



The Ashbourne – Contemporary Charm with Family Practicality. The Ashbourne is a beautifully designed three-bedroom detached home that combines elegant proportions with modern practicality. With thoughtfully planned living spaces, generous bedrooms, and stylish finishes, it is the perfect choice for families and professionals seeking a home of both comfort and character. Ready to move into this summer and has been left so the new owner can customise and pick all their own choices.





SHOW HOME
Larkspur
Plot 2

2 & 3 BEDROOM HOMES

- WOLDSWOOD**
2 BEDROOM HOME - PLOTS 39, 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, 37, 38, 56, 57
- ASHBOURNE**
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
- OAKFIELD**
3 BEDROOM HOME - PLOT 66
- LARKSPUR**
3 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, 31
- CEDARVALE**
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

A HOME TO SUIT YOU

AFFORDABLE RENTED

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

Ground Floor – Space for Living & Entertaining

Step into the welcoming hallway and discover a home designed with flow and balance. To one side, the living room (3.19m x 5.54m / 10'5" x 18'2") stretches the full depth of the house, offering a bright and versatile space for relaxing with family or entertaining guests. French doors open onto the garden, creating a seamless connection to the outdoors. On the opposite side, the kitchen and dining area (2.79m x 5.54m / 9'2" x 18'2") is equally impressive in scale. Modern fittings, generous workspace, and an open-plan layout make this the true heart of the home. Whether it's casual family breakfasts or lively dinner parties, this room is designed to adapt with ease. A separate utility room (2.10m x 1.94m) keeps household chores discreetly tucked away, while a guest WC completes the ground floor with convenience.

First Floor – A Peaceful Retreat

Upstairs, the master bedroom (2.83m x 4.25m / 9'3" x 13'11") offers a calm and welcoming sanctuary, complete with its own en-suite shower room (2.83m x 1.19m) for added privacy. