



THE ELMBRIDGE, SOWTERS LANE, BURTON ON-THE-WOLDS,  
LEICESTERSHIRE

GUIDE PRICE. £ 370,000





The Elmbridge – Contemporary Elegance, Designed for Family Living. The Elmbridge is an impressive three-bedroom detached residence that combines timeless architecture with modern convenience. Thoughtfully designed across two floors, it offers flexible living spaces, abundant natural light, and a seamless connection to the outdoors - everything a discerning family home should be.



A HOME TO SUIT YOU



 **AFFORDABLE HOMES**  
Affordable Homes Brough  
Charnwood Borough Council

This information is for illustrative general guidance only.  
Corporate guaranteed rents, details may vary.  
The location of affordable homes is indicative and may change.

The Elmbridge is an impressive three-bedroom detached home. Its design blends timeless architectural elements with the comfort and convenience of modern living. Thoughtfully arranged across two floors, the home offers a range of spaces, abundant natural light, and a seamless connection between the interior and exterior — everything a discerning family home should provide.

#### Ground Floor – Open Spaces & Everyday Comfort

From the moment you step inside, The Elmbridge welcomes you with a sense of balance and warmth. To the front, a bright bay-fronted living room creates an inviting space to relax and unwind — perfect for quiet evenings or family movie nights. To the rear, the contemporary kitchen and dining area form the social heart of the home. Featuring high-quality Symphony cabinetry, sleek square-edge worktops, and Bosch integrated appliances, it's ideal for both family meals and entertaining. French doors open directly onto the rear garden, flooding the space with natural light and providing a



beautiful backdrop for everyday living. A convenient downstairs WC and well-placed storage cupboards add practicality, ensuring the home functions as beautifully as it looks.

#### First Floor – Calm, Comfort & Privacy

Upstairs, The Elmbridge continues its thoughtful design. The master bedroom offers a peaceful retreat, complete with its own en suite shower room and USB charging points for modern convenience. Two additional bedrooms provide flexibility — whether used as children's rooms, guest bedrooms, or a dedicated home office. A stylish family bathroom, featuring elegant Roca sanitaryware, Bristan fittings, and Porcelanosa tiling, completes this private family haven.

### Designed for Modern Living

Every detail of The Elmbridge has been considered for contemporary family life — from energy efficiency to everyday ease. Externally, EV chargers and solar (PV) panels support a sustainable lifestyle, while up/down lights to the front of the home add a refined touch. Inside, thoughtful features such as an Ideal boiler, mechanical ventilation, and multiple storage solutions ensure comfort and peace of mind throughout.

### Security & Peace of Mind

Safety and reliability are built into every Elmbridge home, with carbon monoxide, smoke, and heat detector



alarms — each with battery backup — and the reassurance of a 10-year NHBC warranty.

The Elmbridge offers more than just a home — it's a place designed for connection, comfort, and lasting memories.



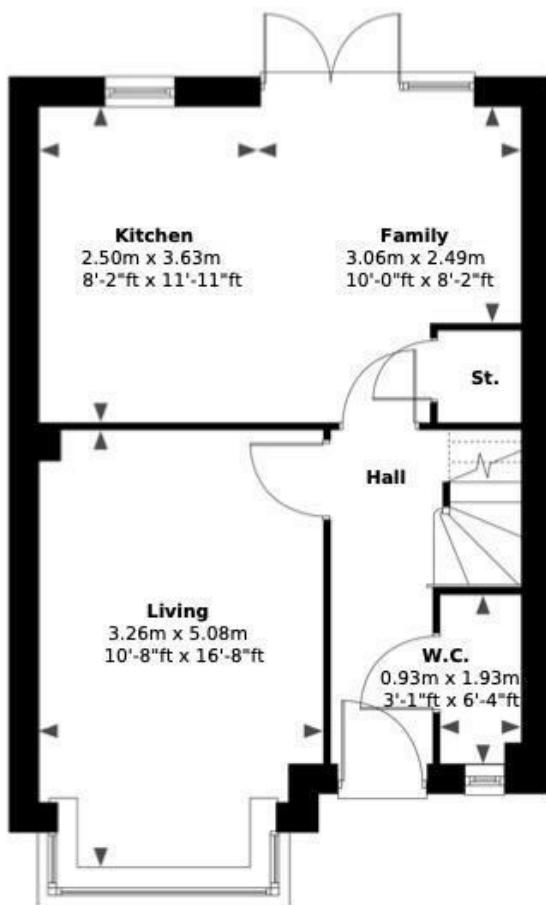
# REZIDE

*The Elmbridge, Sowters Lane, Burton-On-The-Wolds,*

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# Key Features

- 2 PARKING SPACES
- INTEGRATED APPLIANCES
- SOLAR PANELS
- 10 YEAR WARRANTY
- BAY FRONTED LIVING ROOM
- EN-SUITE IN PRIMARY BEDROOM
- TWO CAR PARKING SPACES
- EV CHARGER



