



LEICESTER ROAD | KIBWORTH | LE8 0NN
ROSEANDCROWNLE8.CO.UK

WELCOME
TO A UNIQUE
SELECTION OF
APARTMENTS,
MEWS HOUSES
& TOWNHOUSES





ABOUT THE DEVELOPMENT



Rose House and Crown Yard is a unique selection of 1 bed apartments through to 3 bed townhouses, ranging from 423 to 1,053 square feet, appealing to a range of buyers. The development provides attractive and affordable accommodation with smart home technology whilst providing clean modern styling with a historic twist.

The development seeks to sensitively restore the existing pub to its original condition whilst creating space for mews and apartment living. The houses reflect the historic layout of the former stable units within the former car park and will create an open secure courtyard with car parking.

LOCATION



Kibworth is a hugely popular south Leicestershire village situated between Leicester and Market Harborough, and is of significant historical interest.

The village showcases local shops, a busy high street and an excellent range of pubs, restaurants and cafes including The Swan, Boboli and The Lighthouse and Kibworth Deli. Schooling options include the Ofsted "Outstanding" Rated, Kibworth CE Primary School within the village with access to other schools such as Leicester Grammar School, Robert Smith Academy in Market Harborough and Oakham School.

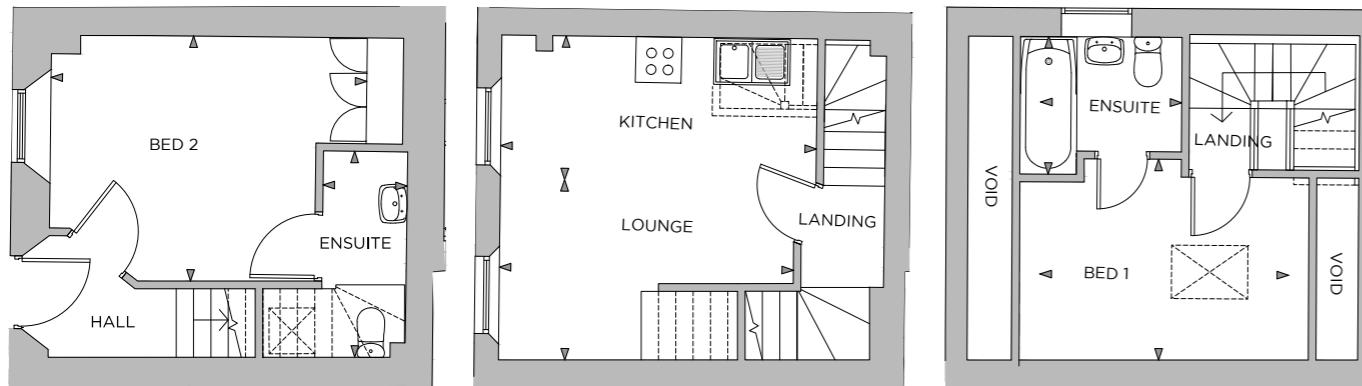




MEWS ONE

58 M² | 624 SQFT

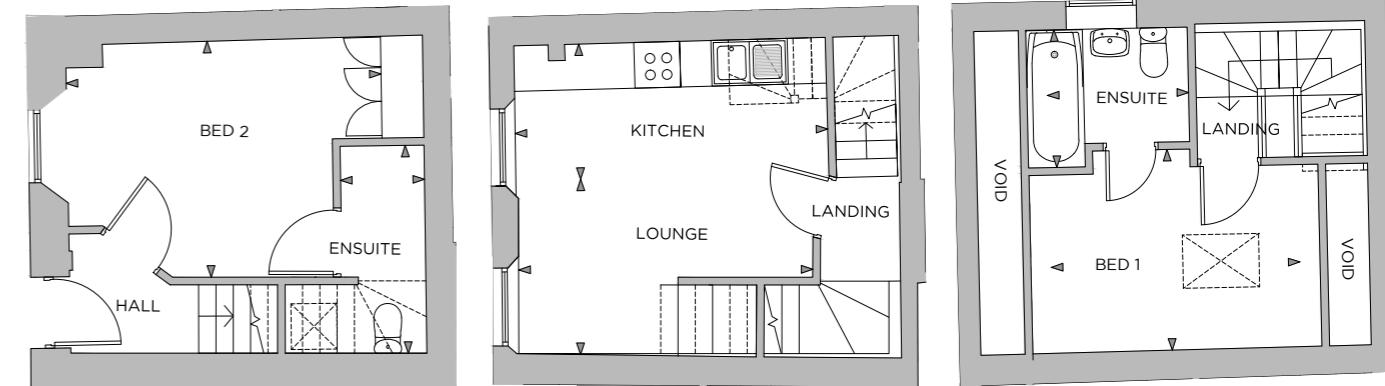
£187,500



MEWS TWO

58.7 M² | 632 SQFT

£195,000



GROUND FLOOR

Bedroom 2

4.14m x 3.22m max.
13' 7" x 10' 6" max.

Ensuite

1.11m x 2.70m max.
3' 7" x 8' 10" max.

FIRST FLOOR

Lounge

3.85m x 2.36m max.
12' 7" x 7' 9" max.

Kitchen

4.14m x 1.89m max.
13' 7" x 6' 2" max.

SECOND FLOOR

Bedroom 1

3.26m x 2.63m max.
10' 8" x 8' 7" max.

Ensuite

1.85m x 1.81m max.
6' 0" x 5' 11" max.

GROUND FLOOR

Bedroom 2

4.13m x 3.01m max.
13' 6" x 10' 2" max.

Ensuite

1.11m x 2.73m max.
3' 7" x 8' 11" max.

FIRST FLOOR

Lounge

3.86m x 2.29m max.
12' 8" x 7' 6" max.

Kitchen

4.01m x 1.78m max.
13' 5" x 5' 10" max.

SECOND FLOOR

Bedroom 1

3.29m x 2.66m max.
10' 9" x 8' 8" max.

