The Stables
NORTH KILWORTH

The Stables

AN EXCITING DEVELOPMENT OF NEW HOMES
ON THE OUTSKIRTS OF NORTH KILWORTH, LEICESTERSHIRE

BOWBRIDGE HOMES

Snowdon Homes Ltd

ATTRACTIVE AND HISTORIC

Tucked away in the tranquil South Leicestershire countryside

THE PRETTY VILLAGE of North Kilworth sits amid the rolling fields of south Leicestershire, close to the source of the Warwickshire Avon. It is a village full of character, interest and history going back to the Domesday Book. North Kilworth Bogs nature reserve is a small but unusual wetland site at the heart of the village. The nearby Grand Union Canal is great for walks along the towpath.

Kilworth Springs Golf Club, almost opposite The Stables, is a highly regarded course and welcomes diners as well as golfers; The White Lion on Lutterworth Road has a good reputation for food, live music and its friendly atmosphere. The semi-open air theatre at Kilworth House, just a mile from The Stables, is a spectacular venue for an evening out, while the historic regional centre of Market Harborough boasts good shopping, with many independents alongside the major brands, a local theatre and plenty of places to eat, including The Waterfront, situated on the canal basin,

St Andrew's CE Primary School (OFSTED Good) is a lively, well-regarded school very near to The Stables. The development is in the catchment of Welland Park Academy and Robert Smyth Academy, both in Market Harborough, and both also rated as Good by OFSTED.

The village is very well placed for the motorway network, with easy north–south and east–west routes, and good train services to St Pancras from Market Harborough in just under an hour and Rugby to Birmingham in 35 minutes.

The Stables is surrounded by beautiful, rolling countryside.

Computer generated image

Kilworth House Theatre, in the grounds of the Hotel, is a well-known local venue.

Computer generated image shows the street scene at The Stables.

WHO WE ARE

Working in partnership with you in mind

Bowbridge Homes and **Snowdon Homes** only create properties of which we can be proud. We build homes the way we think they should be built and that people aspire to live in. You can rest assured that each of our homes has been thoughtfully designed with a keen eye on the details that improve everyday life.

Working together at The Stables, we are able to offer the innovative and creative development for which **Bowbridge Homes** are renowned, together with the excellent build quality which is synonymous with **Snowdon Homes**.

We are proud of not being national housebuilders, as this allows us to look at schemes individually and do the right thing for each development site and the community within which it sits.

Our aim is to ensure that you will be absolutely delighted with your new home – right from the moment you receive the keys.

CUSTOMER CARE is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with a 10 year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit www.consumercode.co.uk

BOWBRIDGE HOMES

Snowdon Homes Ltd

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

NHBC

The Stables

SITE LAYOUT

The Sandalwood
5 bedrooms, 1 ensuite, 2 bathrooms, oversize single garage

The Noma
4 bedrooms, 1 ensuite, oversize single garage

The Dartmoor
4 bedrooms, 2 ensuites, double garage

The Exmoor
4 bedrooms, 2 ensuites, oversize single garage

The Skyros
4 bedrooms, 2 ensuites, double garage

The Shetland
4 bedrooms, 1 ensuite, single garage

The Caspian
3 bedrooms, 1 ensuite, single garage

The Sandalwood

PLOT 20

INTERIOR DIMENSIONS

GROUND FLOOR

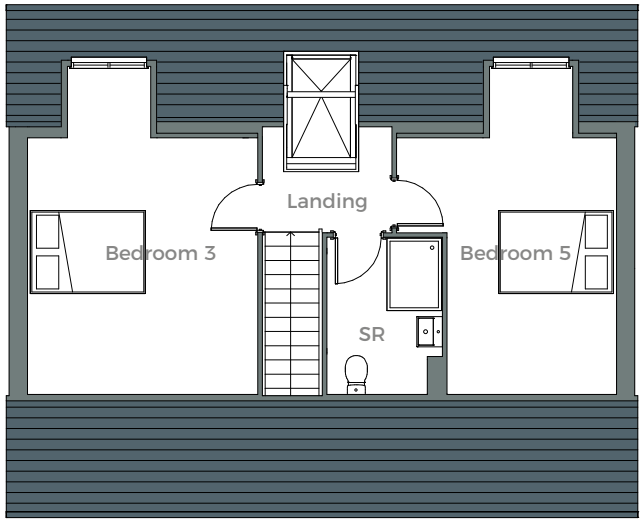
Living room	4935 x 3765	16' 2" x 12' 4"
Family/ Dining room	6135 x 4565	20' 1" x 14' 11"
Kitchen	3600 x 3100	11' 10" x 10' 2"
Study	3525 x 2085	11' 7" x 6' 10"
Utility room	2310 x 2010	7' 7" x 6' 7"
Oversize single garage	7100 x 4285	23' 3" x 14' 1"

FIRST FLOOR

Bedroom 1	4560 x 3740	14' 11" x 12' 3"
Dressing room	2525 x 1600	8' 3" x 5' 3"
Ensuite	2675 x 1855	8' 9" x 6' 1"
Bedroom 2	4275 x 3795	14' 0" x 12' 5"
Bedroom 4	3795 x 3025	12' 5" x 9' 11"
Bathroom	3740 x 2215	12' 3" x 7' 3"

