

Lounge	3495 x 4568mm	11'6" x 15'0"
Kitchen/Dining	5938 x 3030mm	19'6" x 9'11"
WC	1589 x 889mm	5'3" x 2'11"
Utility	1623 x 1652mm	5'4" x 5'5"
Garage	3000 x 6000mm	9'10" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3874mm	11'6" x 12'9"
En Suite	1276 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	3107 x 3926mm	10'2" x 12'11"
Bedroom 4	2994 x 3734mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

KEY B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



HEMSWORTH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3280 x 4892 mm	10'9" x 16'1"
Kitchen/Dining	5248 x 3297 mm	17'3" x 10'10"
WC	941 x 1559 mm	3'1" x 5'1"
Utility	2044 x 1593 mm	6'8" x 5'3"
Garage	3000 x 6025 mm	9'10" x 19'9"



First Floor

Bedroom 1	4219 x 4002 mm	13'10" x 13'2"
En suite	2010 x 1761 mm	6'7" x 5'9"
Bedroom 2	3107 x 3770 mm	10'2" x 12'4"
Bedroom 3	3169 x 3561 mm	10'5" x 11'8"
Bedroom 4	3126 x 3123 mm	10'3" x 10'3"
Bathroom	2151 x 1901 mm	7'1" x 6'3"

KEY	B	Boiler	d/w	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



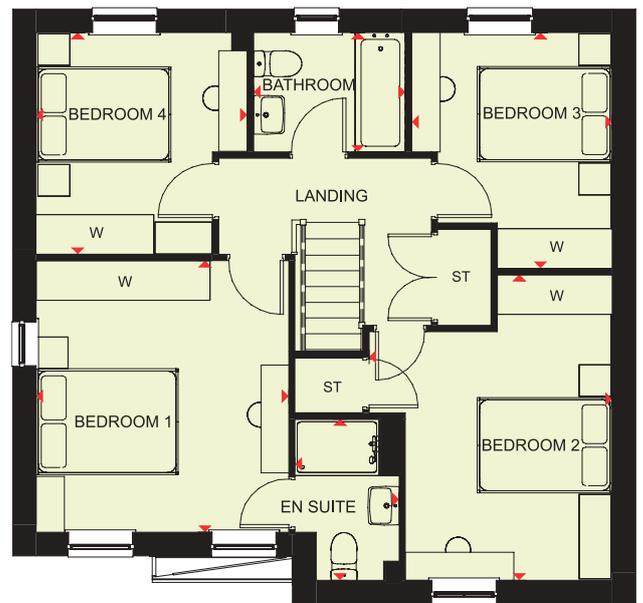
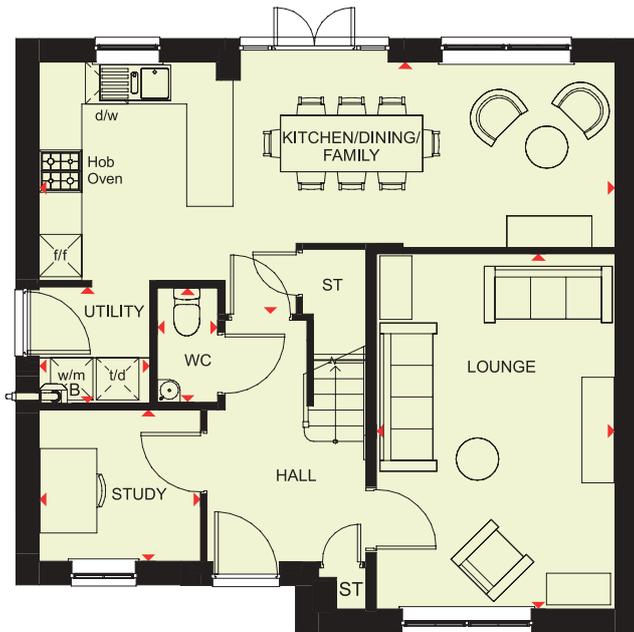
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3361 x 5041mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"

