



THE MAPLEHURST, PLOT 65, SOWTERS LANE, BURTON-ON-THE-WOLDS,

1000 SQ FT
: £337,500





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





SHOW HOME
Larkspur
Plot 2

2 & 3 BEDROOM HOMES

- WOLDSWOOD
2 BEDROOM HOME - PLOTS 20, 48, 58, 59
- THORNLEIGH
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
- MAPLEHURST
2 BEDROOM BUNGALOW - PLOTS 64, 65
- MEADOWCROFT
2 BEDROOM BUNGALOW - PLOT 52
- BURTONLEY
2 BEDROOM BUNGALOW - PLOT 53
- ROSEMEAD
3 BEDROOM HOME - PLOTS 18, 32, 38, 22, 23, 29, 30
- ELMBRIDGE
3 BEDROOM HOME - PLOTS 7, 10, 32, 38, 56, 57
- ASHBOURNE
2 BEDROOM HOME - PLOTS 3, 4, 6, 9, 22
- OAKFIELD
2 BEDROOM HOME - PLOT 66
- LARKSPUR
2 BEDROOM HOME - PLOTS 2, 5, 8, 31

4 BEDROOM HOMES

- HAZELTON
4 BEDROOM HOME - PLOTS 41, 45, 54, 55
- WILLOWMERE
4 BEDROOM HOME - PLOT 33

5 BEDROOM HOMES

- BRAMBLETON
5 BEDROOM HOME - PLOTS 47, 49
- HAWTHORNE
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 37
- CEDARVALE
5 BEDROOM HOME - PLOTS 42, 43, 44, 45, 46, 50

A HOME TO SUIT YOU

**AFFORDABLE
ENTERED**

This information is for illustrative general guidance only.
Computer generated image, details may vary.
The location of affordable homes is indicative and may change.

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 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

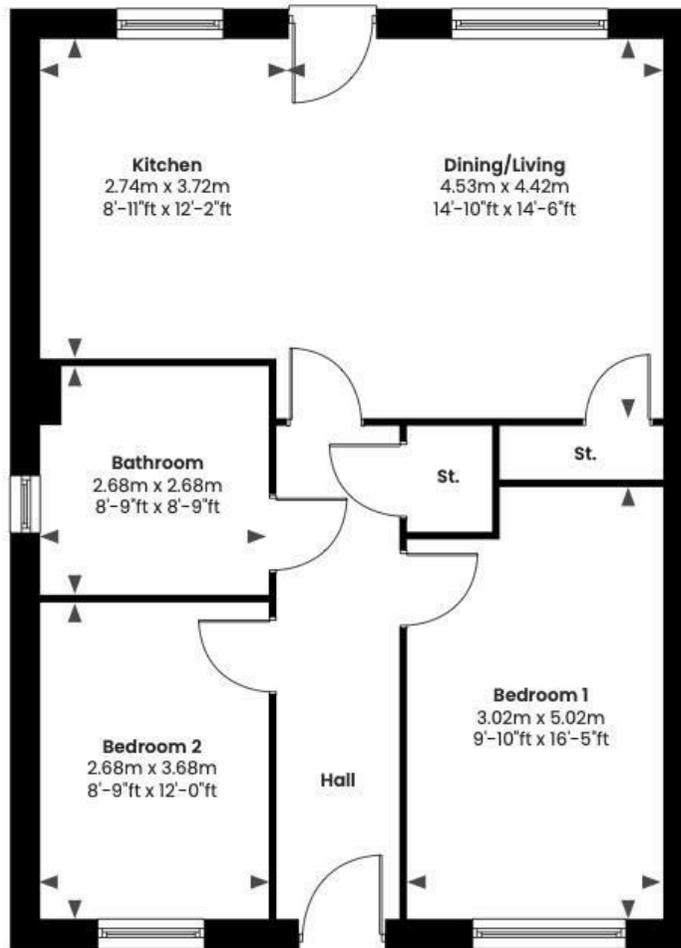
Solar PV panels to support energy efficiency and reduce running costs

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

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

Key Features:

