



NEW LUBBESTHORPE



0333 355 8488
barratthomes.co.uk



BARRATT
HOMES

WELCOME TO NEW LUBBESTHORPE

LOCAL AREA

New Lubbethorpe is situated to the west of Leicester and boasts plenty of green rolling farmland and 75 acres of woodland for you and your family to explore. This development will form part of an exciting new community encompassing over 4,000 new homes, an employment park and 250 acres of open space.

The development also boasts fantastic transport links, not to mention the bus service that will link the development directly to Leicester city centre. Making it the perfect choice for working professionals and families alike.

LOCAL AMENITIES

Living at New Lubbethorpe you can enjoy being close to a variety of everyday conveniences, from a local doctor's surgery and a post office to a choice of two supermarkets nearby. Recreational facilities are plentiful with restaurants and local pubs just a short drive from your new home, not to mention Meridian Leisure Park which includes a Vue cinema, a Hollywood bowl and more! If you enjoy keeping active, Enderby Leisure Centre and David Lloyd are also close by.

OUT AND ABOUT

There's plenty to do in the surrounding area of New Lubbethorpe. Just a short drive away is Leicester, where you can shop till you drop at Leicester Highcross or stop for a bite to eat at one of the many restaurants in the centre. If the hustle and bustle isn't for you, then why not visit Fosse Shopping Park – it's just a stone's throw away from your new home and boasts high street stores and two large supermarkets. If retail therapy isn't your thing, 6 minutes from your new home is Kirby Muxloe golf club which has been established since 1893 and has a wealth of natural features around the course.

With Narborough train station just 3.5 miles away, you can travel to neighbouring towns and cities such as Birmingham and Nottingham. You will also find the M1, the M69 and the A47 are all close by, meaning you're never too far from the action.



barratthomes.co.uk



BARRATT
HOMES

NEW LUBBESTHORPE AMENITIES



NURSERY

Lilliput Montessori Day Nursery
Forest House Ln, Leicester LE3 3NU

Pindar Nursery
New Parks House, Pindar Rd, Leicester LE3 9RN

PRIMARY SCHOOLS

New Lubbethorpe Primary School
New Lubbethorpe Primary School, Tay Rd,
Leicester LE19 4BF

Stafford Leys Primary School
Stafford Leys, Leicester Forest East,
Leicester LE3 3LJ

Caldecote Community Primary School
164 Hallam Cres E, Braunstone Town,
Leicester LE3 1FF

Imperial Avenue Infant School
40 Imperial Ave, Leicester LE3 1AH

SECONDARY SCHOOLS AND COLLEGES

Ellesmere College Leicester
40 Braunstone Ln E, Leicester LE3 2FD

Fullhurst Community College
Imperial Ave, Leicester LE3 1AH

UNIVERSITIES

De Montfort University
Gateway House, Leicester LE1 9BH

University of Leicester
University Rd, Leicester LE1 7RH

HOSPITALS

Leicester Royal Infirmary
Infirmary Square, Leicester LE1 5WW

Glenfield Hospital
Groby Rd, Leicester LE3 9QP

DOCTORS

Warren Lane Surgery
Warren Ln, Leicester Forest East,
Leicester LE3 3LW

DENTISTS

Winchester Avenue Dental Surgery
Dental Surgery, 34 Winchester Ave,
Leicester LE3 1AU

Forest House Dental Practice
Dental Surgery, 530 Braunstone Ln,
Leicester LE3 3DH

LIBRARY

Leicester Forest East Library
76 Rushmere Walk, Stafford Leys,
Leicester LE3 3PD

PHARMACIES

Saffron Pharmacy
Unit 1, Warren Court, Warren Ln,
Leicester LE3 3LW

Thorpe Astley Pharmacy
3 Lakin Dr, Thorpe Astley, Leicester LE3 3RU

POST OFFICE

Leicester Forest East Post Office
18 Hinckley Rd, Leicester LE3 3GH

Blaby Post Office
1 Leicester Road, Blaby, Leicester, LE8 4GR

SUPERMARKETS

Morrisons
Station Road, Glenfield, Leicester LE3 8BQ

Sainsbury's
Grove Farm Triangle, Enderby Leicester LE19 1WT

Tesco Express
Penrice Garage, Hinckley Road,
Leicester Forest East, Leicester LE3 3JT

