



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.



SITE PLAN



MEWS ONE

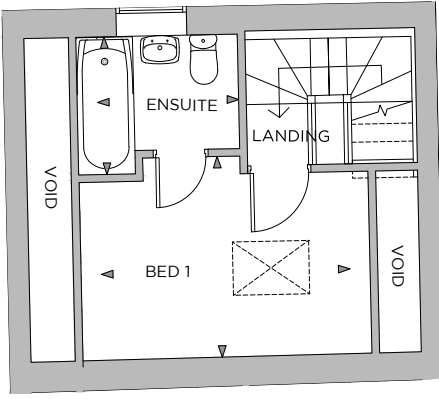
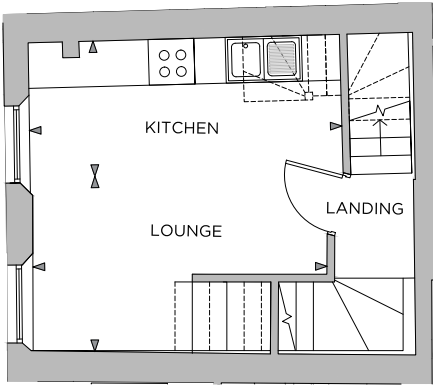
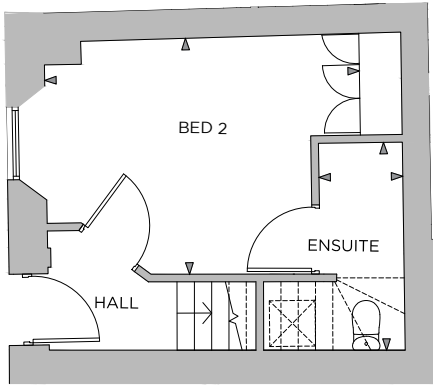
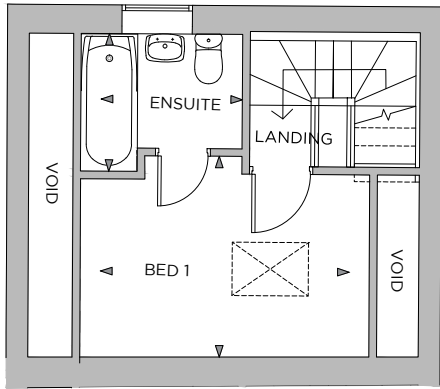
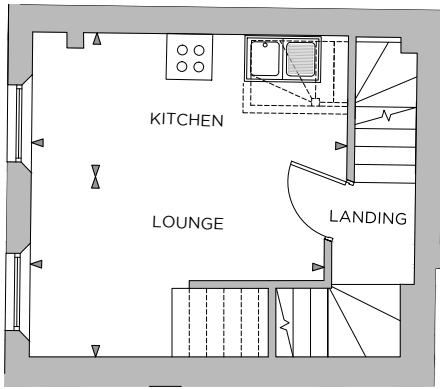
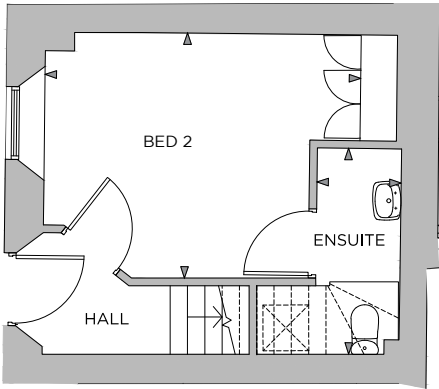
58 M2 | 624 SQFT

£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

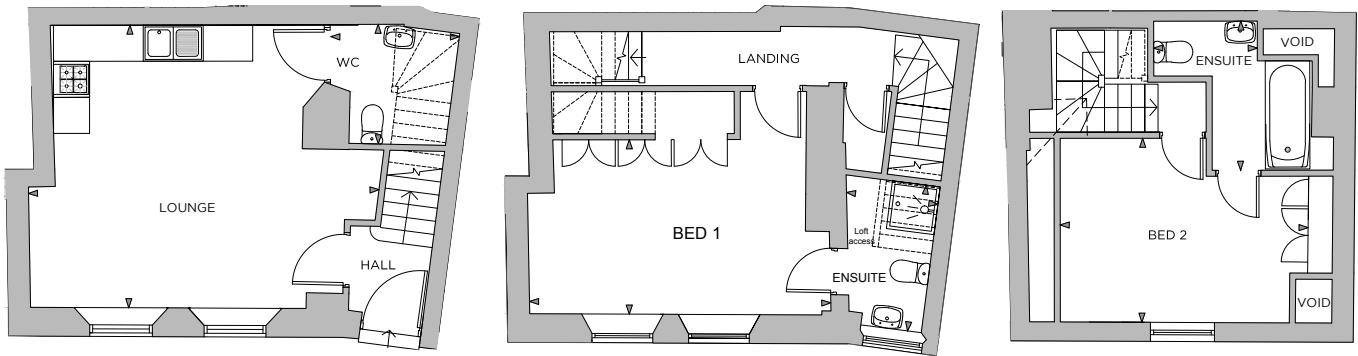
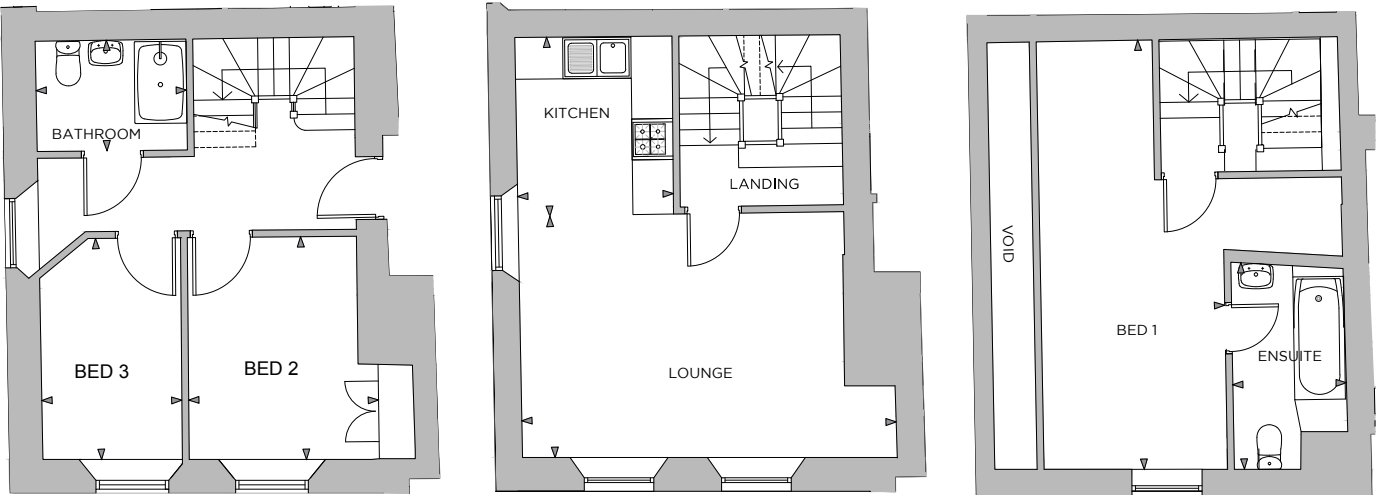
86.7 M2 | 933 SQFT