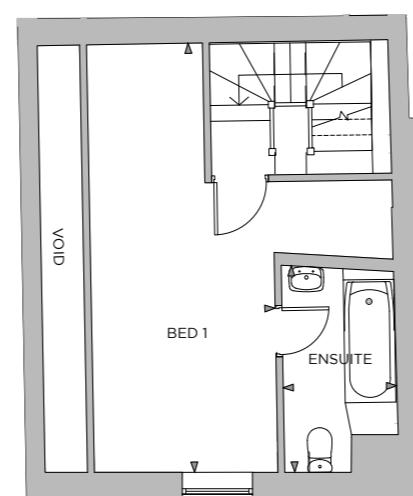
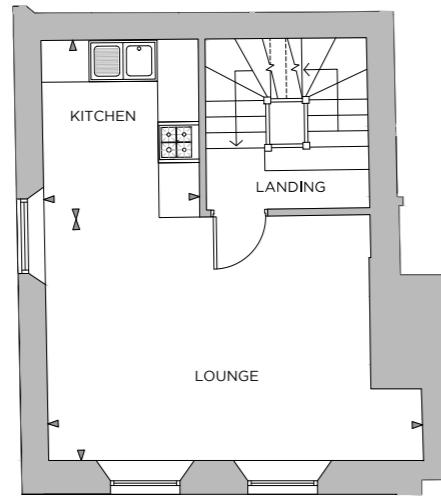
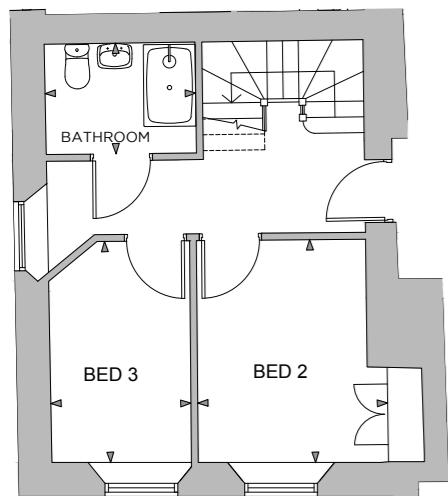
Ensuite

2.08m x 1.37m max.
6' 9" x 4' 6" max.

MEWS THREE

86.7 M² | 933 SQFT

£257,500



GROUND FLOOR

Bedroom 2

2.78m x 3.26m max.
9' 1" x 10' 8" max.

Bedroom 3

2.04m x 3.24m max.
6' 8" x 10' 7" max.

Bathroom

2.20m x 1.62m max.
7' 2" x 5' 3" max.

FIRST FLOOR

Lounge

5.49m x 3.53m max.
18' x 11' 7" max.

Kitchen

2.28m x 2.63m max.
7' 6" x 8' 7" max.

SECOND FLOOR

Bedroom 1

2.21m x 6.26m max.
7' 3" x 20' 6" max.

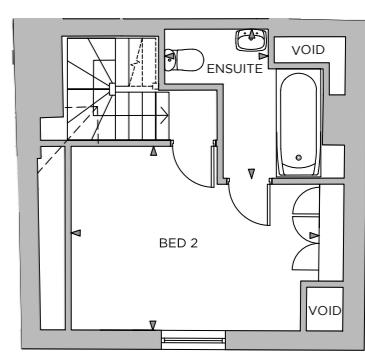
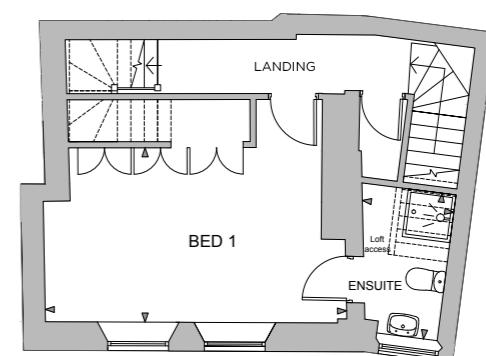
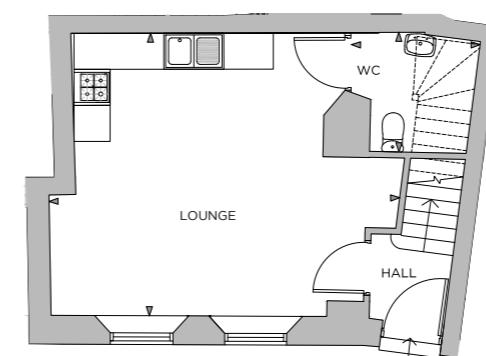
Ensuite

1.66m x 3.04m max.
5' 5" x 9' 11" max.

MEWS FOUR

84.3 M² | 907 SQFT

£235,000



GROUND FLOOR

Lounge/Kitchen/Dining

5.85m x 4.70m max.
19' 2" x 15' 5" max.

WC

2.16m x 2.0m max.
7' 1" x 6' 6" max.

FIRST FLOOR

Bedroom 1

5.02m x 2.90m max.
16' 5" x 9' 6" max.

Ensuite

1.56m x 2.45m max.
5' 1" x 8' max.

SECOND FLOOR

Bedroom 2

4.13m x 3.07m max.
13' 6" x 10' max.

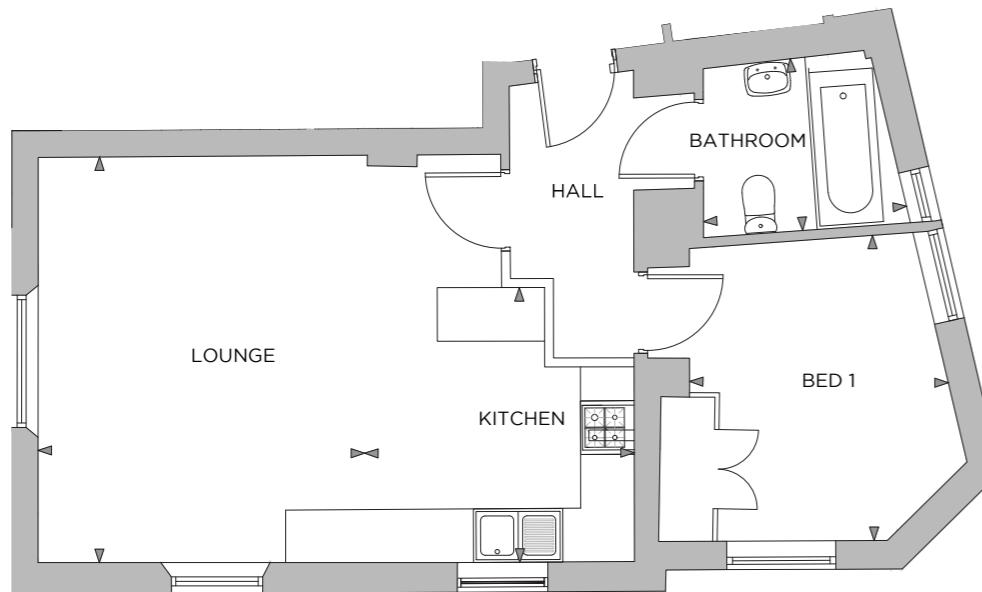
Ensuite

1.73m x 2.48m max.
5' 8" x 8' 2" max.

APARTMENT ONE

£160,000

48.52 M² | 522 SQFT



Lounge

4.53m x 3.65m max.
14' 10" x 12' max.

Bedroom 1

3.43m x 2.89m max.
11' 3" x 9' 6" max.

Kitchen

3.07m x 3.02m max.
10' 1" x 9' 10" max.