- Assisted move & Part exchange available
- 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



REZIDE



2



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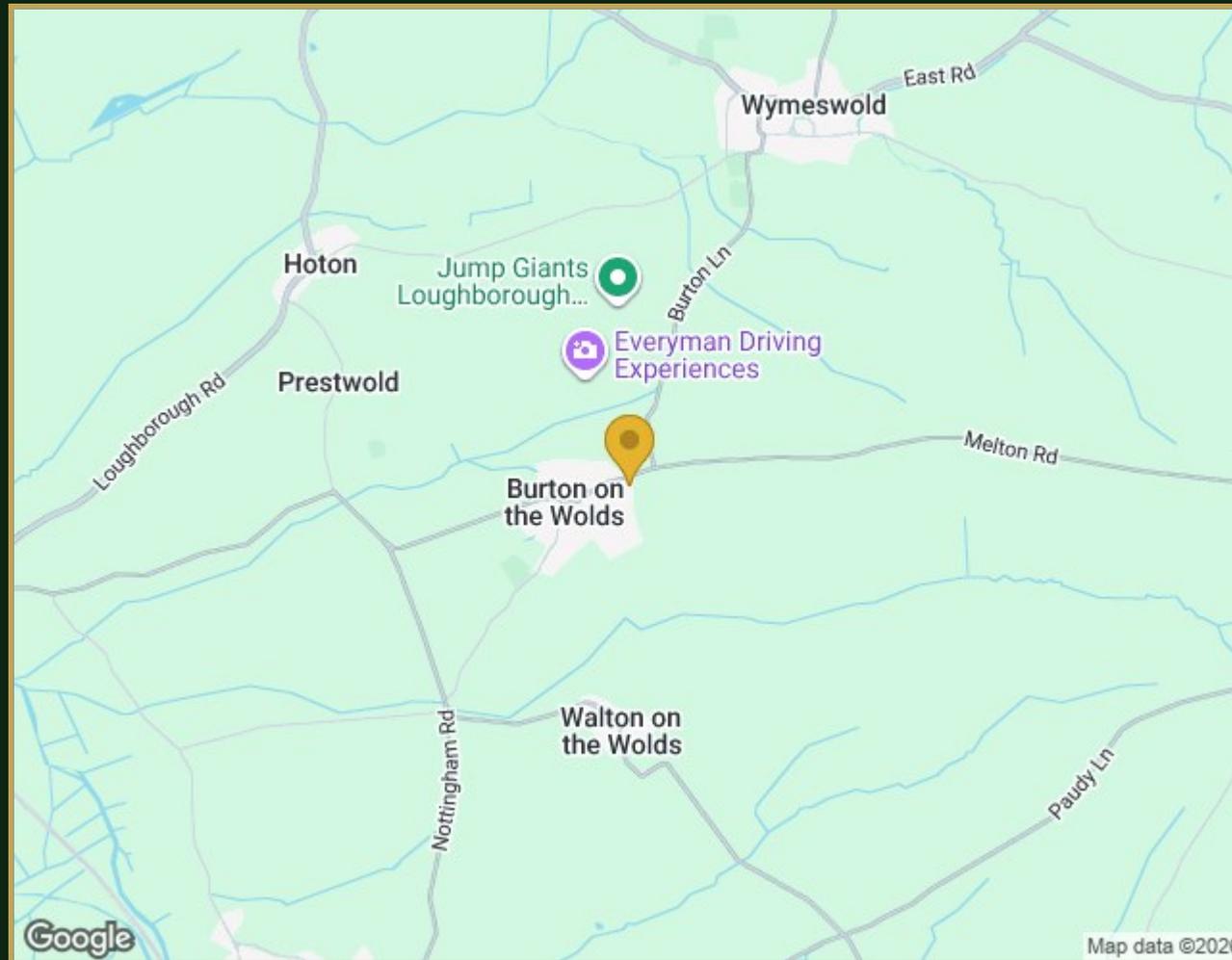
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800.00 sq ft

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

Property Location



Plot 65, Maplehurst Sowers Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12 5TS