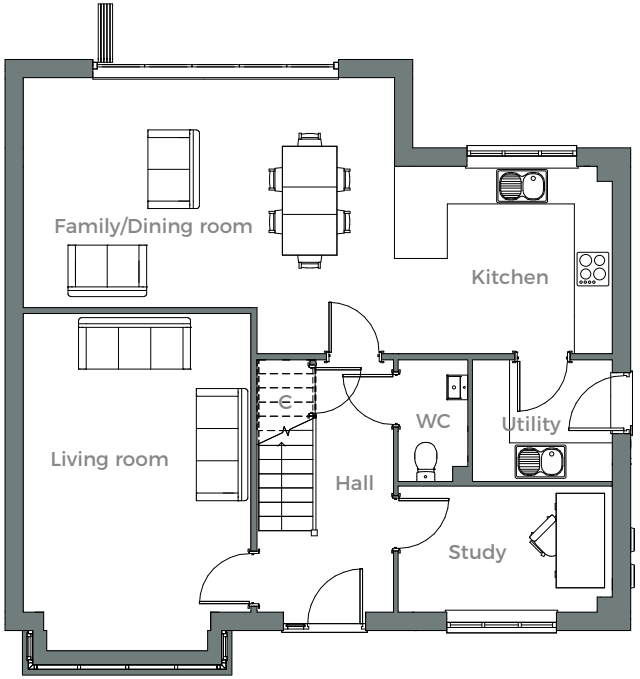
SECOND FLOOR

Bedroom 3	3805 x 5420	12' 6" x 17' 9"
Bedroom 5	3635 x 3595	11' 11" x 11' 9"
Shower room	2570 x 1890	8' 5" x 6' 2"

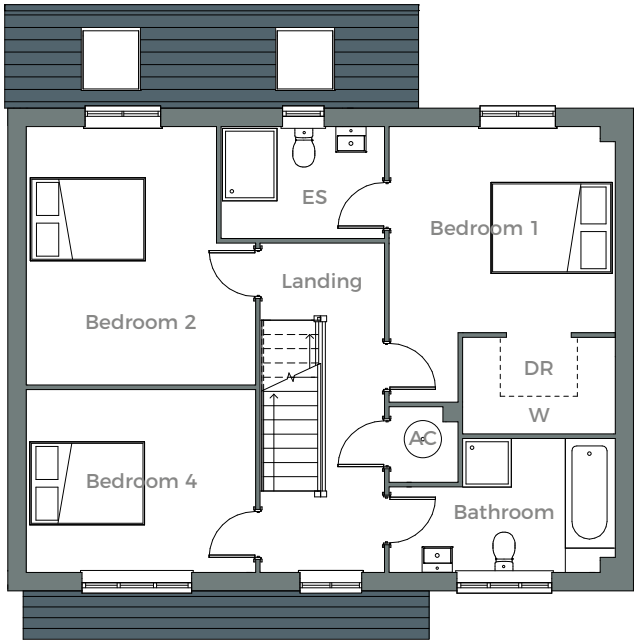


SECOND FLOOR

AC Airing cupboard
C Cupboard
DR Dressing room
ES Ensuite
SR Shower room
W Wardrobe
WC Cloakroom



GROUND FLOOR



FIRST FLOOR

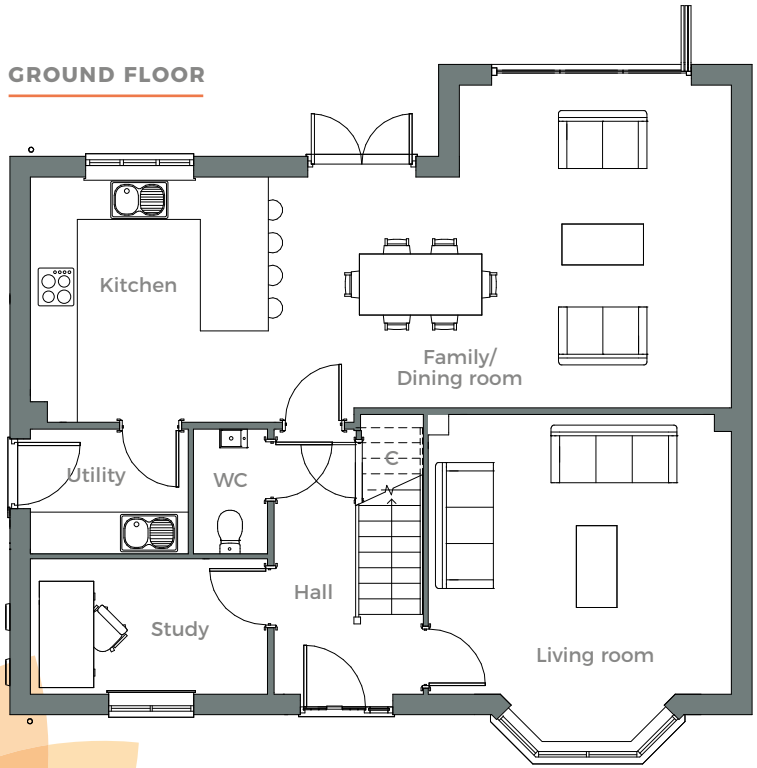
All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