Central Co-op Food
2 Hinckley Road, Leicester LE3 3GH

ALDI
Meridian Way, Braunstone Town,
Leicester LE19 1LW

LEISURE CENTRE

David Lloyd Leicester Meridan
Meridian Leisure Park, Lubbethorpe Way,
Leicester LE19 1JZ

Pure Gym
166 Walnut St, Leicester LE2 7GR

RAILWAY AND BUS

Leicester Central Railway Station
Great Central St, Leicester LE1 4JT

Leicester to Burton on Trent Railway Line
Hinckley Rd, Leicester LE3 6SJ

St Margaret's Bus Station
Gravel St, Leicester LE1 3AQ



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.



Bee-friendly

planting



49

new trees
planted



1,462+

new sapling
hedgerows planted



Hedgehog

highways



Electric

car charging points



Timber

frame homes



Solar

or photovoltaic
panels

barratthomes.co.uk



BARRATT
HOMES

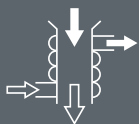
ENERGY-EFFICIENT HOMES

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 New Lubbesthorpe include a number of features that could reduce your energy use and lower your bills



Waste Water Heat
Recovery Systems



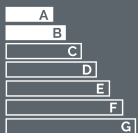
Argon-filled
double-glazing



Improved
Ventilation



Flue Gas Heat
Recovery



A/B EPC
Rating



Electric car
charging point



Photovoltaic
panels



Highly-efficient
insulation

BEDALE

2 BEDROOM TERRACED HOME


Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing

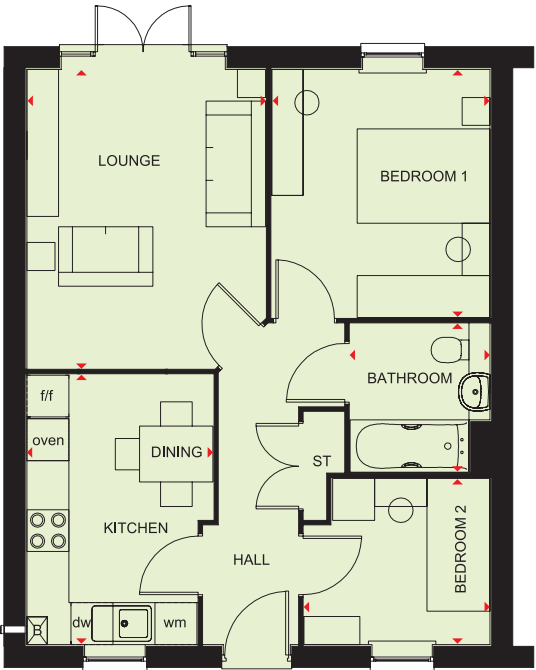

Flue Gas Heat
Recovery


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels


Highly-efficient
insulation


Electric car
charging
point



Dimensions

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



DENFORD

2 BEDROOM HOME

Waste Water Heat
Recovery Systems

Argon-filled
double-glazing

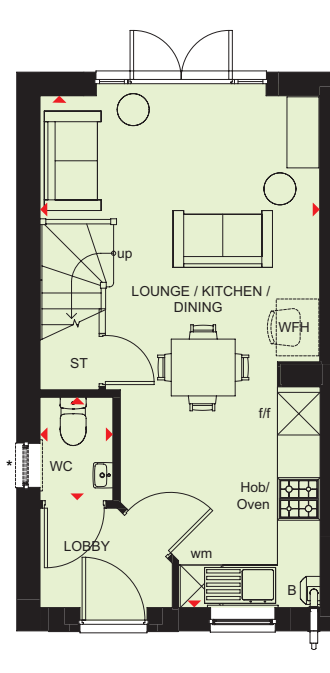
Flue Gas Heat
Recovery

Electric car
charging point

Decentralised
mechanical extract
ventilation (d-MEV)

Photovoltaic
panels

Highly-efficient
insulation

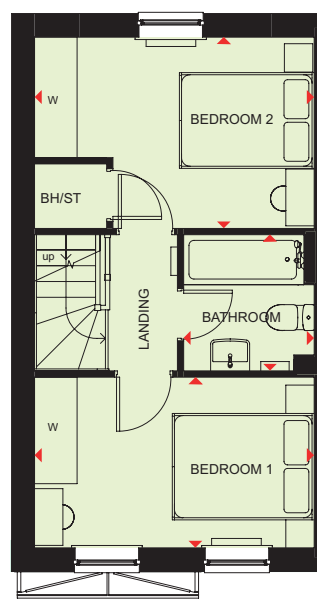


Ground Floor

Lounge / Dining / Kitchen	3938 x 7205mm	12'11" x 23'8"
WC	1009 x 1456mm	3'4" x 4'9"