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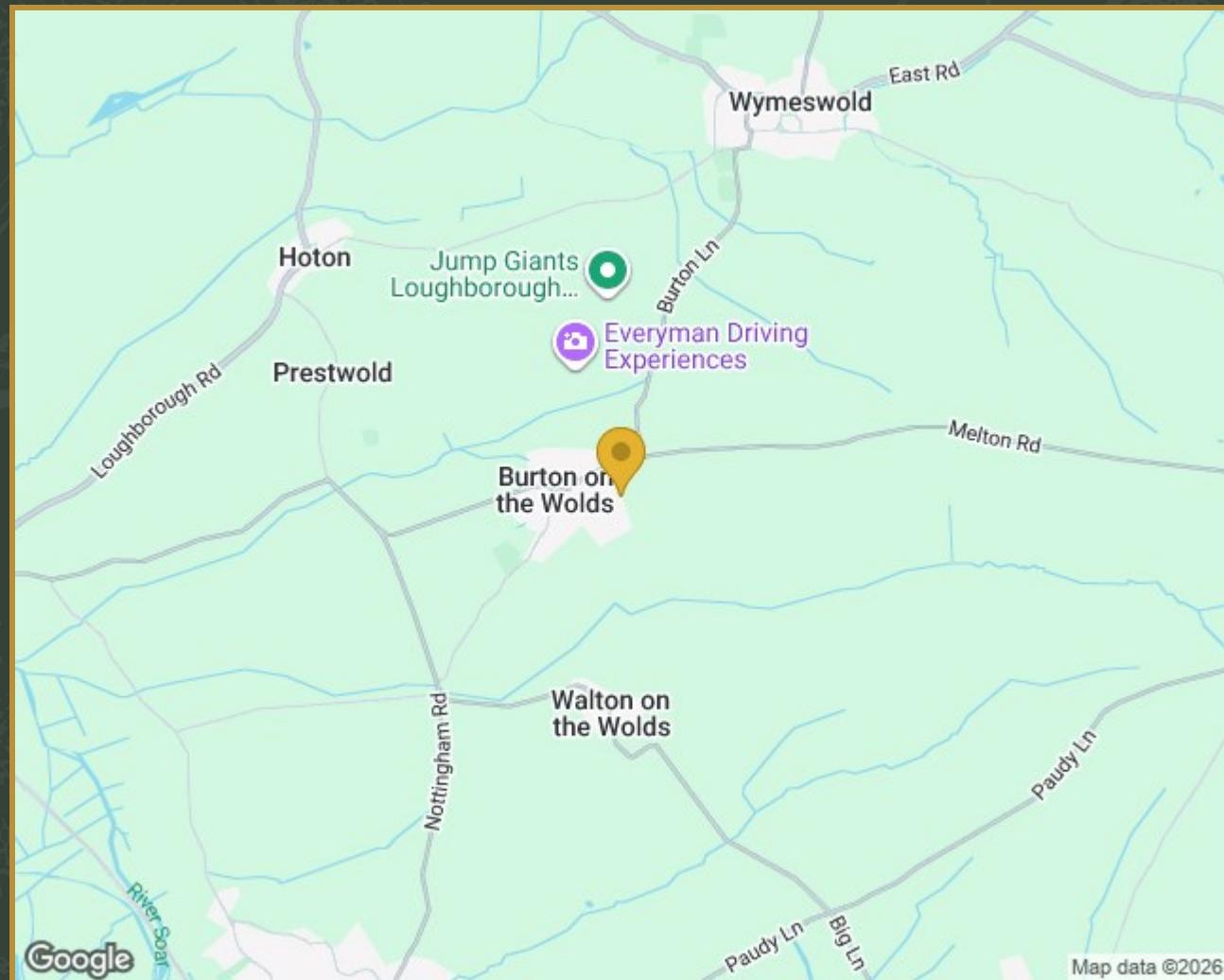


962.00 sq ft

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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

# Property Location



The Elmbridge, Plot 7 Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS

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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.