£257,500

MEWS FOUR

84.3 M2 | 907 SQFT

£235,000



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.

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.

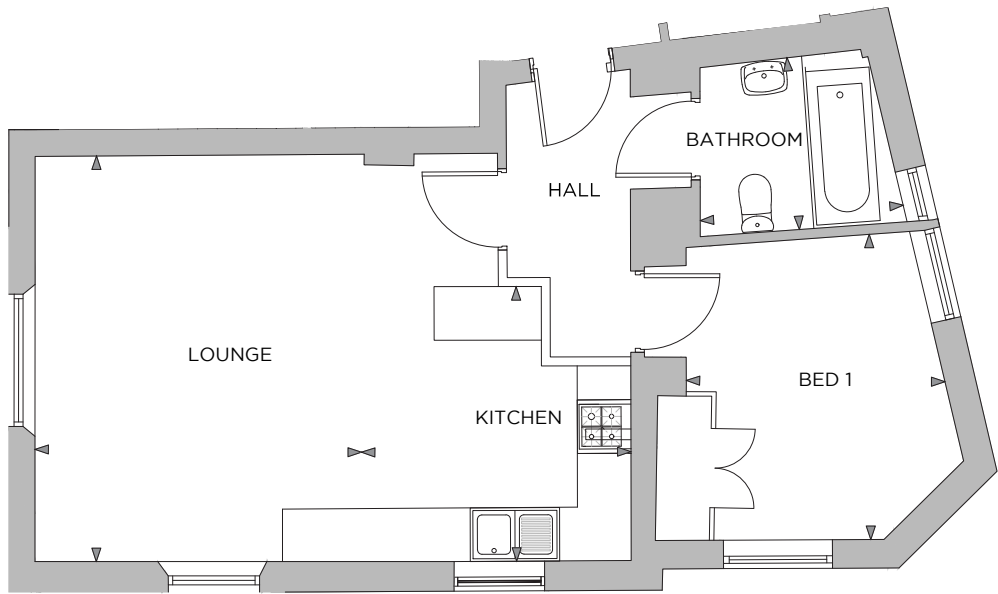
Ensuite

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

APARTMENT ONE

48.52 M2 | 522 SQFT

£160,000



Lounge

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

Kitchen

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

Bedroom 1

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

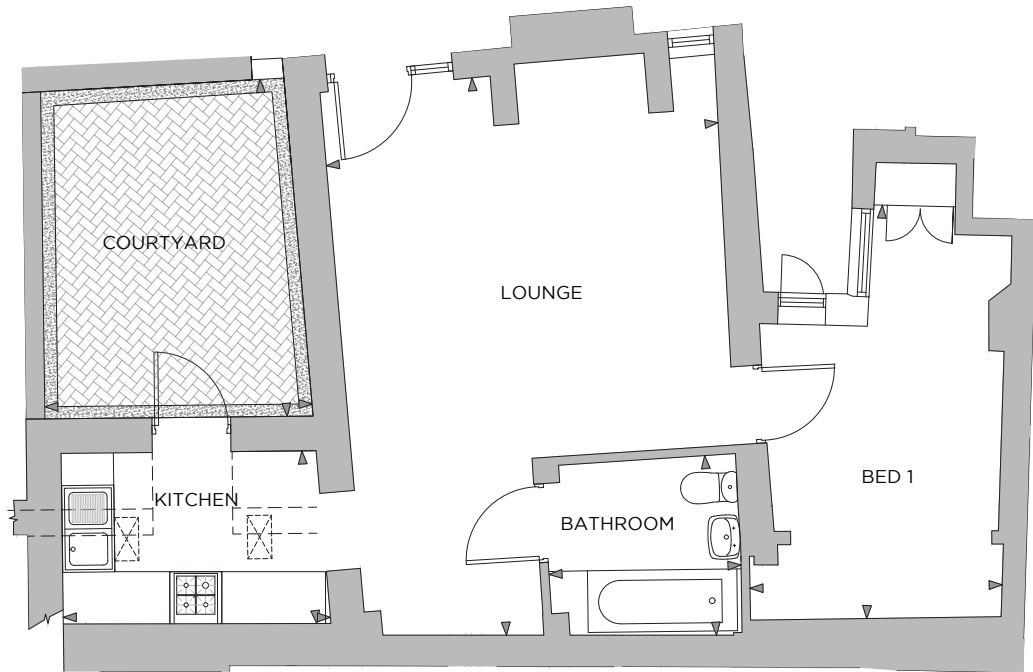
Bathroom

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

APARTMENT TWO