[Approximate dimensions]

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



First Floor

Bedroom 1	3943 x 2407mm	12'11" x 7'11"
Bedroom 2	3943 x 2697mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[Approximate dimensions]

KEY

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BH/ST	Bulkhead Store	WFH	Working from home space

w Wardrobe space
◀▶ Dimension location



KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



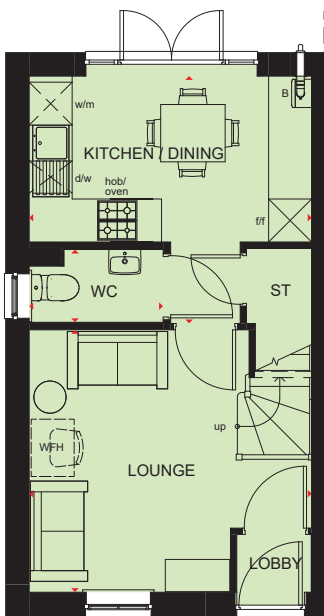
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

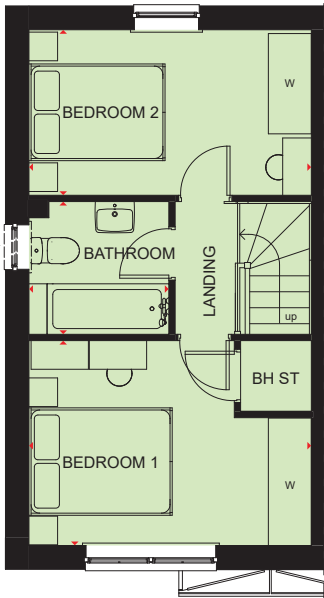


Ground Floor

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



ELLERTON

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



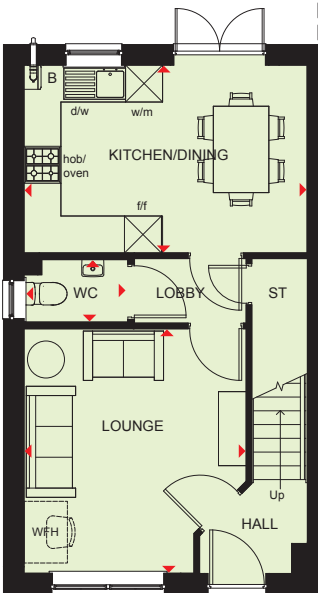
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System

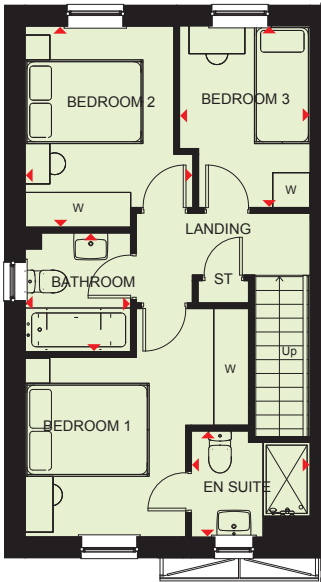


Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

[Approximate dimensions]

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



Ground Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[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

