



THE BURTONLEY, SOWTERS LANE, BURTON-ON-THE-WOLDS,  
LOUGHBOROUGH

OFFERS AROUND: £ 380,000





### The Burtonley – 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.



### 2 & 3 BEDROOM HOMES

- WOLDSWOOD  
2 BEDROOM HOME - PLOTS 29, 40, 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  
3 BEDROOM BUNGALOW - PLOT 53
- ROSEMEAD  
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
- ELMBRIDGE  
3 BEDROOM HOME - PLOTS 7, 10, 32, 38, 56, 57
- ASHBOURNE  
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
- OAKFIELD  
3 BEDROOM HOME - PLOT 46
- LARKSPUR  
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

### A HOME TO SUIT YOU



### IMES

7, 49  
34, 35, 36, 31  
43, 44, 45, 46, 50

**AFFORDABLE**  
HOMES

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

SHOW HOME  
Larkspur  
Plot 2

## Effortless Single-Level Living with Views of the Village

Set on a desirable detached corner plot with attractive village green, this spacious three-bedroom bungalow offers balanced living — all thoughtfully arranged across one level. Designed for comfort, convenience, and connection to the outdoors, it combines generous proportions with practical modern features.

At the heart of the home is a bright open-plan kitchen and living area, perfect for both everyday life and entertaining. French doors open directly onto the south-facing rear garden, filling the space with natural light and creating a seamless indoor-outdoor flow. Whether you're hosting friends or enjoying a quiet morning coffee, this welcoming space adapts effortlessly to your lifestyle.

The Symphony kitchen is finished with sleek square-edge worktops and



includes integrated Bosch appliances — a built-in oven, ceramic hob, and canopy extraction hood — offering both style and performance. An Ideal boiler ensures reliable comfort, while built-in storage and a separate hallway storage room keep everything neatly organised.

### Comfortable Bedrooms with Thoughtful Details

All three bedrooms are designed with relaxation in mind. The master suite benefits from its own en suite bathroom, creating a private retreat at the end of the day. USB charging sockets in both the master bedroom and kitchen add everyday convenience, while a slimline TV point in the master enhances your ability to unwind in comfort. Additional bedrooms provide flexible space for guests, hobbies, or working from home.

### Stylish Bathrooms Finished to a High Standard

Bathrooms and en suite spaces feature quality Roca sanitaryware, complemented by elegant Porcelanosa wall tiling. Bristan Vertico thermostatic showers to enclosures, along with coordinating Bristan basin and bath taps, create a sleek and contemporary finish. Vent Axia mechanical extract ventilation ensures a fresh and comfortable environment throughout.