FIVE BEDROOMS, ONE ENSUITE, TWO BATHROOMS

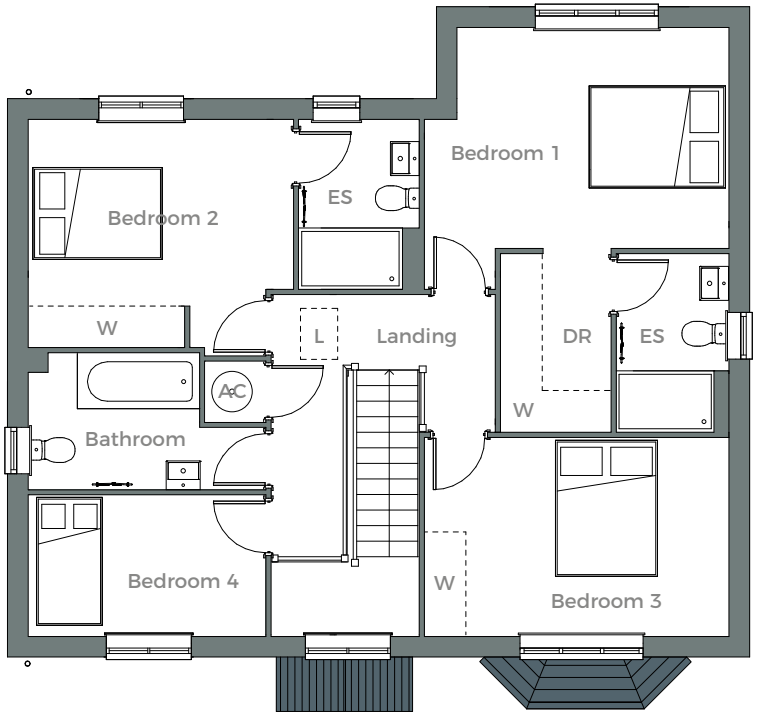
The Dartmoor

PLOTS 1, 9 & 16

GROUND FLOOR



FIRST FLOOR



AC Airing cupboard
C Cupboard
DR Dressing room
ES Ensuite
L Loft access
W Wardrobe
WC Toilet

INTERIOR DIMENSIONS

GROUND FLOOR		
Living room	4455 x 4105	14' 5" x 13' 6"
Dining/Family room	6225 x 4740	20' 5" x 15' 7"
Kitchen	4075 x 3605	13' 4" x 11' 10"
Study	3480 x 1985	11' 5" x 6' 6"
Utility room	2320 x 1835	7' 7" x 6' 0"
Oversize single garage	7100 x 3050	23' 0" x 10' 0"

FIRST FLOOR		
Bedroom 1	4480 x 3250	14' 8" x 10' 8"
Dressing room	2625 x 1625	8' 7" x 5' 4"
Ensuite	2625 x 1600	8' 7" x 5' 3"
Bedroom 2	3290 x 3355	10' 9" x 11' 00"
Ensuite	2500 x 1770	8' 2" x 5' 10"
Bedroom 3	4480 x 2925	14' 8" x 9' 7"
Bedroom 4	3495 x 2080	11' 6" x 6' 10"
Bathroom	3495 x 2015	11' 6" x 6' 7"

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

FOUR BEDROOMS, TWO ENSUITES

The Noma

PLOTS 22 & 23

INTERIOR DIMENSIONS

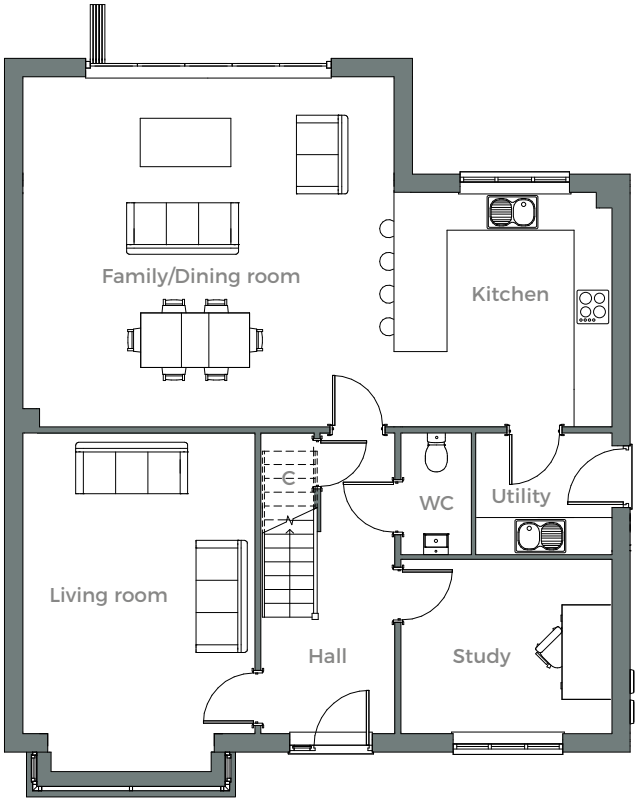
GROUND FLOOR

Living room	5950 x 3835	19' 6" x 12' 7"
Family/ Dining room	6135 x 5790	20' 1" x 19' 0"
Kitchen	3875 x 3600	12' 8" x 11' 10"
Study	3485 x 2885	11' 5" x 9' 5"
Utility room	2210 x 2010	7' 3" x 6' 7"
Oversize single garage	7100 x 4285	23' 3" x 14' 1"