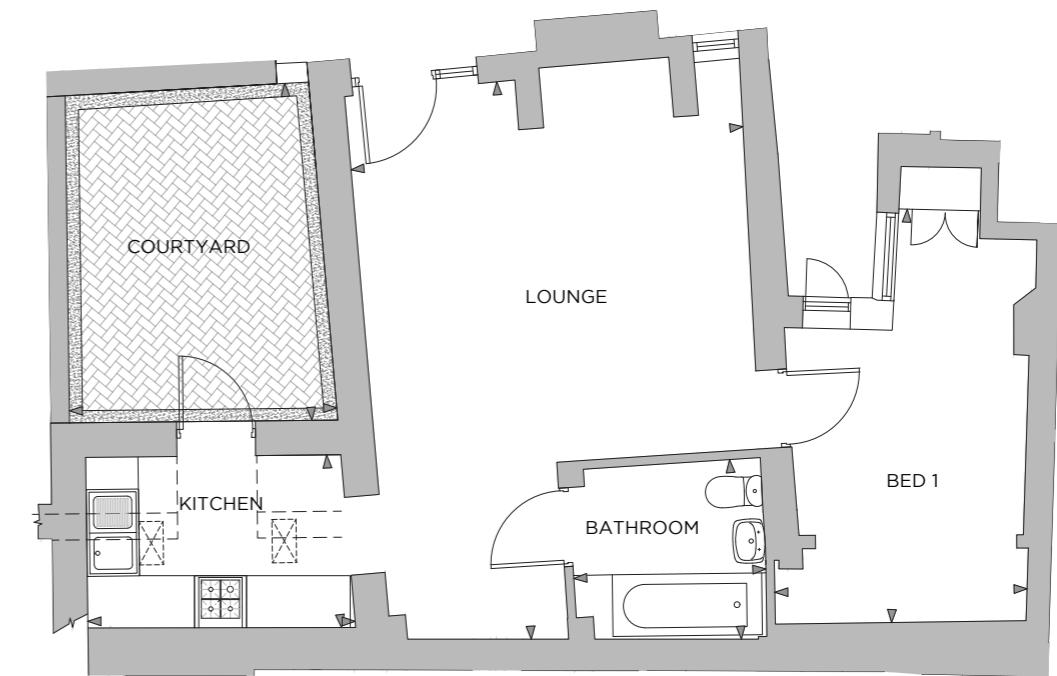
Bathroom

1.93m x 2.28m max.
6' 4" x 7' 5" max.

APARTMENT TWO

£172,500

39.3 M² | 523 SQFT



Lounge

6.44m x 4.54m max.
21' 1" x 14' 11" max.

Bedroom 1

4.77m x 2.89m max.
15' 7" x 9' 5" max.

Kitchen

2.0m x 3.07m max.
6' 6" x 10' 1" max.

Bathroom

2.07m x 2.22m max.
6' 9" x 7' 3" max.

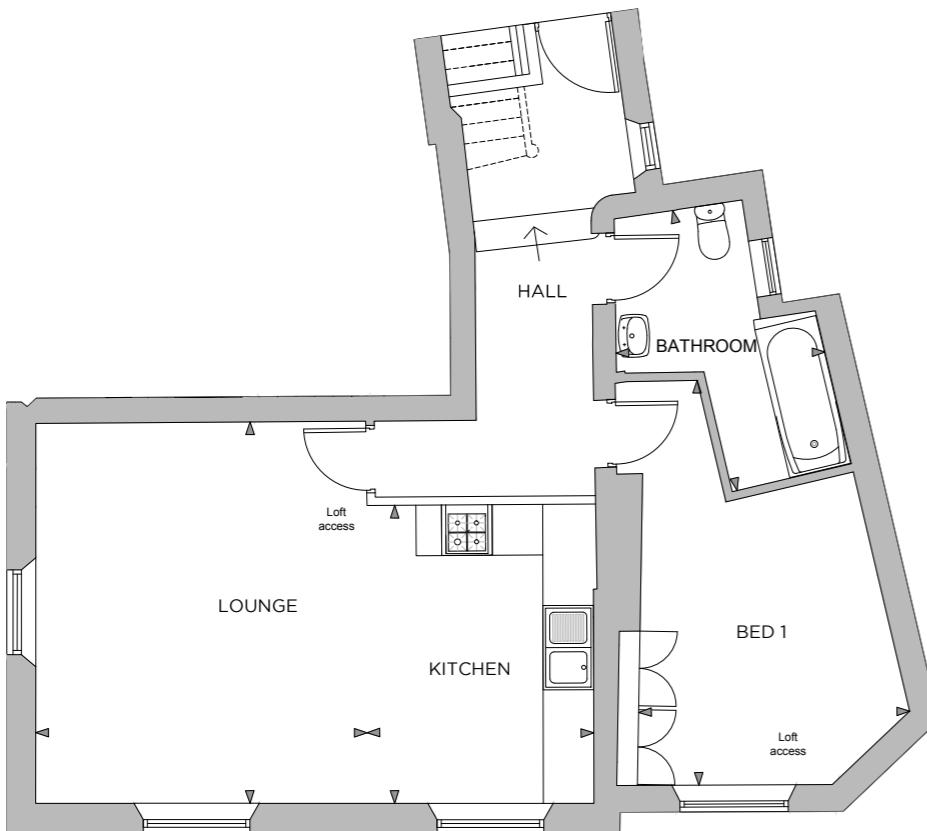
Courtyard

3.90m x 3.09m max.
12' 9" x 10' 1" max.

APARTMENT THREE

57.06 M² | 614 SQFT

£173,500



Lounge

4.51m x 3.93m max.
14' 9" x 12' 10" max.

Bedroom 1

4.80m x 3.21m max.
15' 9" x 10' 6" max.

Kitchen

3.54m x 2.69m max.
11' 7" x 8' 10" max.

Bathroom

3.39m x 2.48m max.
11' 2" x 8' 11" max.

APARTMENT FOUR

39.3 M² | 423 SQFT

£135,000



Lounge

4.51m x 3.93m max.
14' 9" x 12' 10" max.

Bedroom 1

4.80m x 3.21m max.
15' 9" x 10' 6" max.

Kitchen

3.54m x 2.69m max.
11' 7" x 8' 10" max.

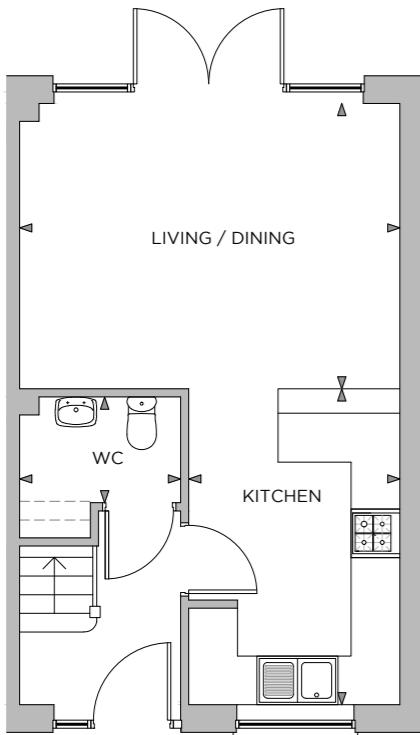
Bathroom

3.39m x 2.48m max.
11' 2" x 8' 11" max.