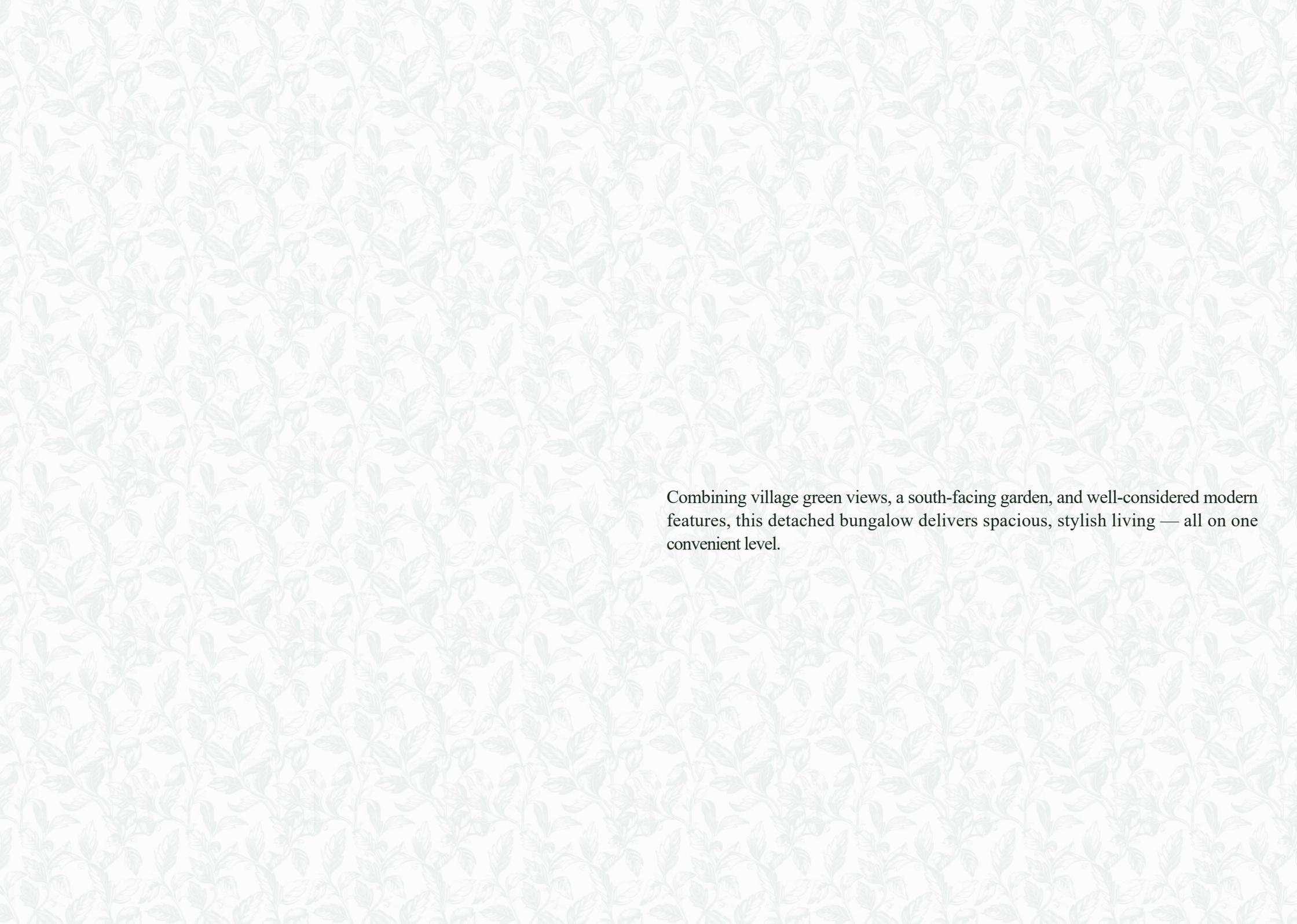
### Sustainable, Secure and Future-Ready

This home is designed with long-term comfort and peace of mind at its core. Solar (PV) panels help improve



energy efficiency and reduce running costs, while EV charging provision supports modern, environmentally conscious living. External up/down lighting enhances the home's kerb appeal, adding warmth and character to the frontage.

Integrated smoke, heat, and carbon monoxide alarms — all with battery backup — provide added reassurance, and a 10-year NHBC warranty offers lasting confidence in your investment.



Combining village green views, a south-facing garden, and well-considered modern features, this detached bungalow delivers spacious, stylish living — all on one convenient level.

# REZIDE

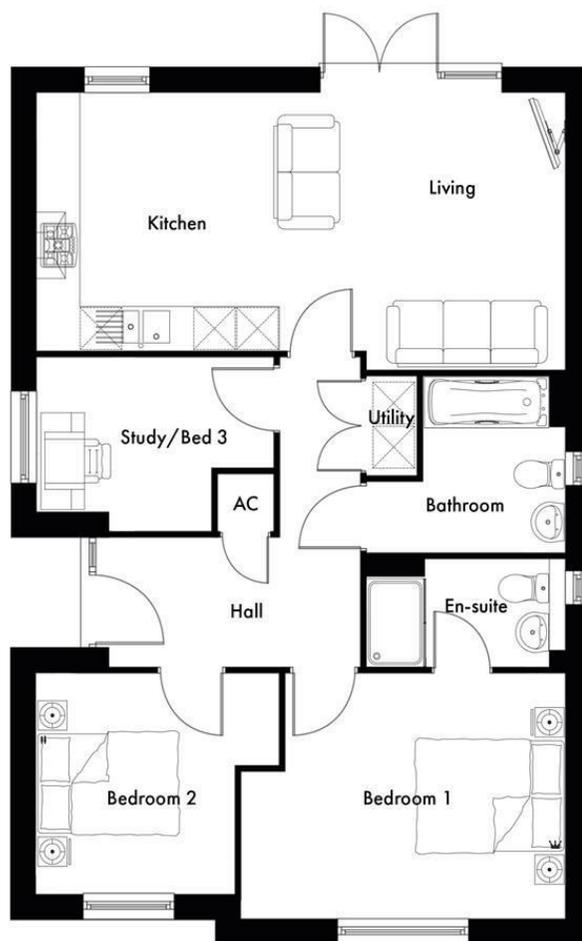


*The Burtonley, Sowters Lane, Burton-on-the-wolds, Loughborough*

01509 274474 | [team@rezide.group](mailto:team@rezide.group)