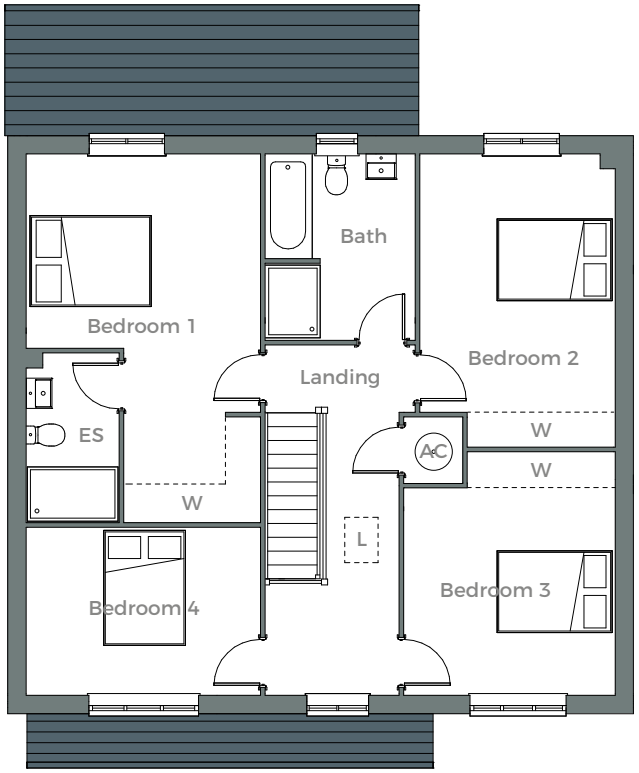
FIRST FLOOR

Bedroom 1*	6095 x 3875	20' 0" x 12' 8"
Ensuite	2085 x 1540	6' 10" x 5' 1"
Bedroom 2	4845 x 3230	15' 11" x 10' 7"
Bedroom 3	4030 x 3495	13' 3" x 11' 5"
Bedroom 4	3875 x 2780	12' 8" x 9' 1"
Bathroom	3115 x 2485	10' 3" x 8' 2"

* Includes dressing area



GROUND FLOOR



FIRST FLOOR

AC Airing cupboard
ES Ensuite
C Cupboard
L Loft access
W Wardrobe
WC Cloakroom

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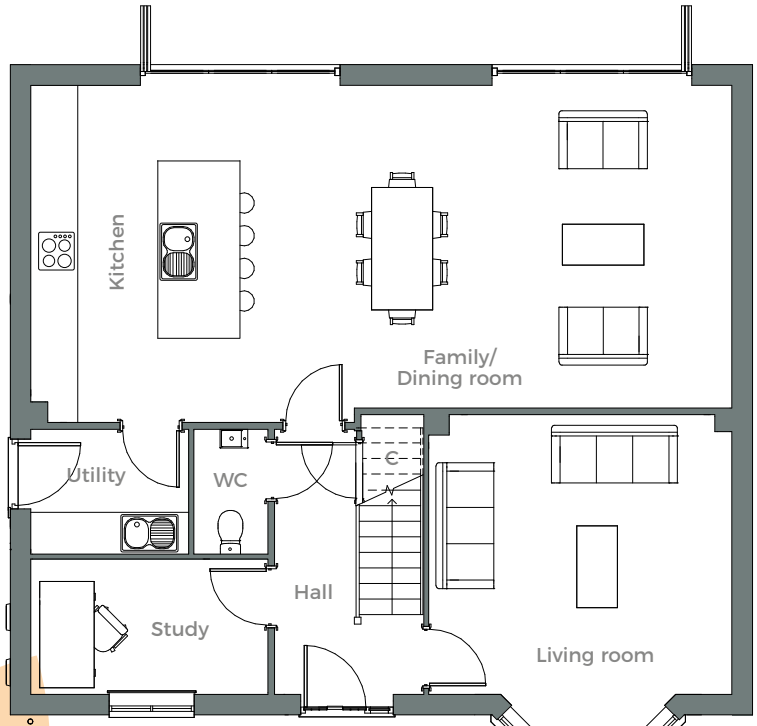
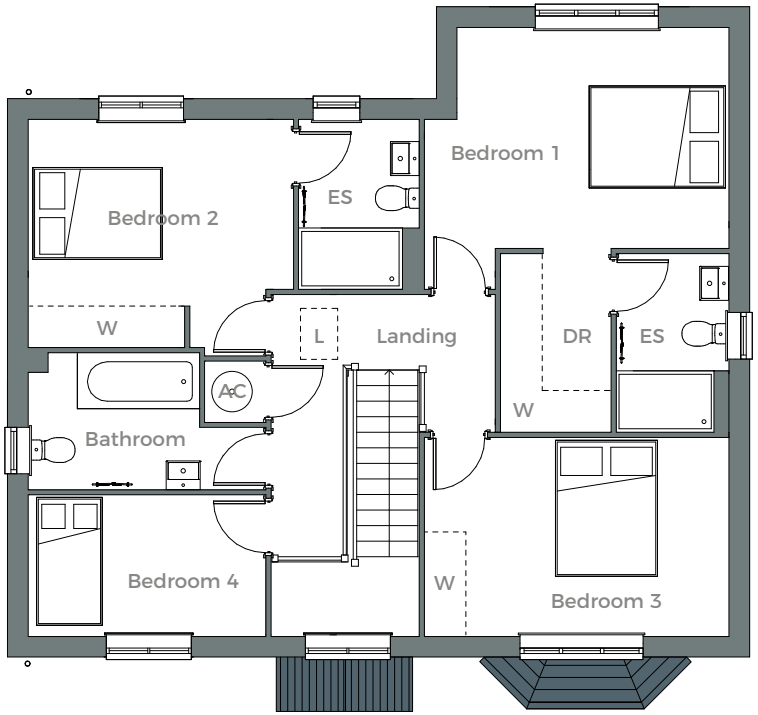
FOUR BEDROOMS, ONE ENSUITE