PLOT ONE

69.38 M² | 747 SQFT

£225,000



GROUND FLOOR

Living/Dining

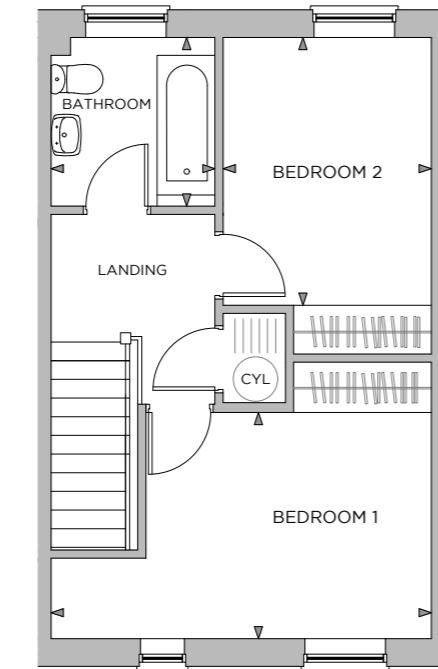
4.68m x 3.51m max.
15' 4" x 11' 6" max.

Kitchen

2.57m x 3.89m max.
8' 5" x 12' 9" max.

WC

2.01m x 1.30m max.
6' 7" x 4' 3" max.



FIRST FLOOR

Bedroom 1

4.68m x 2.79m max.
15' 4" x 9' 2" max.

Bedroom 2

2.57m x 3.30m max.
8' 5" x 10' 10" max.

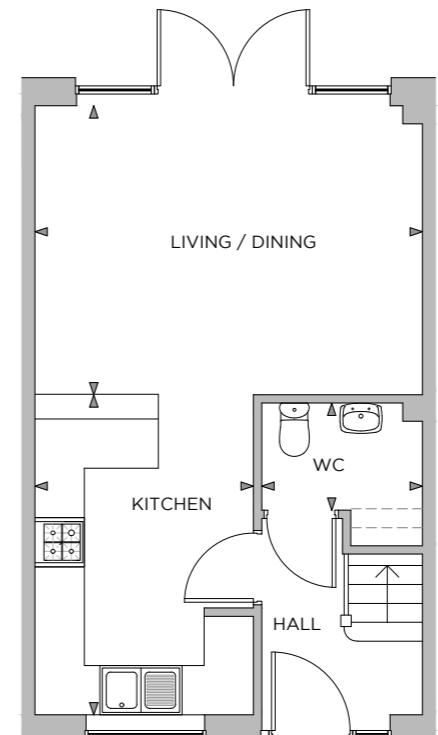
Bathroom

2.01m x 2.08m max.
6' 7" x 6' 10" max.

PLOT TWO

69.78 M² | 751 SQFT

£222,500



GROUND FLOOR

Living/Dining

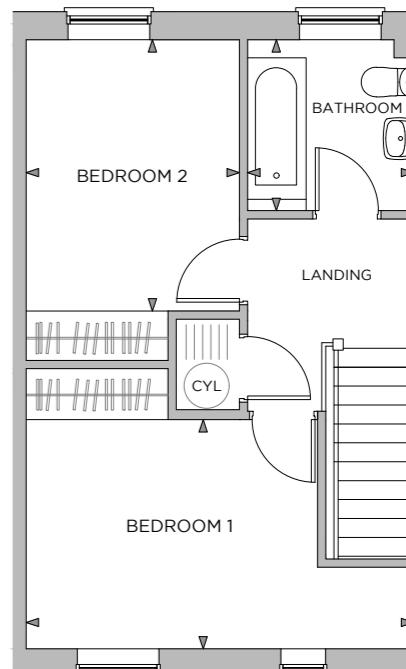
4.71m x 3.51m max.
15' 5" x 11' 6" max.

Kitchen

2.57m x 3.89m max.
8' 5" x 12' 9" max.

WC

2.01m x 1.30m max.
6' 7" x 4' 3" max.



FIRST FLOOR

Bedroom 1

4.68m x 2.79m max.
15' 4" x 9' 2" max.

Bedroom 2

2.57m x 3.30m max.
8' 5" x 10' 10" max.

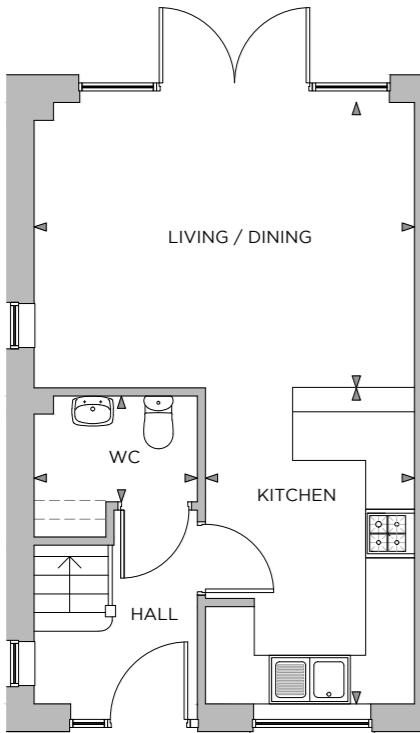
Bathroom

2.01m x 2.08m max.
6' 7" x 6' 10" max.

PLOT THREE

69.38 M² | 747 SQFT

£220,000



GROUND FLOOR

Living/Dining

4.68m x 3.51m max.
15' 4" x 11' 6" max.

Kitchen

2.57m x 3.89m max.
8' 5" x 12' 9" max.

WC

2.01m x 1.30m max.
6' 7" x 4' 3" max.

FIRST FLOOR

Bedroom 1

4.68m x 2.79m max.
15' 4" x 9' 2" max.

Bedroom 2

2.57m x 3.30m max.
8' 5" x 10' 10" max.

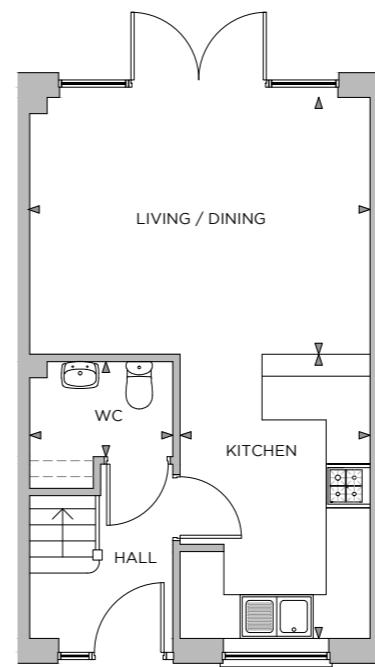
Bathroom

2.01m x 2.08m max.
6' 7" x 6' 10" max.