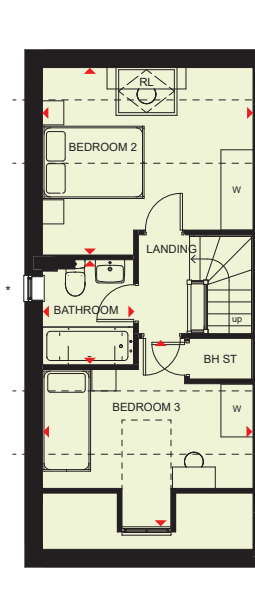
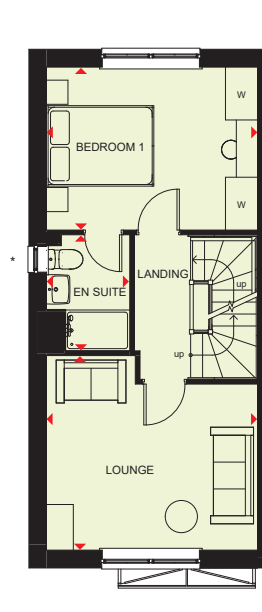
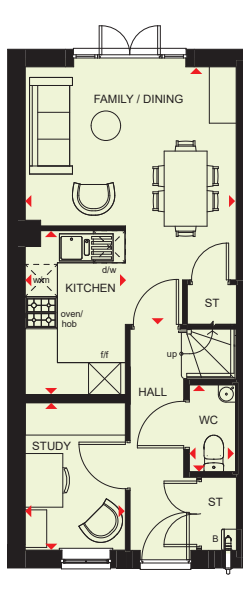
dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



KINGSVILLE

3 BEDROOM HOME



Ground Floor

Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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

Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

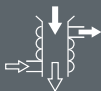
KEY

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




LUTTERWORTH


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	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		



MORESBY

3 BEDROOM HOME


Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing

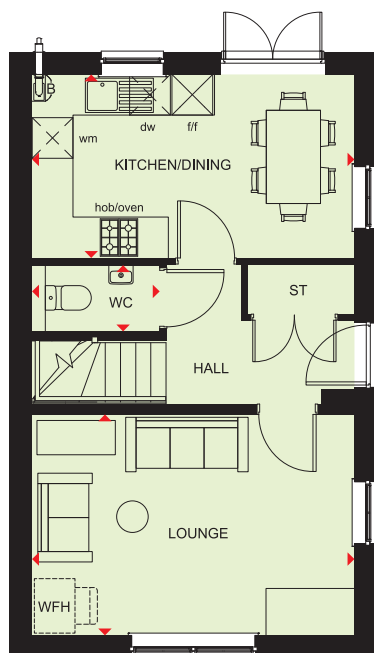
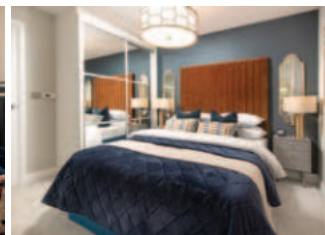

Flue Gas Heat
Recovery


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels

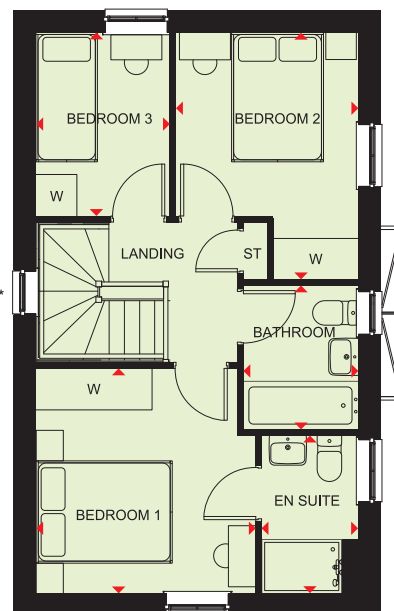

Highly-efficient
insulation


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		



QUEENSBURY

3 BEDROOM HOME


Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing

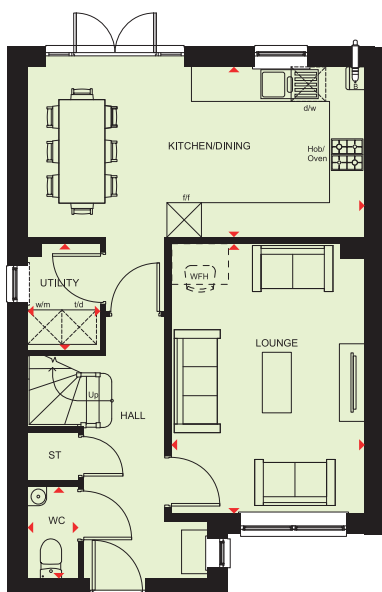

Flue Gas Heat
Recovery


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels

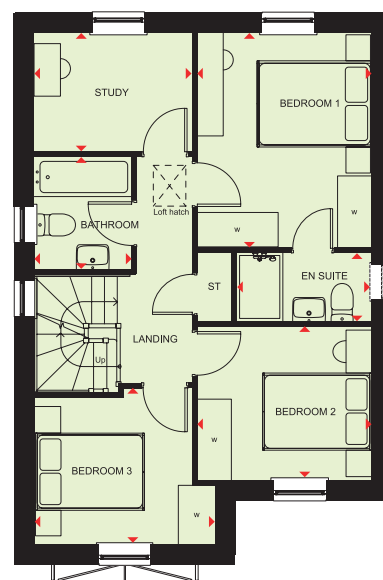

Highly-efficient
insulation


Electric car
charging
point



Ground Floor

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
ST	Store
wm	Washing machine space