39.3 M2 | 523 SQFT

£172,500



Lounge

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

Kitchen

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

Bedroom 1

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

Bathroom

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

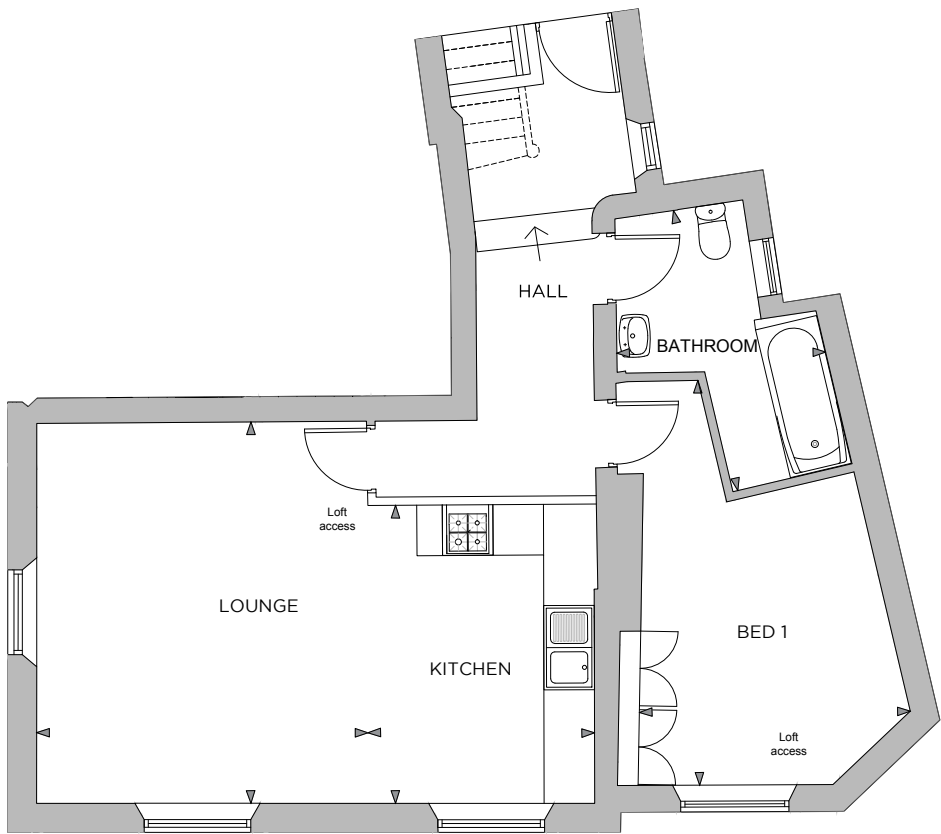
Courtyard

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.

Kitchen

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

Bedroom 1

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

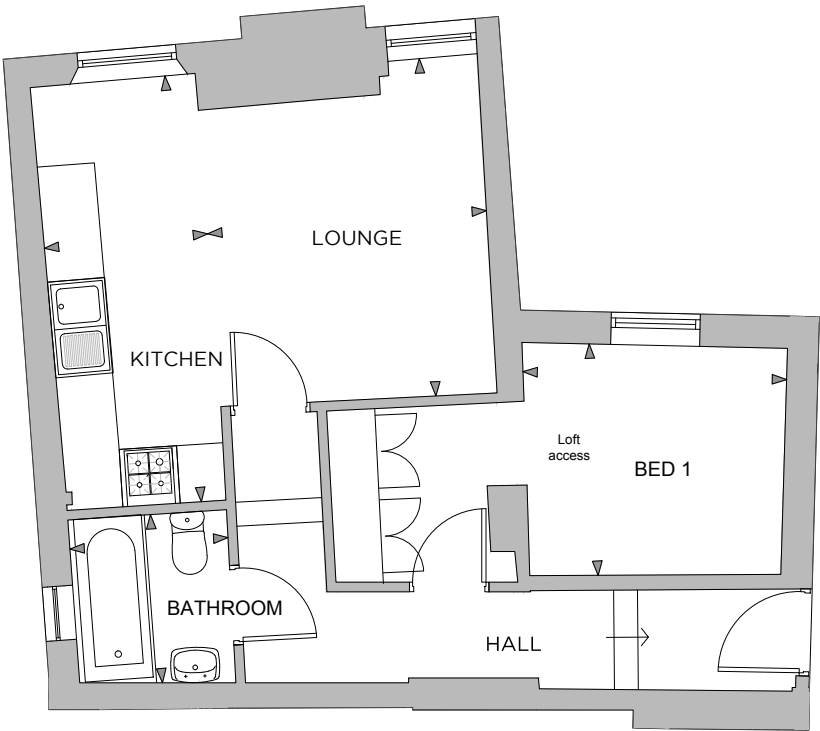
Bathroom

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.