PLOT FOUR

88.62 M² | 954 SQFT

£285,000



GROUND FLOOR

Living/Dining

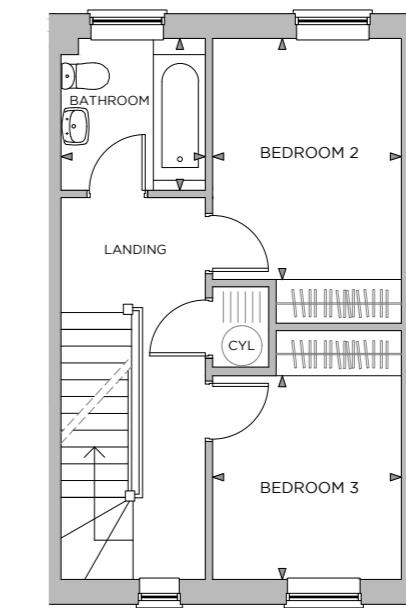
4.66m x 3.52m max.
15' 3" x 11' 6" max.

Kitchen

2.60m x 3.89m max.
8' 6" x 12' 9" max.

WC

1.96m x 1.30m max.
6' 5" x 4' 3" max.



FIRST FLOOR

Bedroom 2

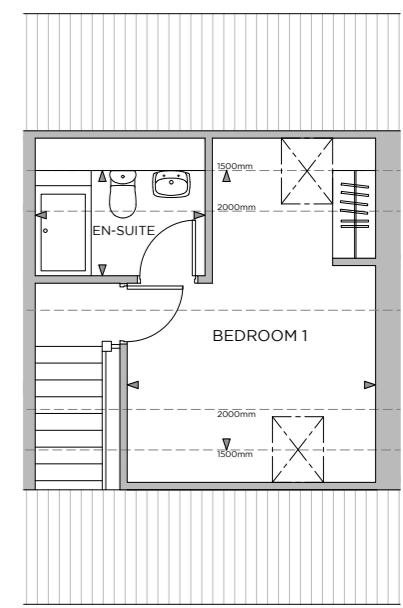
2.58m x 3.30m max.
8' 5" x 10' 10" max.

Bedroom 3

2.58m x 2.79m max.
8' 5" x 9' 2" max.

Bathroom

1.98m x 2.08m max.
6' 6" x 6' 10" max.



SECOND FLOOR

Bedroom 1

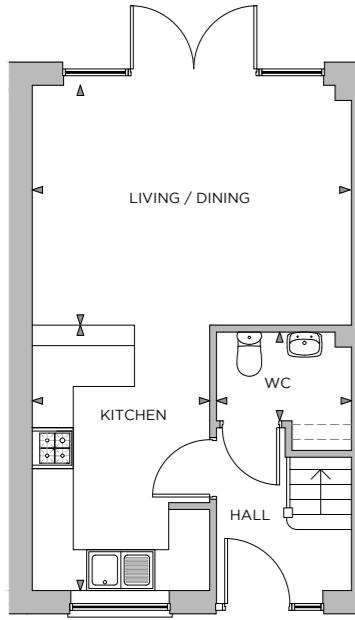
3.40m x 3.83m max.
11' 2" x 12' 6" max.

Ensuite

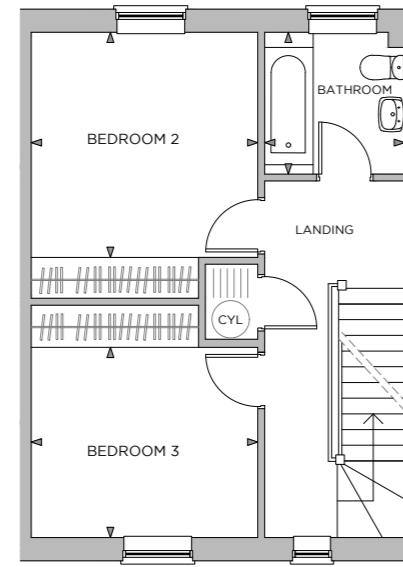
2.32m x 1.44m max.
7' 7" x 4' 8" max.

PLOT FIVE

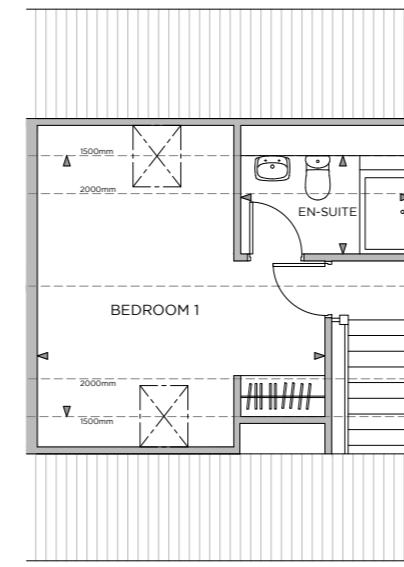
97.9 M² | 1053 SQFT



GROUND FLOOR



FIRST FLOOR

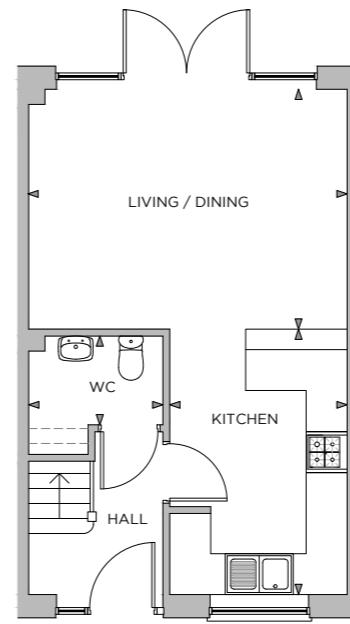


SECOND FLOOR

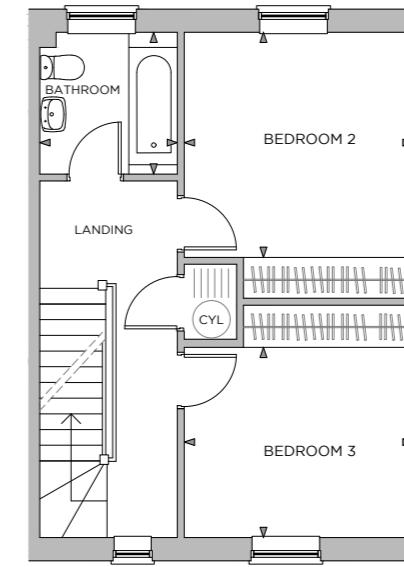
£315,000

PLOT SIX

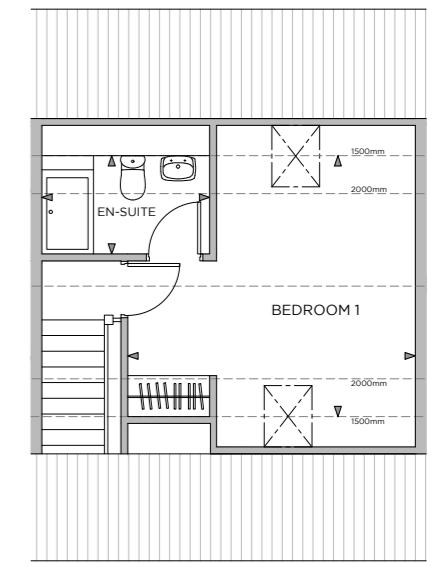
97.9 M² | 1053 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

£320,000

GROUND FLOOR

Living/Dining

4.68m x 3.52m max.
15' 4" x 11' 6" max.