The Exmoor

PLOTS 19 & 21



GROUND FLOOR



FIRST FLOOR

AC Airing cupboard
C Cupboard
DR Dressing room
ES Ensuite
L Loft access
W Wardrobe
WC Toilet

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	4455 x 4105	14' 5" x 13' 6"
Dining/Family room	5345 x 4740	20' 5" x 15' 7"
Kitchen	4955 x 4765	13' 4" x 11' 10"
Study	3480 x 1985	11' 5" x 6' 6"
Utility room	2320 x 1835	7' 7" x 6' 0"
Oversize single garage	7100 x 3050	23' 0" x 10' 0"

FIRST FLOOR

Bedroom 1	4480 x 3250	14' 8" x 10' 8"
Dressing room	2625 x 1625	8' 7" x 5' 4"
Ensuite	2625 x 1600	8' 7" x 5' 3"
Bedroom 2	3290 x 3355	10' 9" x 11' 00"
Ensuite	2500 x 1770	8' 2" x 5' 10"
Bedroom 3	4480 x 2925	14' 8" x 9' 7"
Bedroom 4	3495 x 2080	11' 6" x 6' 10"
Bathroom	3495 x 2015	11' 6" x 6' 7"

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

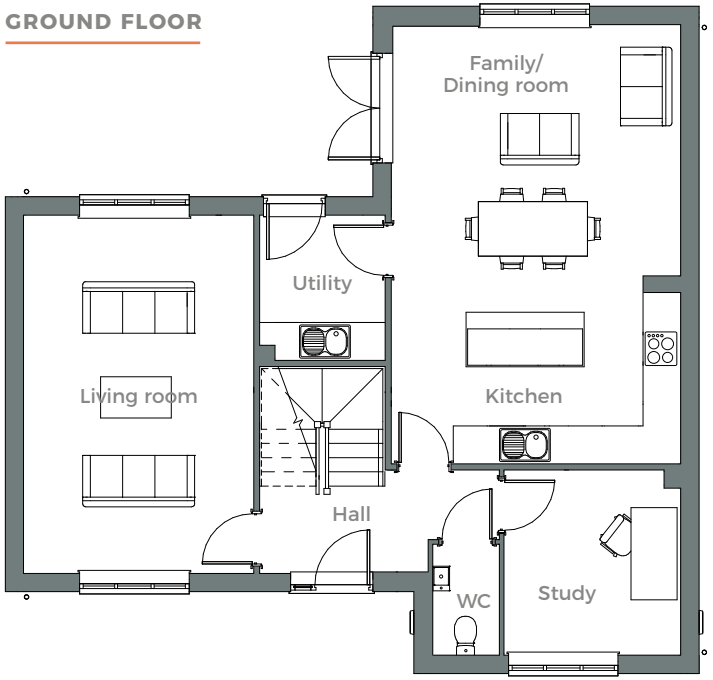
FOUR BEDROOMS, TWO ENSUITES

FOUR BEDROOMS, TWO ENSUITES

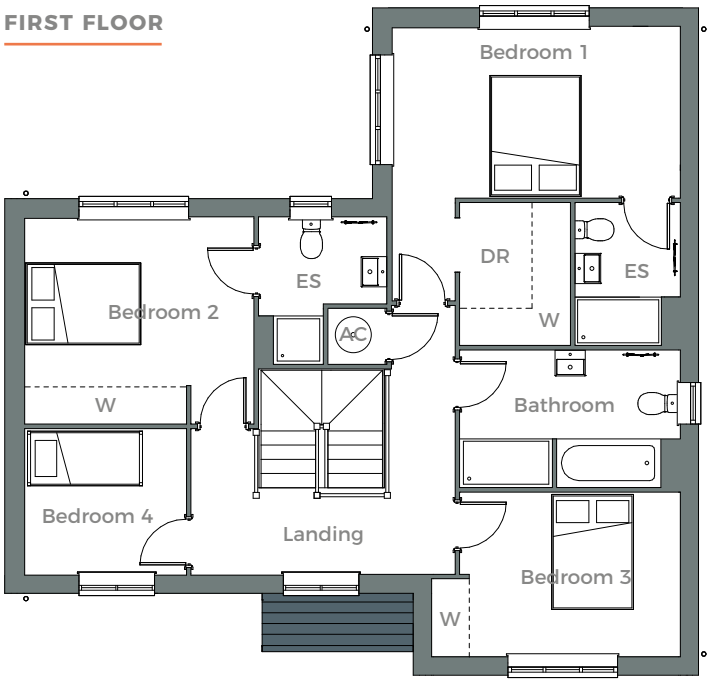
The Skyros

PLOTS 10 & 17

GROUND FLOOR



FIRST FLOOR



AC Airing cupboard
C Cupboard
DR Dressing room
ES Ensuite
W Wardrobe
WC Cloakroom