First Floor

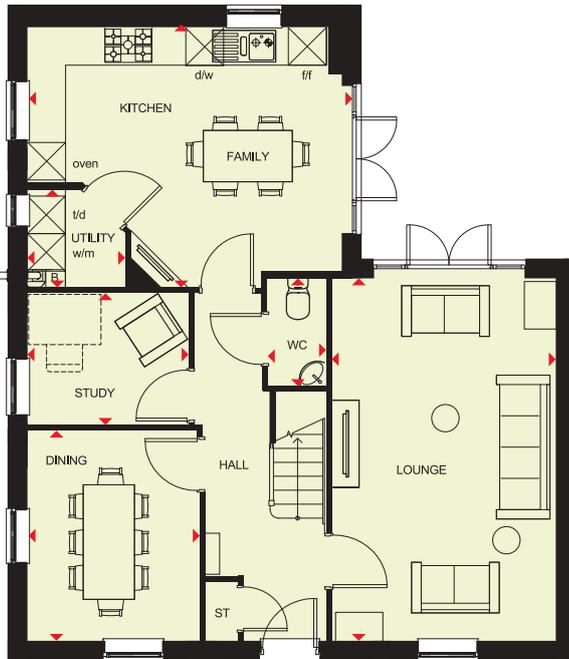
Bedroom 1	3557 x 3853mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

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



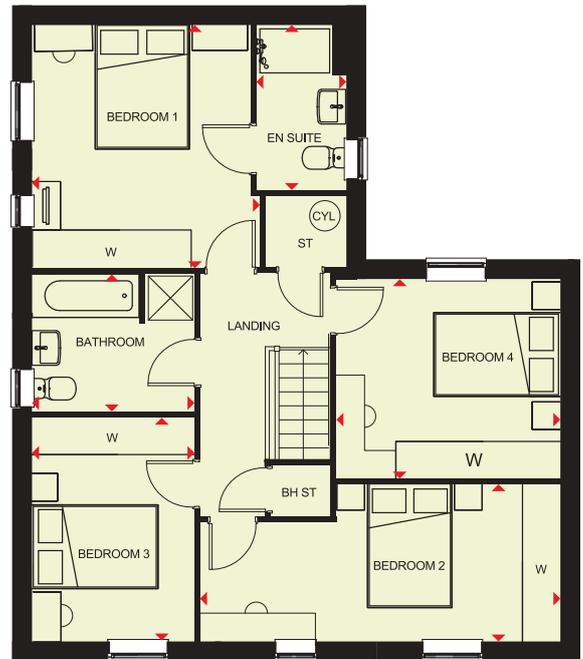
ALFRETON

4 BEDROOM HOME



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Family	4960 x 4133 mm	16'3" x 13'7"
Dining Room	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"



First Floor

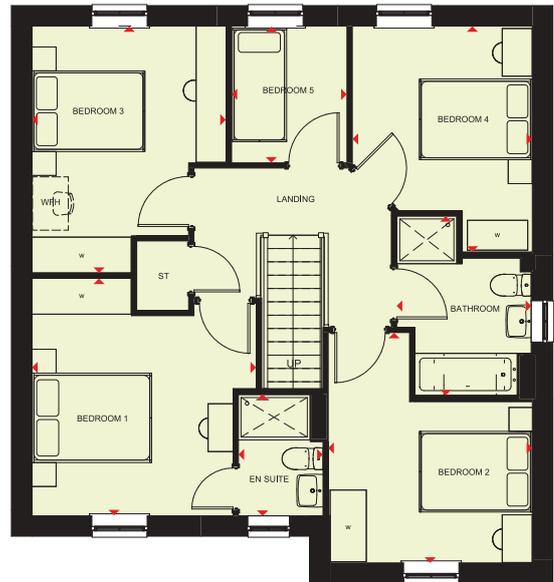
Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