Kitchen

2.60m x 3.89m max.
8' 6" x 12' 9" max.

WC

1.98m x 1.30m max.
6' 6" x 4' 3" max.

FIRST FLOOR

Bedroom 2

3.32m x 3.30m max.
10' 10" x 10' 10" max.

Bedroom 3

3.32m x 2.79m max.
10' 10" x 9' 2" max.

Bathroom

2.05m x 2.08m max.
6' 8" x 6' 10" max.

SECOND FLOOR

Bedroom 1

4.21m x 3.83m max.
13' 10" x 12' 6" max.

Ensuite

2.49m x 1.44m max.
8' 2" x 4' 8" max.

GROUND FLOOR

Living/Dining

4.67m x 3.52m max.
15' 4" x 11' 6" max.

Kitchen

2.60m x 3.89m max.
8' 6" x 12' 9" max.

WC

1.97m x 1.30m max.
6' 5" x 4' 3" max.

FIRST FLOOR

Bedroom 2

3.35m x 3.30m max.
11' x 10' 10" max.

Bedroom 3

3.35m x 2.79m max.
11' x 10' 10" max.

Bathroom

2.02m x 2.08m max.
6' 7" x 6' 10" max.

SECOND FLOOR

Bedroom 1

4.21m x 3.83m max.
13' 10" x 12' 6" max.

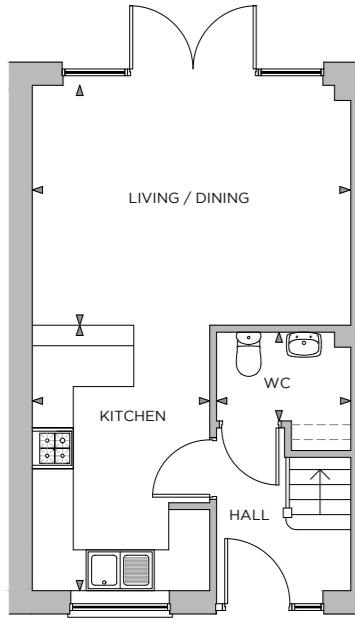
Ensuite

2.46m x 1.44m max.
8' 1" x 4' 8" max.

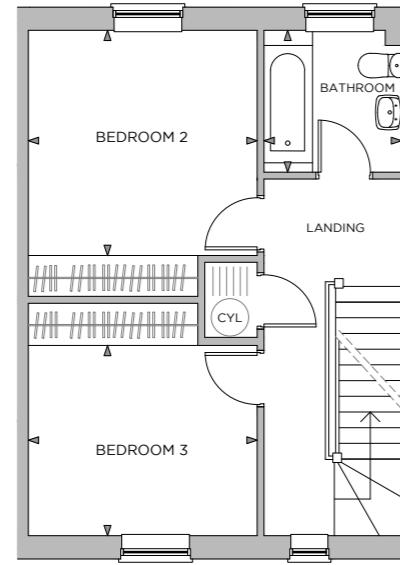
PLOT SEVEN

97.9 M² | 1053 SQFT

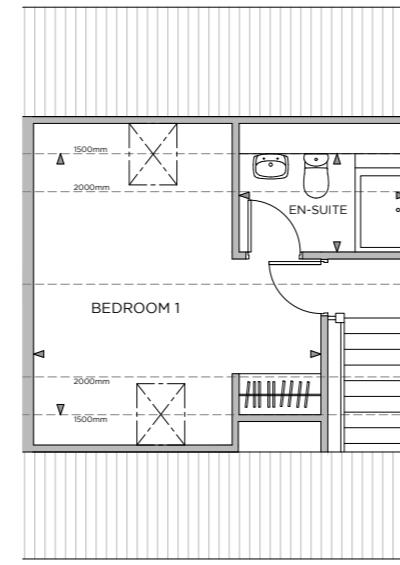
£320,000



GROUND FLOOR



FIRST FLOOR

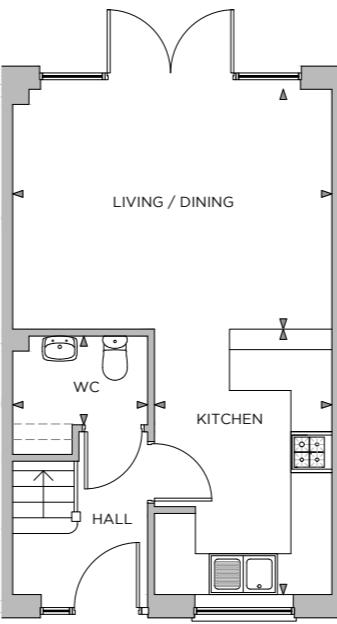


SECOND FLOOR

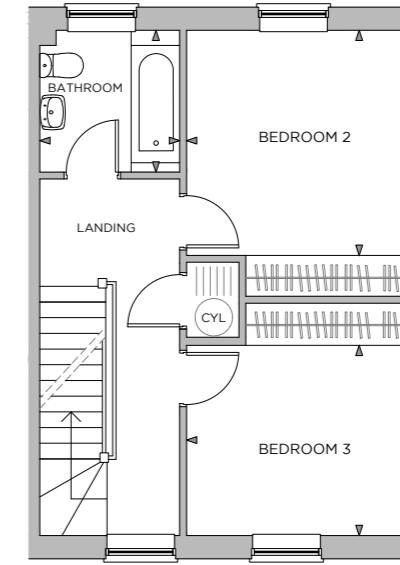
PLOT EIGHT

97.9 M² | 1053 SQFT

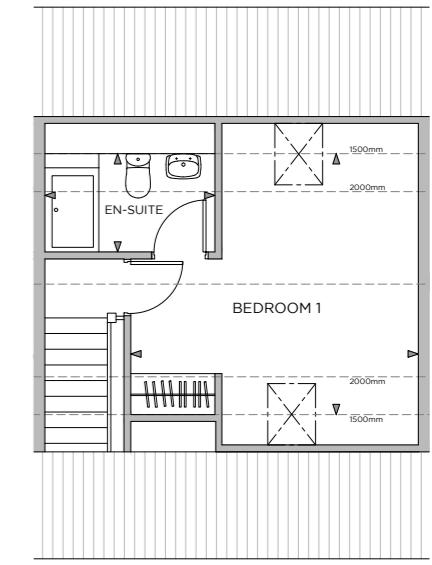
£320,000



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living/Dining

4.67m x 3.52m max.
15' 4" x 11' 6" max.