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	5920 x 3805	19' 5" x 12' 6"
Kitchen/Family/ Dining room	7260 x 4785	23' 10" x 15' 8"
Study	3065 x 2925	10' 0" x 9' 7"
Utility room	2400 x 1870	7' 10" x 6' 1"
Double garage	6990 x 6200	11' 11" x 20' 4"

FIRST FLOOR

Bedroom 1*	4785 x 2840	15' 8" x 9' 4"
Dressing room	2360 x 1835	7' 9" x 6' 0"
Ensuite	2360 x 1740	7' 9" x 5' 8"
Bedroom 2	3815 x 3390	12' 6" x 11' 1"
Ensuite	2400 x 2125	7' 10" x 7' 0"
Bedroom 3	4110 x 2725	13' 6" x 8' 11"
Bedroom 4	2700 x 2385	8' 10" x 7' 10"
Bathroom	3645 x 2275	11' 11" x 7' 5"

* Measurement of main body of bedroom only

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

FOUR BEDROOMS, ONE ENSUITE

The Shetland

PLOTS 6, 7, 11 & 24

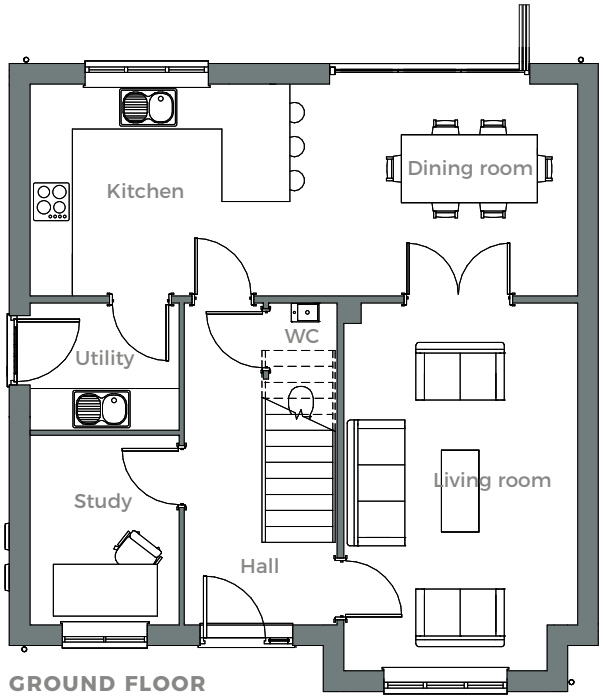
INTERIOR DIMENSIONS

GROUND FLOOR

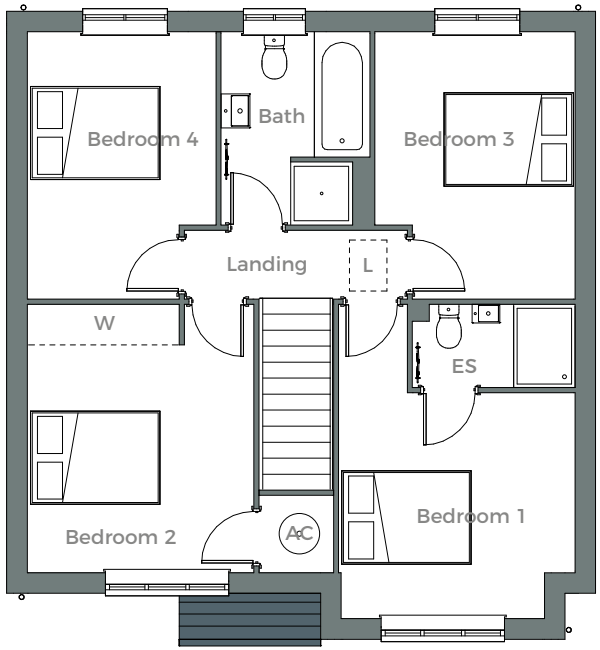
Living room	5355 x 3435	17' 7" x 11' 3"
Dining room	3635 x 3115	11' 11" x 10' 3"
Kitchen	3410 x 3115	11' 2" x 10' 3"
Study	2785 x 2195	9' 2" x 7' 2"
Utility room	2195 x 1870	7' 2" x 6' 2"
Single garage	7100 x 3050	23' 3" x 10' 0"