# Key Features

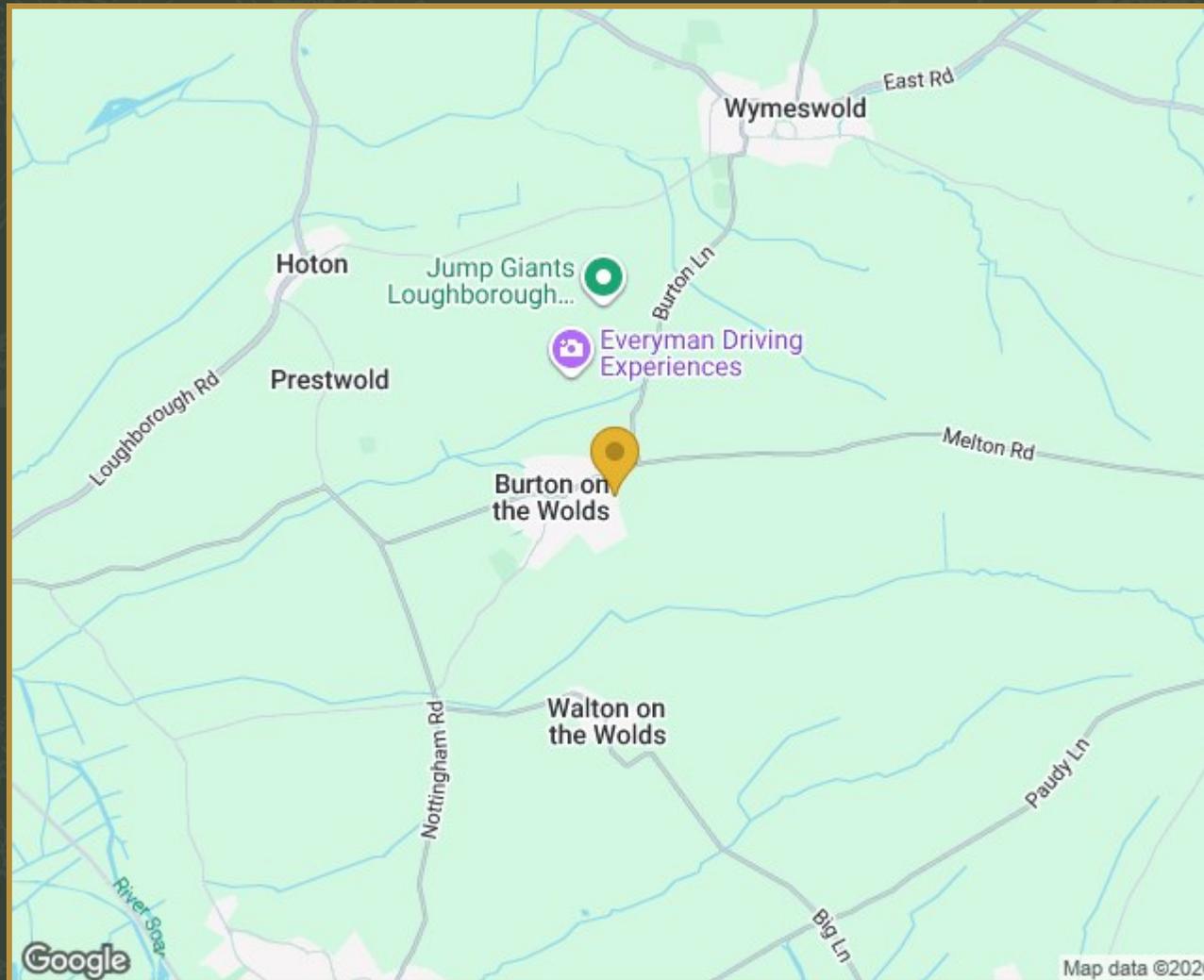
- Detached corner plot
- Views over the village green
- Open-plan kitchen and living room
- Storage room off the hallway
- En suite to master bedroom
  - South-facing garden
  - Solar panels
  - EV charger
- 10 year NHBC warranty



843.00 sq ft

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

# Property Location



The Burtonley, Plot 53 Sowters Lane, Burton-on-the-wolds, Loughborough, Leicestershire, LE12 5TS

# MEET YOUR *Local Agents*



*As a family-run business with over 20 years of experience in the property industry, we pride ourselves in bringing a personal touch to every property journey. Our tailored approach is designed to meet your unique needs, whether you are looking to buy, sell, or explore discreet marketing options.*

*With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.*