Kitchen

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

Bedroom 1

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

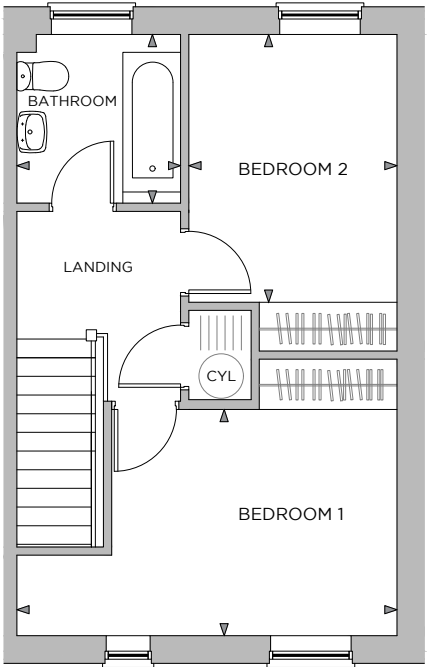
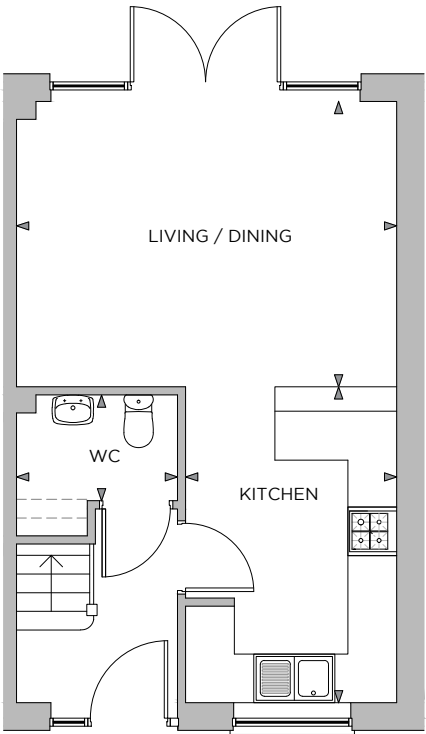
Bathroom

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.

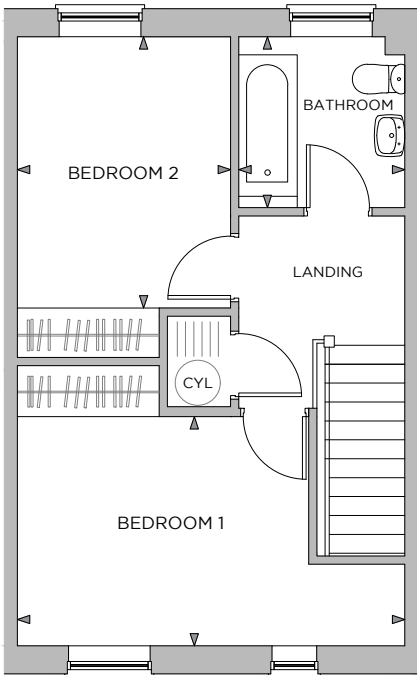
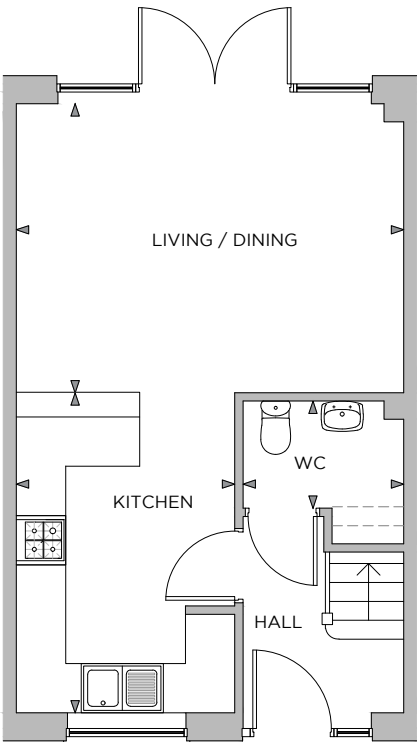
Bathroom

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.

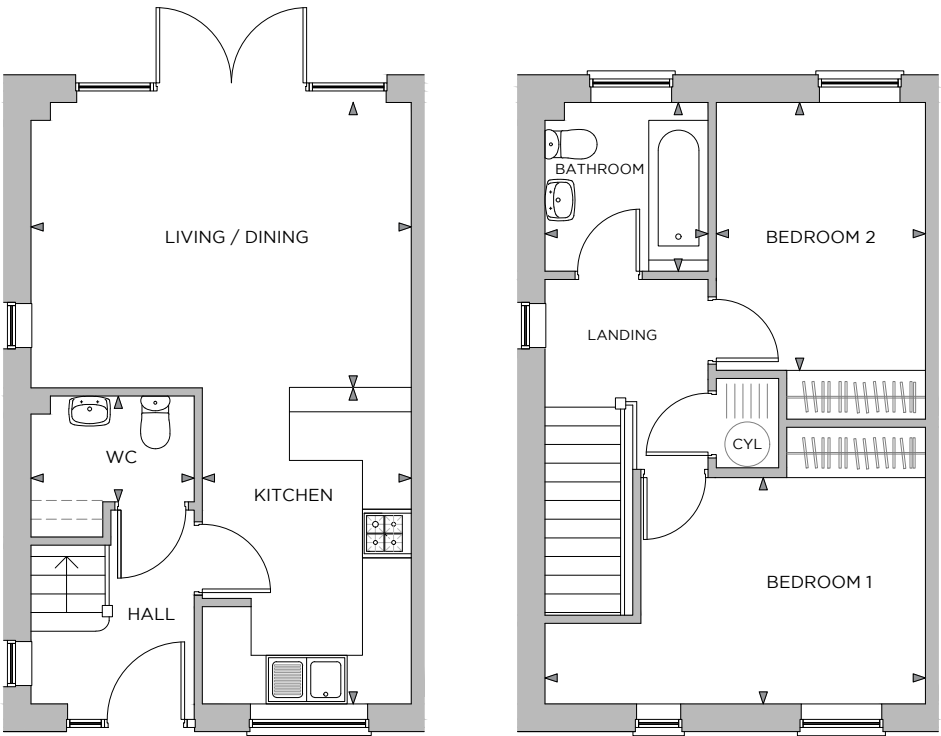
Bathroom

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.

