



THE MAPLEHURST, PLOT 64, SOWTERS LANE, BURTON-ON-THE-
WOLDS, LOUGHBOROUGH

GUIDE PRICE: £ 350,000





STAMP DUTY INCLUDED AND £10,000 TO SPEND YOUR WAY!!!!

The Maplehurst – Light, Space & Effortless Modern Living

This spacious bungalow has been thoughtfully designed to offer bright, airy living with every detail crafted for comfort, practicality, and ease. From its open-plan heart of the home to its peaceful bedrooms and future-ready features, it's a home made to enhance everyday life



STAMP DUTY, REMOVALS and LEGAL FEES NOW INCLUDED

A Home Filled With Light – Designed to Bring the Outside In

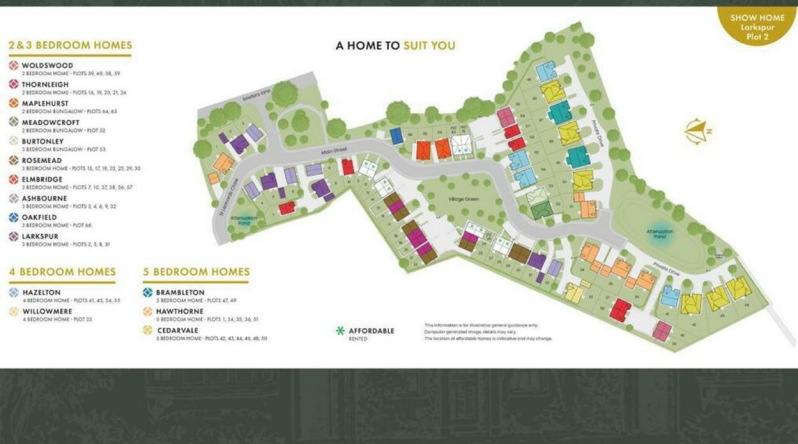
Step inside and you're welcomed by a generous kitchen, dining, and living space that's perfectly positioned to make the most of natural light. French doors open directly onto the rear garden, creating a seamless transition between indoors and outdoors — ideal for relaxed weekend brunches, summer gatherings, or simply enjoying the peace of your private green space.

The Symphony kitchen features sleek square-edge worktops and integrated Bosch appliances, including a modern oven, ceramic hob, and discreet canopy extractor. Whether you're cooking for guests or enjoying a quiet evening meal, the layout is designed to support natural flow and easy living. An Ideal boiler and practical utility touches ensure everyday comfort is





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always taken care of.

Quiet Bedrooms Crafted for Restful Living

The home's bedrooms offer calm, comfortable spaces designed with relaxation in mind. The master suite includes convenient USB charging points along with a slimline TV connection, allowing you to unwind with everything you need close at hand. Additional bedrooms provide flexibility for guests, hobbies, or a dedicated workspace — adapting effortlessly to your lifestyle.

Contemporary Bathrooms Designed for Comfort

Each bathroom and en suite is fitted with high-quality Roca sanitaryware and finished with stylish Porcelanosa wall tiling. Bristan thermostatic showers, basin mixers, and bath taps bring a refined, modern feel, while Vent Axia mechanical ventilation helps maintain a fresh, comfortable environment day after day.

Quality, Sustainability & Peace of Mind Built In

This home includes a range of thoughtful features that enhance both convenience and long-term confidence:

External up/down lighting, adding a warm and welcoming look to the front of the home



EV charging provision for environmentally conscious, future-proof living

Solar PV panels to support energy efficiency and reduce running costs

Integrated smoke, heat, and carbon monoxide detectors — each with battery backup for added reassurance



A 10-year NHBC warranty offering lasting peace of mind.

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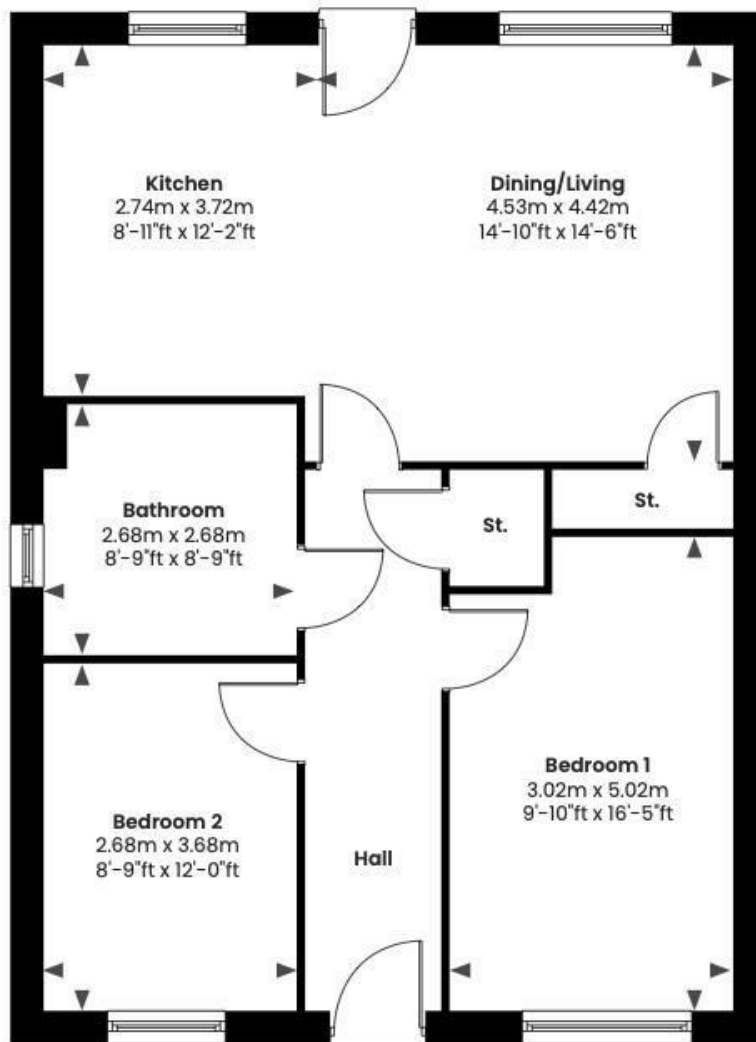
The Maplehurst, Plot 64, Sowters Lane, Burton-on-the-wolds,