Kitchen

2.60m x 3.89m max.
8' 6" x 12' 9" max.

WC

1.97m x 1.30m max.
6' 5" x 4' 3" max.

FIRST FLOOR

Bedroom 2

3.35m x 3.30m max.
11' x 10' 10" max.

Bedroom 3

3.35m x 2.79m max.
11' x 10' 10" max.

Bathroom

2.02m x 2.08m max.
6' 7" x 6' 10" max.

SECOND FLOOR

Bedroom 1

4.21m x 3.83m max.
13' 10" x 12' 6" max.

Ensuite

2.46m x 1.44m max.
8' 1" x 4' 8" max.

GROUND FLOOR

Living/Dining

4.68m x 3.52m max.
15' 4" x 11' 6" max.

Kitchen

2.60m x 3.89m max.
8' 6" x 12' 9" max.

WC

1.98m x 1.30m max.
6' 6" x 4' 3" max.

FIRST FLOOR

Bedroom 2

3.32m x 3.30m max.
10' 10" x 10' 10" max.

Bedroom 3

3.32m x 2.79m max.
10' 10" x 9' 2" max.

Bathroom

2.05m x 2.08m max.
6' 3" x 6' 9" max.

SECOND FLOOR

Bedroom 1

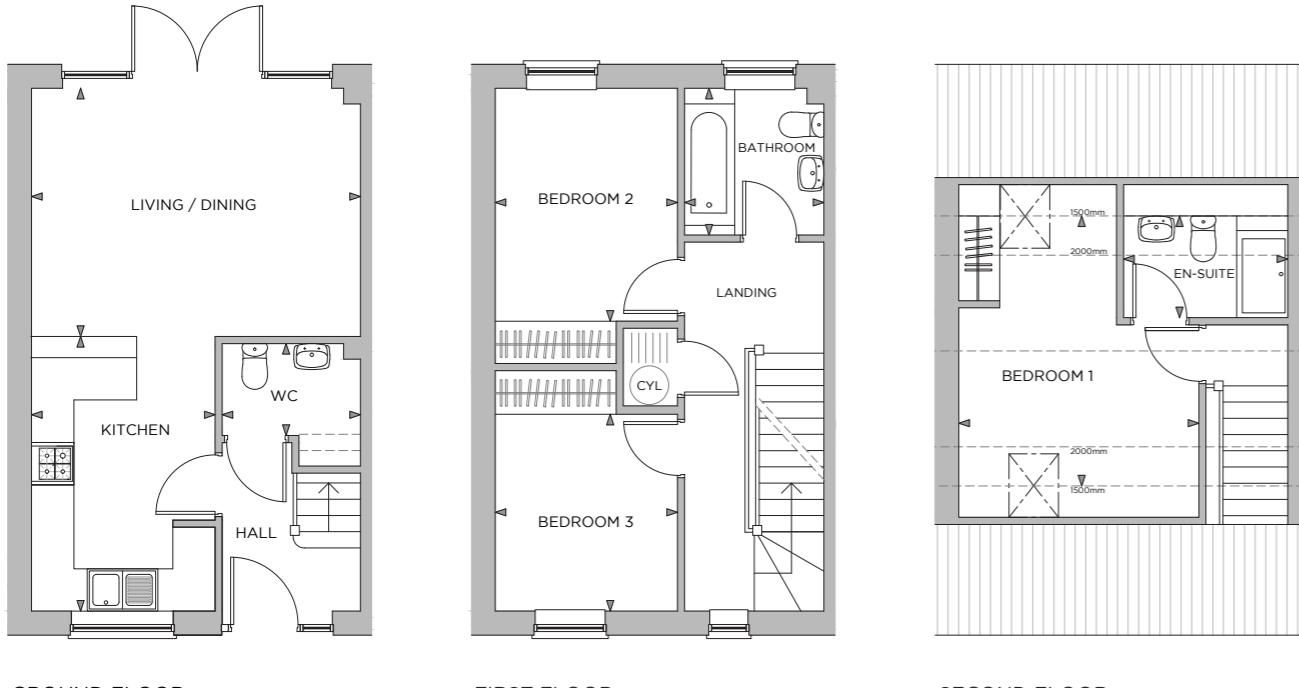
4.21m x 3.83m max.
13' 10" x 12' 6" max.

Ensuite

2.49m x 1.44m max.
8' 2" x 4' 8" max.

PLOT NINE

88.62 M² | 954 SQFT



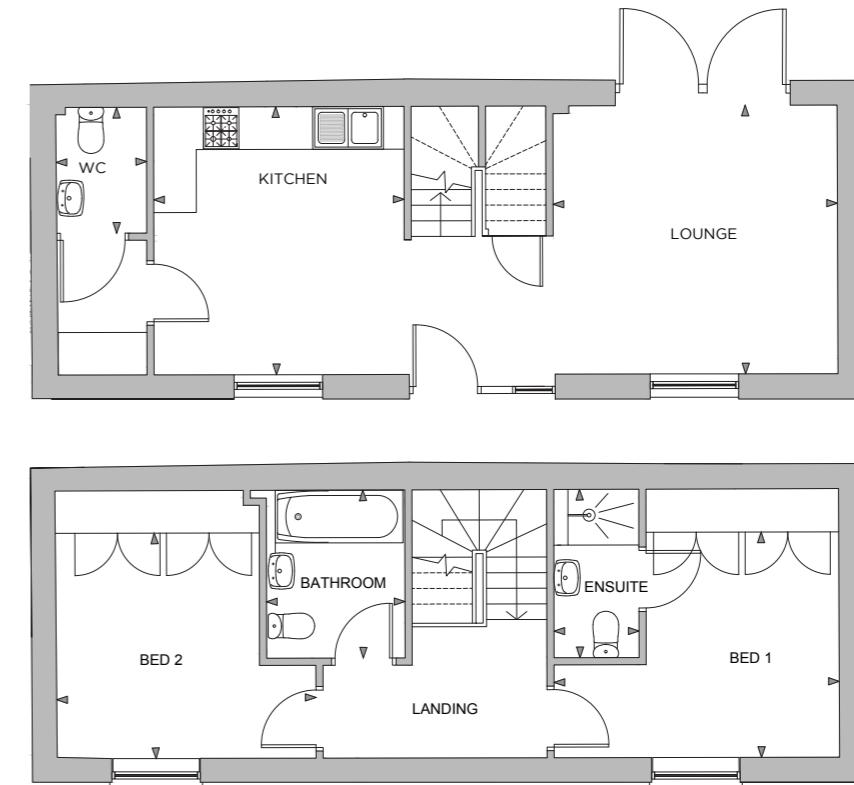
GROUND FLOOR

Living/Dining	Bedroom 2
4.66m x 3.52m max. 15' 3" x 11' 6" max.	2.58m x 3.30m max. 8' 5" x 10' 10" max.
Kitchen	Bedroom 3
2.60m x 3.89m max. 8' 6" x 12' 9" max.	2.58m x 2.79m max. 8' 5" x 9' 2" max.
WC	Bathroom
1.96m x 1.30m max. 6' 5" x 4' 3" max.	1.98m x 2.08m max. 6' 6" x 6' 9" max.