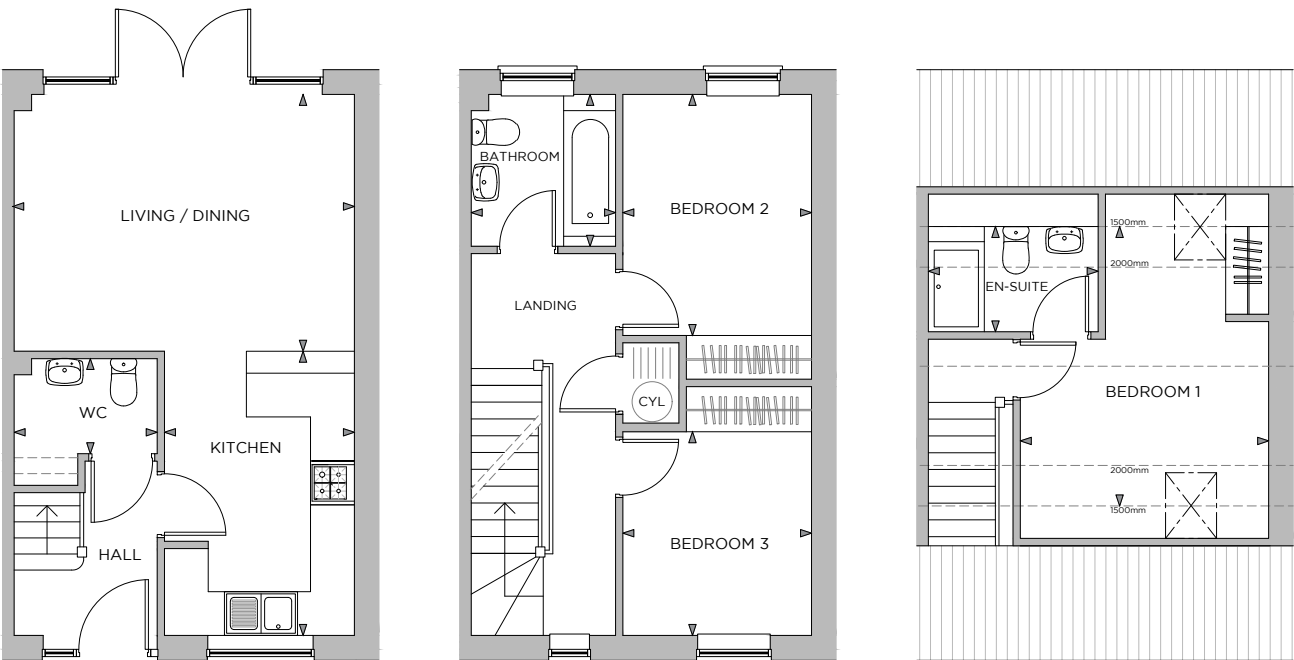
Bathroom

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

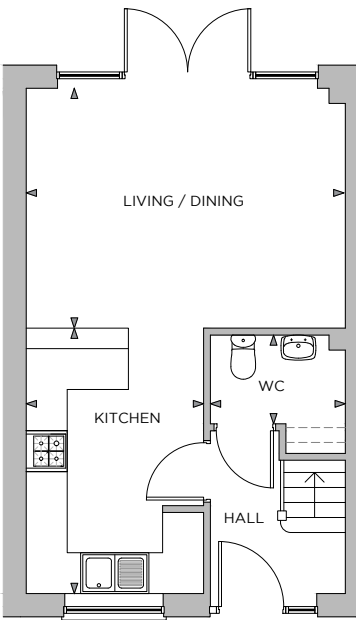
97.9 M2 | 1053 SQFT

£315,000

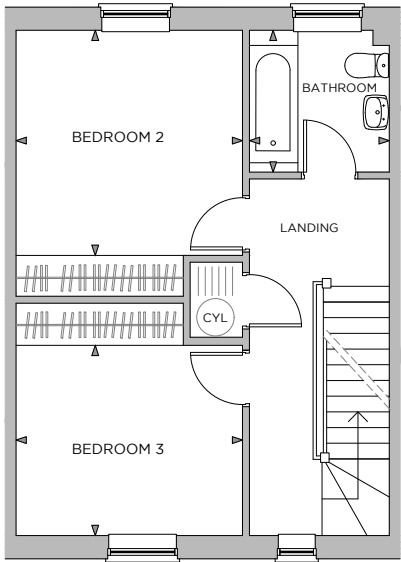
PLOT SIX

97.9 M2 | 1053 SQFT

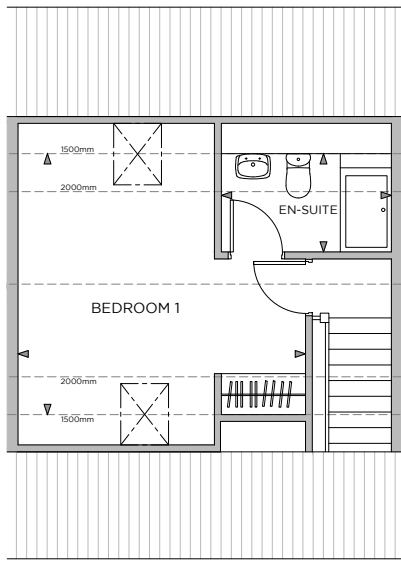
£320,000



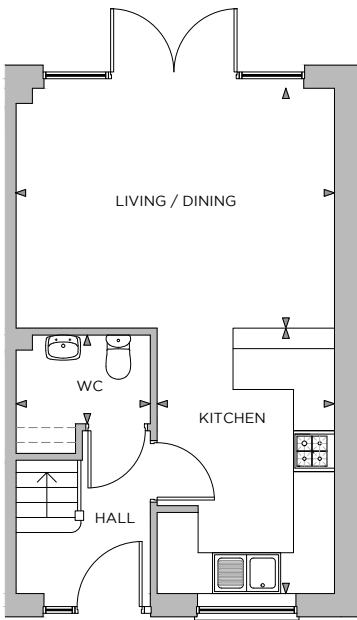
GROUND FLOOR



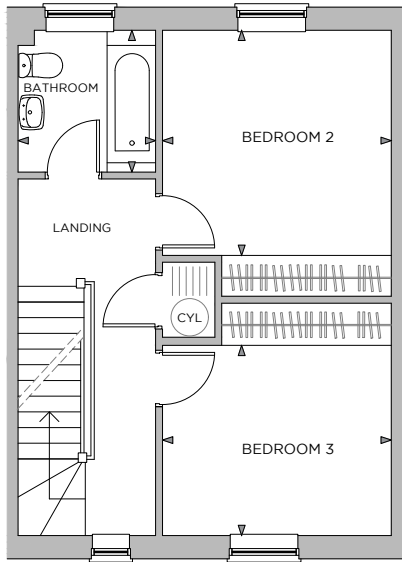
FIRST FLOOR



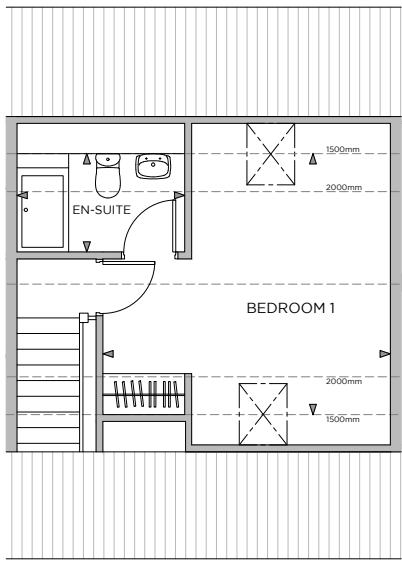
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