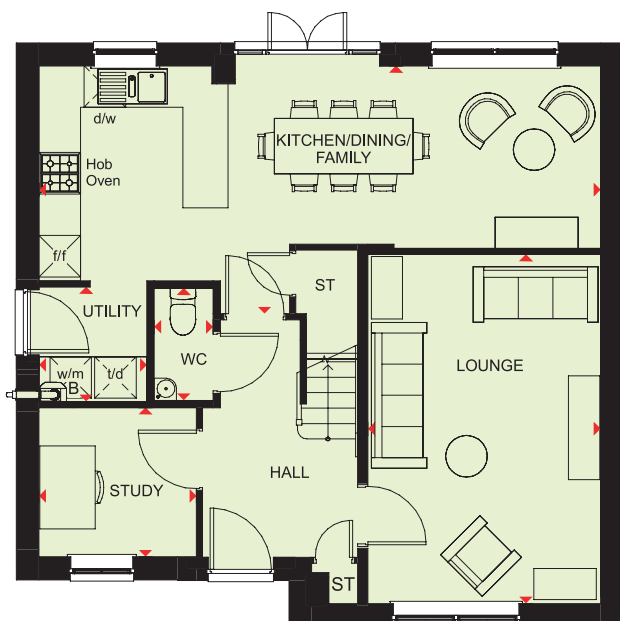
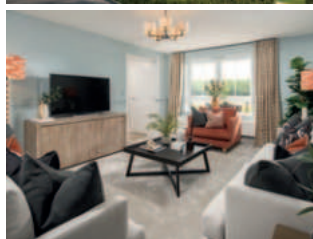
dw	Dishwasher space
f/f	Fridge/freezer space
td	Tumble dryer space

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



RADLEIGH

4 BEDROOM HOME



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
	ST	Store
	wm	Washing machine space

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

w	Wardrobe space
◀▶	Dimension location



FALLOW

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (M-EV)



Photovoltaic panels



Highly-efficient insulation



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]

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

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



MARLOWE

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



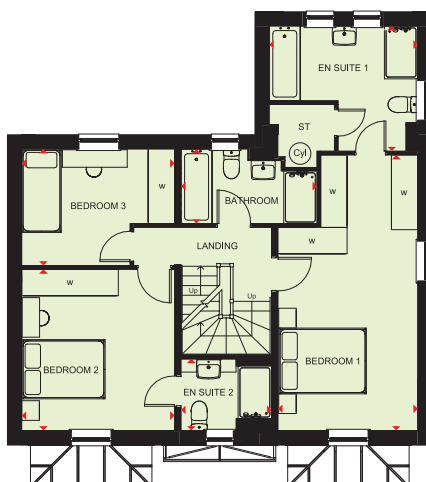
Decentralised mechanical extract ventilation (d-MEV)



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		





MOVEMAKER: WE COULD PAY YOUR ESTATE AGENT FEES

- Available for existing homeowners
- We agree an asking price for your current home after 2 independent valuations
- And then cover the estate agent costs

SCAN HERE TO
FIND OUT MORE



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

Talk to us to find out more



BARRATT
HOMES



PART EXCHANGE: WE COULD BE YOUR GUARANTEED BUYER

- Available to existing homeowners
- We could be your guaranteed buyer and offer fair value for your current property
- There will be no estate agent fees and no chain

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

SCAN HERE TO
FIND OUT MORE



Talk to us to find out more



BARRATT
HOMES



KEY WORKER DEPOSIT CONTRIBUTION: COULD SAVE YOU THOUSANDS

- Available to a wide range of Key Workers
- We could contribute thousands towards your deposit, speak to our Sales Adviser for further information

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

SCAN HERE TO
FIND OUT MORE



Talk to us to find out more



BARRATT
HOMES



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.



BARRATT
HOMES