FIRST FLOOR

Bedroom 1	4620 x 3475	15' 2" x 11' 5"
Ensuite	2405 x 1225	7' 11" x 4' 0"
Bedroom 2	3910 x 3330	12' 10" x 10' 11"
Bedroom 3	3925 x 3775	12' 10" x 12' 5"
Bedroom 4	3925 x 2940	12' 10" x 9' 8"
Bathroom	2840 x 2185	9' 4" x 7' 2"



GROUND FLOOR



FIRST FLOOR

AC Airing cupboard
ES Ensuite
L Loft access
WC Wardrobe
WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

Computer generated image

THREE BEDROOMS, ONE ENSUITE

The Caspian

PLOTS 5 & 8

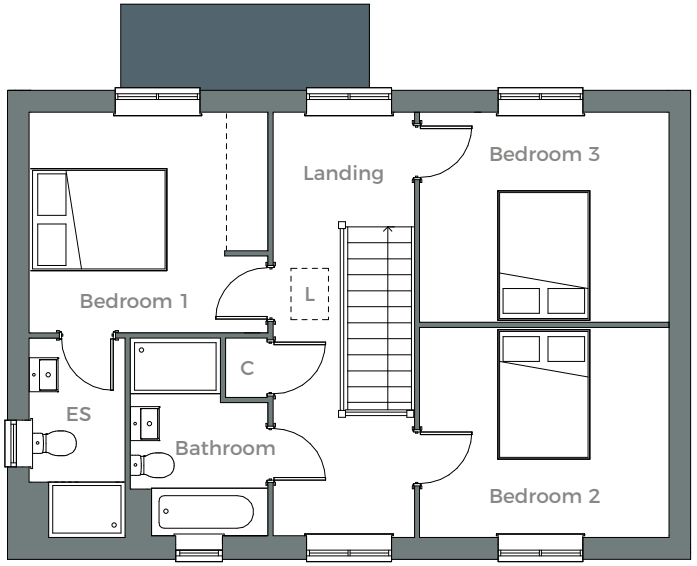
INTERIOR DIMENSIONS

GROUND FLOOR

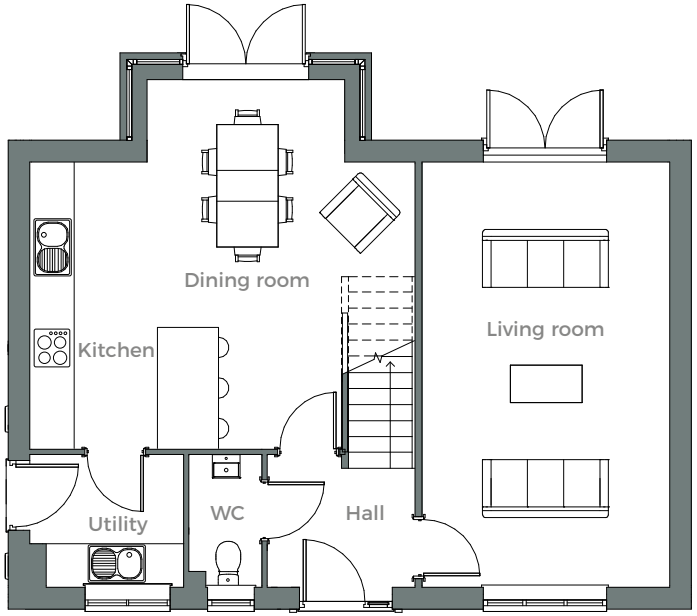
Living room	6450 x 3640	21' 2" x 11' 11"
Kitchen/ Dining room	5660 x 4225	18' 7" x 13' 10"
Utility room	2260 x 1950	7' 5" x 6' 5"
Single garage	7100 x 3050	23' 3" x 10' 0"

FIRST FLOOR

Bedroom 1	3510 x 3240	11' 6" x 10' 7"
Ensuite	2930 x 1410	9' 7" x 4' 7"
Bedroom 2	3665 x 3085	12' 0" x 10' 1"
Bedroom 3	3665 x 3085	12' 0" x 10' 1"
Bathroom	2930 x 2025	9' 7" x 6' 8"



FIRST FLOOR



GROUND FLOOR

AC Airing cupboard
C Cupboard
ES Ensuite
L Loft access
W Wardrobe
WC Cloakroom

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SPECIFICATIONS What's included when you buy at The Stables

Your new home at **The Stables** will be finished to the highest level, with a number of added extras included as standard.

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with rainfall showers and vanity units.

It's all part of our attention to detail to ensure your home has the finish you want – with the highest quality products.

KITCHEN & UTILITY

Extensive choice of contemporary fitted units worktops with square-edged worktops **

Fully integrated Bosch appliances to include electric oven, gas hob, fridge/freezer and dishwasher

Stainless steel cooker hood

Karndean flooring **

Plumbing and electrics for washing machine & tumble dryer in Utility

* Where applicable

** Choice available dependent on stage of build

Pictures show a kitchen and bathrooms of similar specification but not necessarily the same design.