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Key Features

- STAMP DUTY INCLUDED AND £10,000 TO SPEND YOUR WAY!
- Light-filled open-plan kitchen, dining, and living space
- Modern Symphony kitchen
- Comfort-focused bedrooms
 - Stylish bathrooms
 - Future-ready features
 - Peace of mind built in
 - Two parking spaces



2



1



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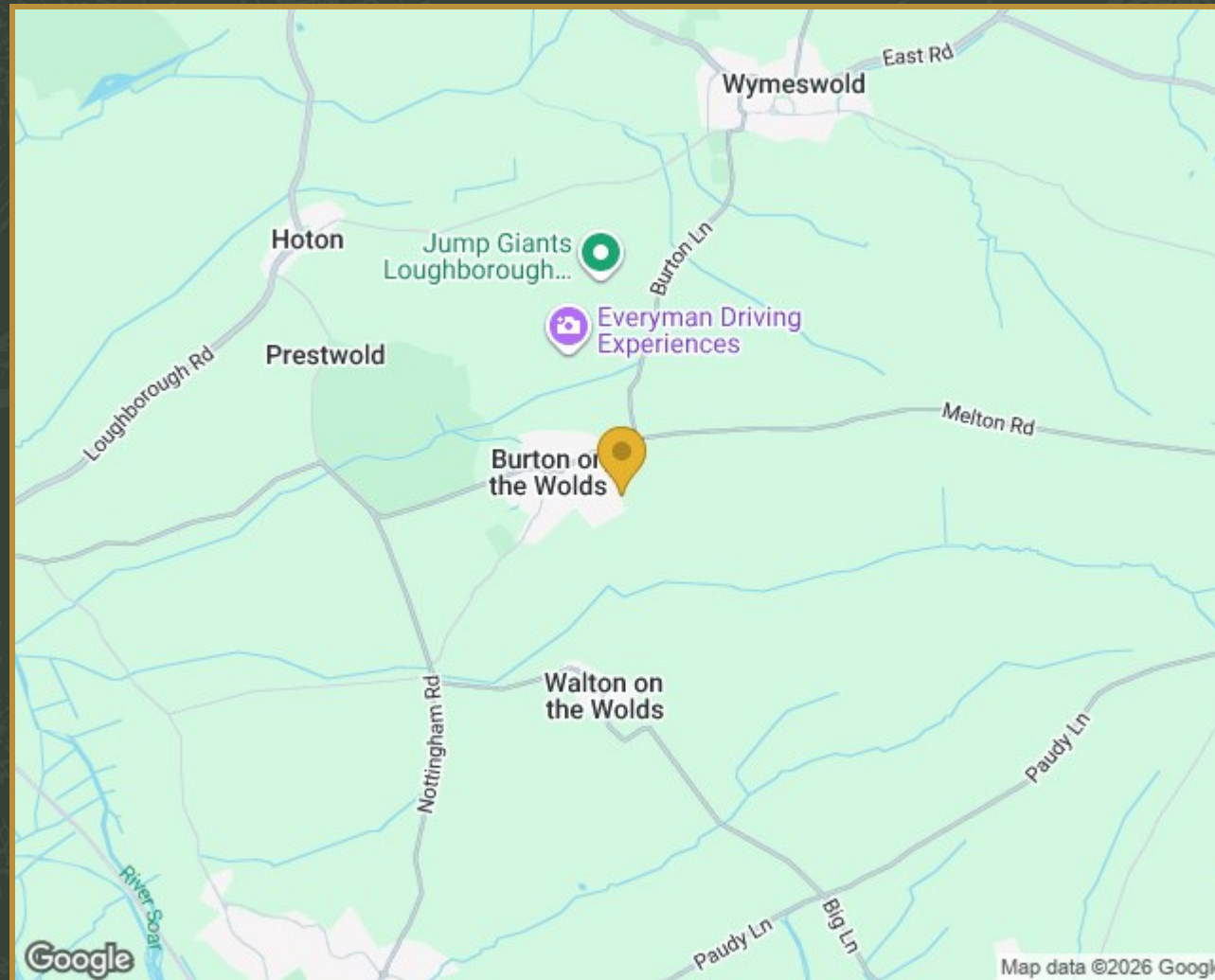


800.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property Location



Plot 64, Maplehurst Sowters Lane, Burton-on-the-wolds, Loughborough,
Leicestershire, LE12 5TS

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