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



FALLOW

5 BEDROOM HOME



Ground Floor

Lounge	3357 x 4693 mm	11'0" x 15'5"
Kitchen/Dining	6685 x 3961 mm	21'11" x 13'0"
Dining	2710 x 4107 mm	8'11" x 13'6"
WC	1485 x 1905 mm	4'10" x 6'3"
Utility	1503 x 2160 mm	4'11" x 7'1"

(Approximate dimensions)

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

First Floor

Bedroom 1	3725 x 3971 mm	12'3" x 13'0"
En Suite	1404 x 2042 mm	4'7" x 6'8"
Bedroom 2	3388 x 3854 mm	11'1" x 12'8"
Bedroom 3	3226 x 4133 mm	10'7" x 13'7"
Bedroom 4	2988 x 3780 mm	9'10" x 12'5"
Bedroom 5	1916 x 2289 mm	6'3" x 7'6"
Bathroom	2234 x 3003 mm	7'4" x 9'10"

(Approximate dimensions)

KEY	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



MARLOWE

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



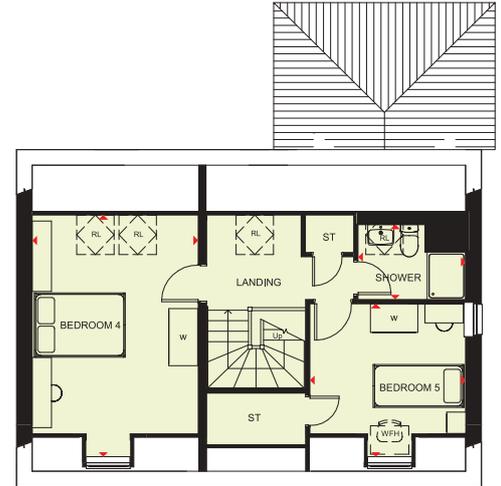
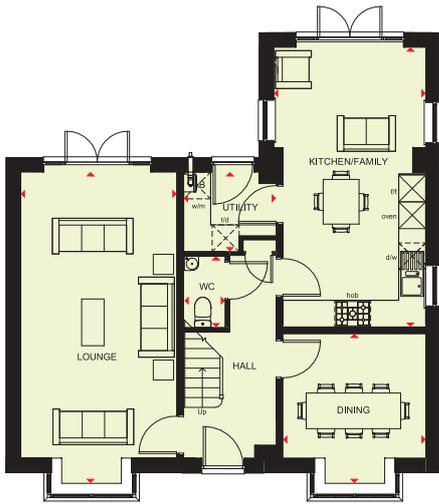
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3478 x 6988 mm	11'5" x 22'11"
Kitchen/Family	3384 x 6282 mm	11'1" x 20'7"
Dining	3184 x 3357 mm	10'5" x 11'0"
WC	909 x 1600 mm	3'0" x 5'3"
Utility	2061 x 1784 mm	6'9" x 5'10"

[Approximate dimensions]

First Floor

Bedroom 1	3184 x 6282 mm	10'5" x 20'7"
En suite 1	3384 x 2849 mm	11'1" x 9'4"
Bedroom 2	3483 x 3673 mm	11'5" x 12'1"
En suite 2	2062 x 1632 mm	6'9" x 5'4"
Bedroom 3	3483 x 2656 mm	11'5" x 8'9"
Bathroom	3096 x 1698 mm	10'2" x 5'7"

[Approximate dimensions]

Second Floor

Bedroom 4	3458 x 5078 mm	11'4" x 16'8"
Bedroom 5	3246 x 3214 mm	10'8" x 10'7"
Shower	2241 x 1576 mm	7'4" x 5'2"

[Approximate dimensions]

KEY	B	Boiler	w/m	Washing machine space	t/d	Tumble dryer space	w	Wardrobe space
	ST	Store	d/w	Dishwasher space	WFH	Working from home space	◀▶	Dimension location
	CYL	Cylinder	f/f	Fridge/freezer space	RL	Roof light		



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Our homes come with an NHBC warranty* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

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WIGSTON MEADOWS



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.