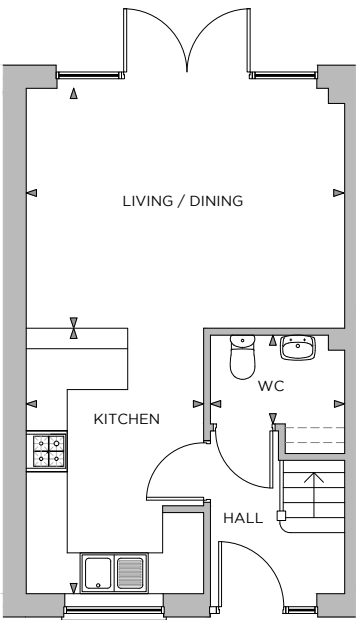
97.9 M2 | 1053 SQFT

£320,000

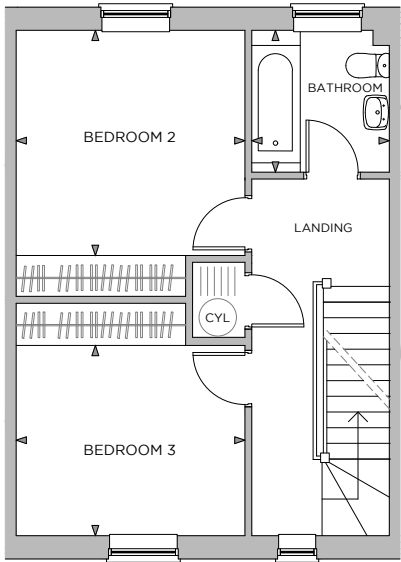
PLOT EIGHT

97.9 M2 | 1053 SQFT

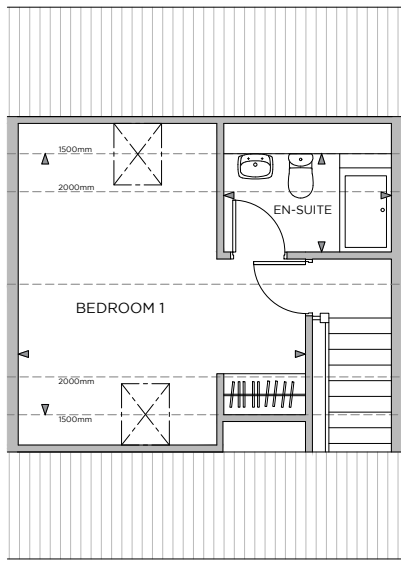
£320,000



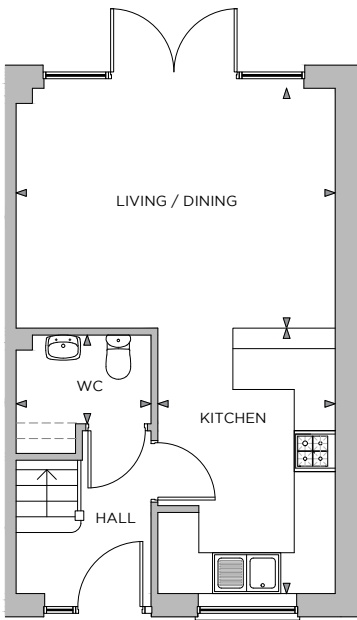
GROUND FLOOR



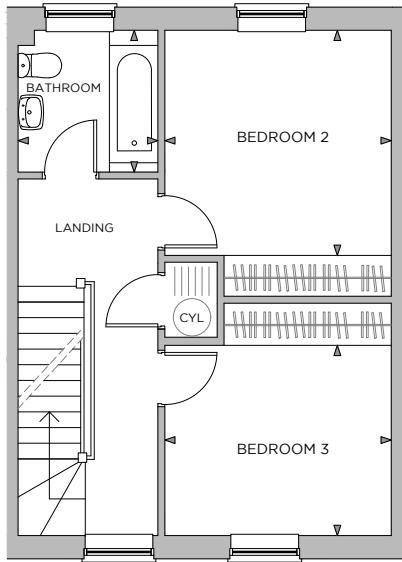
FIRST FLOOR



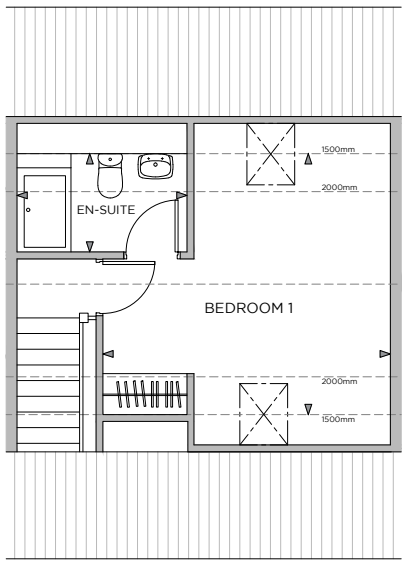
SECOND FLOOR



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

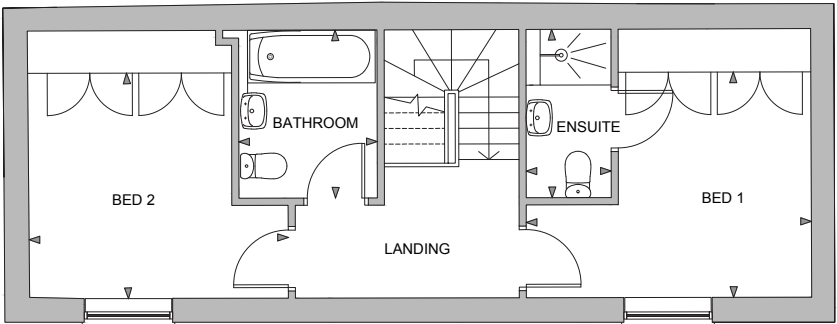
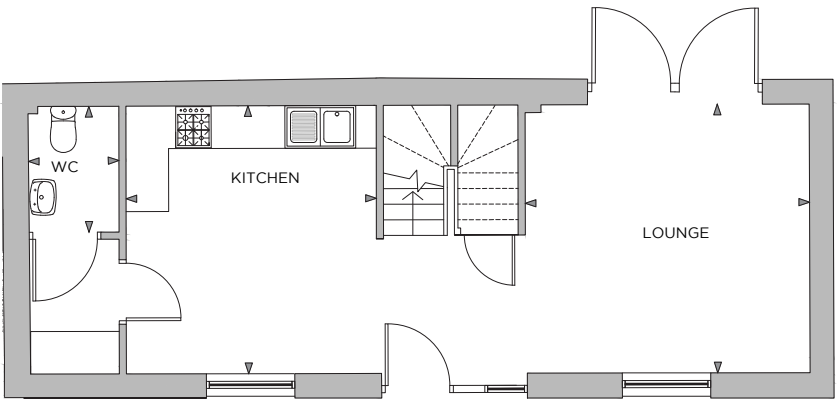
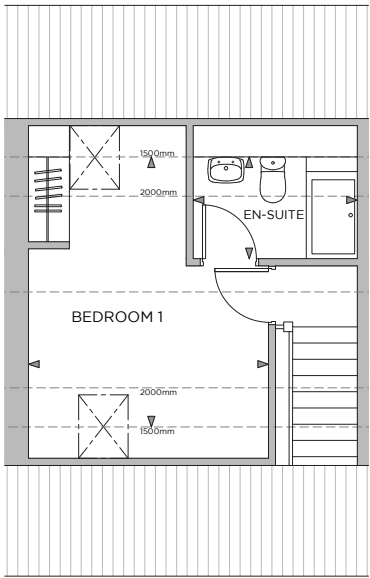
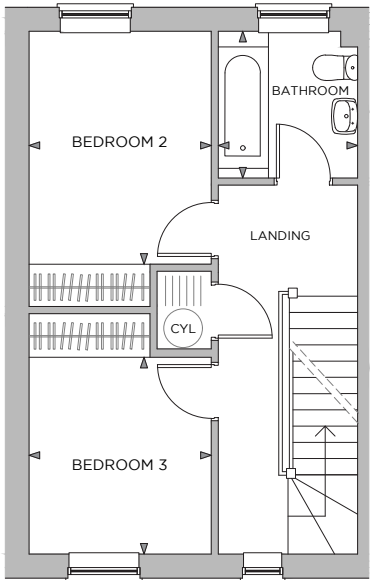