£295,000

PLOT TEN

83.2 M² | 895 SQFT



GROUND FLOOR

Lounge	Bedroom 1	Ensuite
4.01m x 3.79m max. 13' 2" x 12' 5" max.	4.02m x 3.18m max. 13' 2" x 10' 5" max.	1.20m x 2.37m 3' 11" x 7' 9" max.
Kitchen	Bedroom 2	
3.53m x 3.78m max. 11' 7" x 12' 4" max.	3.66m x 3.16m max. 12' x 10' 4" max.	
WC	Bathroom	
1.23m x 1.77m max. 4' 2" x 5' 10" max.	1.95m x 2.37m max. 6' 5" x 7' 9" max.	

£310,000

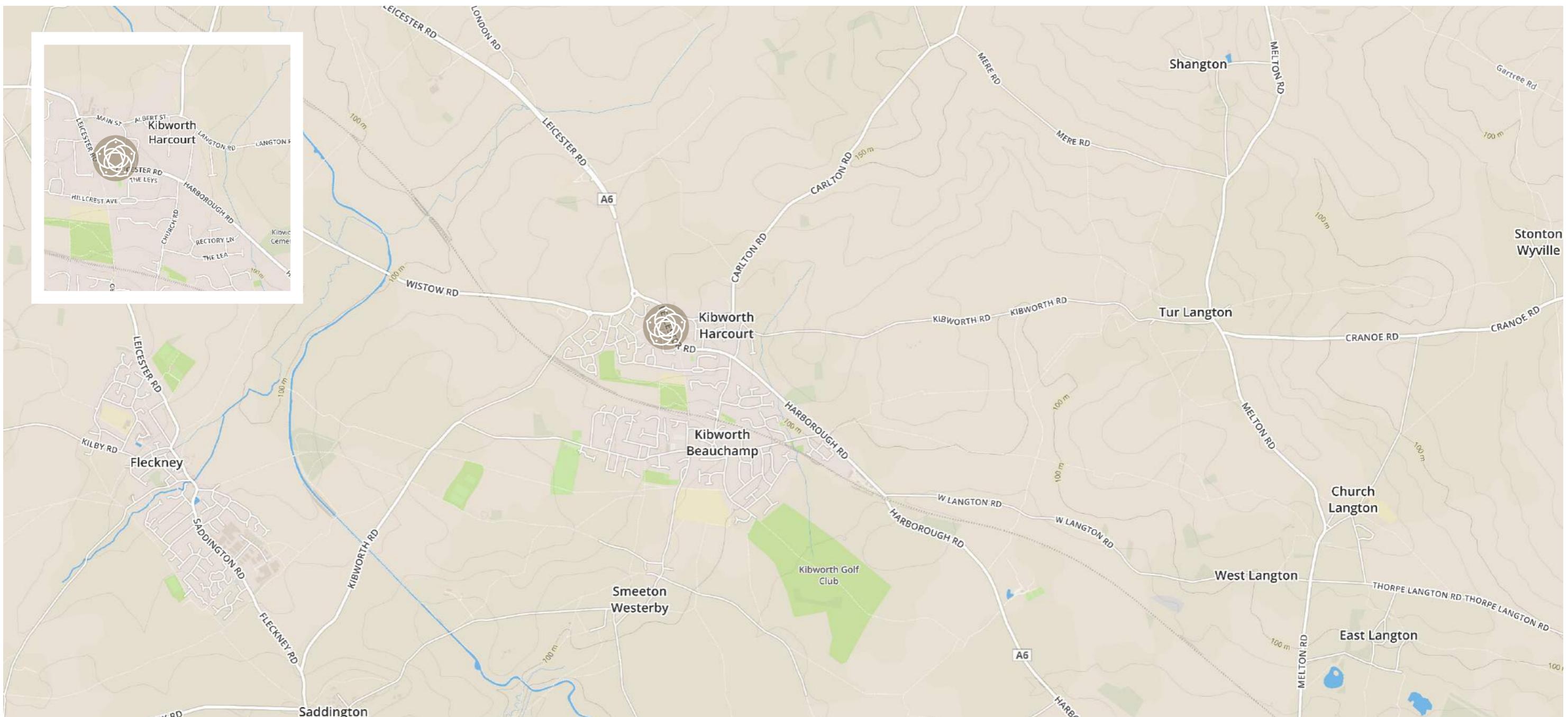
SPECIFICATION



General - Internal	An outside tap has been fitted to the rear of each unit in Rose Yard	Kitchens	Bathrooms & En suites	Electrical, Heating & Lighting
Carpeted and/or engineered wood/laminate flooring to communal areas	Allocated car parking spaces	Custom designed European fitted kitchens	(Contemporary) sanitary ware to include bath, shower cubicle & tray, hand basin and WC	1GB Openreach broadband to each unit
Door entry audio/video intercom system	External entry PIR lighting to Crown House	Laminated wood (with optional upgrades) worktop and upstand	Fully tiled walls and floor	Ring Video Doorbell
General - External	General - Units	Splashback tiling	Walk-in showers with glass shower screens	Pendant lighting to bedrooms
Bin store with external tap fitted	Integrated fridge freezer	Shaver points	Energy efficient LED downlights throughout with dimmer switches	Energy efficient LED downlights throughout with dimmer switches
Secure cycle store with fob entry access system*	Integrated dishwasher	Brushed steel/chrome heated towel rails with thermostatic control	Smoke alarm and CO2 detector wired to main with battery backup	Cat 7 cabling and pre-wired data sockets for digital TV, satellite, DAB and FM radio, telephone and data services throughout.
PAS24 solid timber core (not foam filled) composite entry door in Rose Yard units with high security thumb turn cylinder	Integrated washer/dryer	Extractor fan	Mains connected fire and intruder alarm system fitted to each unit	Heating zones controlled by a digital wall mounted thermostatic control (Nest or equivalent)
Each unit in Rose Yard has their own rear patio area with artificial turf	Integrated oven with microwave	Recessed shelving to showers	USB charging points in kitchen, living room and bedrooms	Underfloor heating, to ground floors, throughout all units in Rose Yard, Mews 4 and ground floor apartments in Crown House
	Built in storage unit in utility room	Hidden extractor fan with light and fan speed control over hob	Gas central heating with Combi Boiler	
	All properties are covered by a 10 year structural defects insurance policy provided by Global Home Warranties Limited	Undermount stainless steel sinks	Water/wet underfloor heating	



*tbc





Selling Agents:

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roseandcrown@jamessellicks.com



Backed by
HM Government

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Oakham
01572 724437

The London Office
0207 8390888



Floor plans not to scale. Final dimensions may be subject to minor changes.