BATHROOMS, EN-SUITES & CLOAKROOM

Stylish Roca sanitaryware with designer chrome taps

Dual flush WCs

Rainfall shower heads

Shower over bath with glazed screen *

Stylish Roca vanity units in a choice of colours **

Large format tiling to specified wall areas **

Karndean flooring **

Chrome heated towel rail

MEDIA & ELECTRICAL

TV points fitted in the living room and master bedroom

Media plate fitted in the living room

Low energy lighting throughout, with recessed LED downlights in kitchen and bathrooms

Ample power points in each property

USB plug sockets fitted in the kitchen, living room and master bedroom

WINDOWS & DOORS

High quality UPVC windows and doors with energy efficient, low emissivity glass

Anthracite doors and pebble grey windows with a 10 year manufacturer's guarantee

Bi-fold doors (selected plots only)

HEATING & HOT WATER

High efficiency gas central heating system with dual thermostat for greater control

INTERNAL FINISHES

Contemporary, painted internal doors with brushed stainless steel ironmongery

Stylish staircase with oak handrail

EXTERNAL FINISHES

Landscaped and turfed front gardens

Block paved driveway

External tap, power point and lighting

SAFETY & SECURITY

Mains supply smoke and carbon monoxide alarms

Multipoint locking system to external doors

PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders

THE MINTRIDGE FOUNDATION

A sporting chance for young people

BMX World Champion Kelvin Batey delivers a school programme at St Andrew's Primary School, North Kilworth sponsored by Bowbridge Homes.

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to be working with **The Mintridge Foundation** as our charitable partners and have committed to sponsoring a mentoring programme in every community that we are active in. Having seen first hand the positive impact that each of these programmes creates, we hope to put something back into the community and inspire a future generation to pursue their goals.

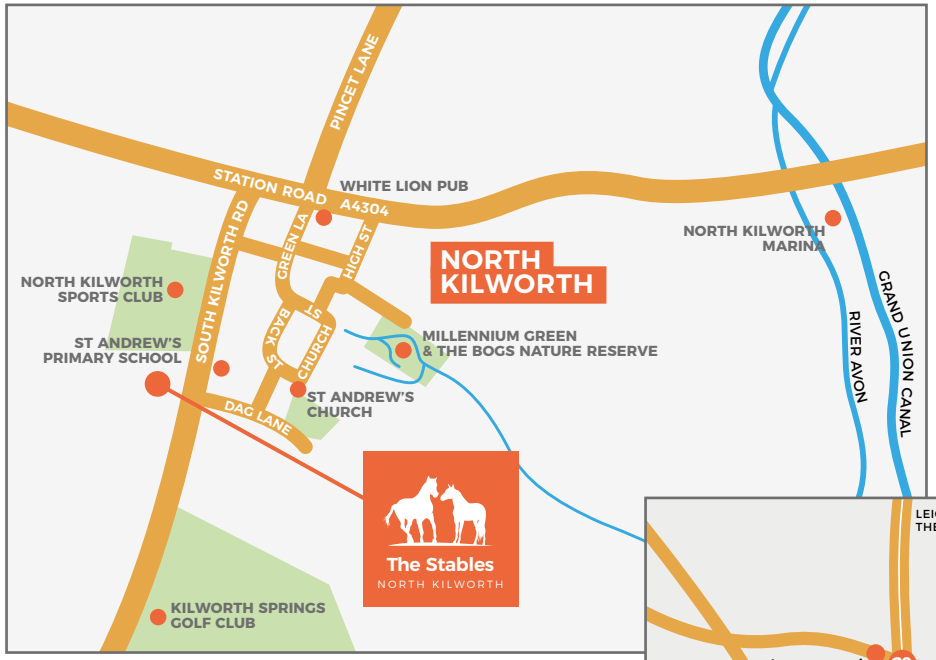
The Mintridge Foundation is a registered charity, based in the East Midlands, dedicated to enhancing life skills in young people through sport. The foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.

Please Note These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not let children wander round the site unaccompanied. **Pictures** p2 Emma Paske; p3 Kilworth House Hotel and Theatre; p4 Shutterstock.com; p22 Mintridge Foundation. Mapping contains OS data © Crown copyright [and database right] (2020)

LOCATION Finding The Stables



THE STABLES

South Kilworth Road
North Kilworth
Lutterworth
Leicestershire **LE17 6HR**

CONNECTIONS

M1 Junction 20	4 miles	7 min
A14 Junction 1	6 miles	9 min
Rugby station & centre	11 miles	20 min
Market Harborough station & centre	9 miles	20 min
Birmingham International airport	33 miles	43 min
East Midlands airport	36 miles	40 min
Magna Park	7 miles	13 min
Lutterworth	6 miles	11 min
London Euston TIME FROM RUGBY		50 min
Birmingham New Street TIME FROM RUGBY		35 min

The Stables
NORTH KILWORTH

VIEWINGS AT
The Stables

If you have any questions or would like to visit The Stables, please contact Connells, our sole Selling Agents.

SALES CENTRE
01858 288147

thestables@connells.co.uk
connells.co.uk

Connells

Help to Buy
Backed by HM Government

The Stables

NORTH KILWORTH

BOWBRIDGE HOMES

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