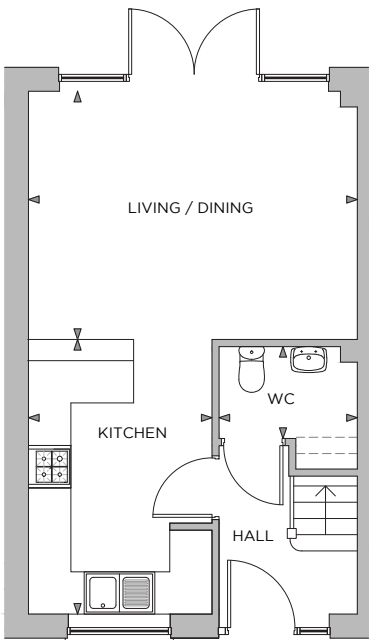
88.62 M2 | 954 SQFT

£295,000

PLOT TEN

83.2 M2 | 895 SQFT

£310,000



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' 9" 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.

GROUND FLOOR

Lounge

4.01m x 3.79m max.
13' 2" x 12' 5" max.

Kitchen

3.53m x 3.78m max.
11' 7" x 12' 4" max.

WC

1.23m x 1.77m max.
4' 2" x 5' 10" max.

FIRST FLOOR

Bedroom 1

4.02m x 3.18m max.
13' 2" x 10' 5" max.

Bedroom 2

3.66m x 3.16m max.
12' x 10' 4" max.

Bathroom

1.95m x 2.37m max.
6' 5" x 7' 9" max.

Ensuite

1.20m x 2.37m
3' 11" x 7' 9" max.

SPECIFICATION



General - Internal

Carpeted and/or engineered wood/laminate flooring to communal areas

Door entry audio/video intercom system

General - External

Bin store with external tap fitted

Secure cycle store with fob entry access system*

PAS24 solid timber core (not foam filled) composite entry door in Rose Yard units with high security thumb turn cylinder

Each unit in Rose Yard has their own rear patio area with artificial turf

An outside tap has been fitted to the rear of each unit in Rose Yard

Allocated car parking spaces

External entry PIR lighting to Crown House

General - Units

Engineered wood/laminate flooring to hallway and kitchen/living room

Internal doors with brushed/satin chrome ironmongery

Built in storage unit in utility room

All properties are covered by a 10 year structural defects insurance policy provided by Global Home Warranties Limited

Kitchens

Custom designed European fitted kitchens

Laminated wood (with optional upgrades) worktop and upstand

Splashback tiling

Integrated fridge freezer

Integrated dishwasher

Integrated washer/dryer

Integrated oven with microwave

Integrated ceramic hob

Hidden extractor fan with light and fan speed control over hob

Undermount stainless steel sinks



Bathrooms & En suites

(Contemporary) sanitary ware to include bath, shower cubicle & tray, hand basin and WC

Fully tiled walls and floor

Walk-in showers with glass shower screens

Shaver points

Brushed steel/chrome heated towel rails with thermostatic control

Extractor fan

Recessed shelving to showers



Electrical, Heating & Lighting

1GB Openreach broadband to each unit

Ring Video Doorbell

Pendant lighting to bedrooms

Energy efficient LED downlights throughout with dimmer switches

Smoke alarm and CO2 detector wired to main with battery backup

Mains connected fire and intruder alarm system fitted to each unit

USB charging points in kitchen, living room and bedrooms

Gas central heating with Combi Boiler

Water/wet underfloor heating



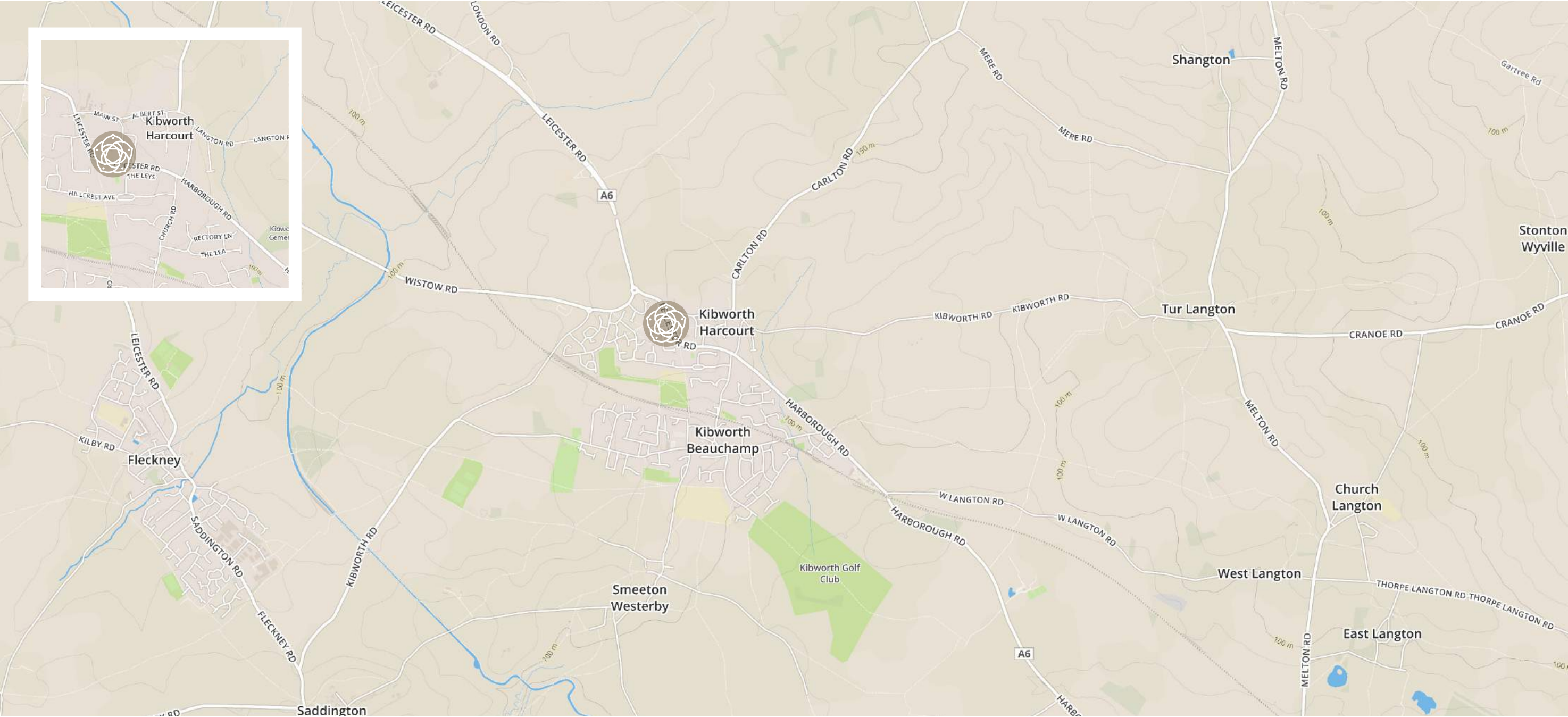
Cat 7 cabling and pre-wired data sockets for digital TV, satellite, DAB and FM radio, telephone and data services throughout.

Heating zones controlled by a digital wall mounted thermostatic control (Nest or equivalent)

Underfloor heating, to ground floors, throughout all units in Rose Yard, Mews 4 and ground floor apartments in Crown House

*tbc

* CGIs are indicative and may not be in line with final finish.



BOBOLI
2 MINUTE
WALK

**KIBWORTH
PRIMARY
SCHOOL**
4 MINUTE
WALK

**THE
LIGHTHOUSE**
2 MINUTE
DRIVE

CO-OP
4 MINUTE
DRIVE

**KIBWORTH
GOLF CLUB,**
4 MINUTE
DRIVE

**MARKET
HARBOROUGH**
15 MINUTE
DRIVE

**LEICESTER
CITY**
24 MINUTE
DRIVE

**RUTLAND
NATURE
RESERVE**
30 MINUTE
DRIVE



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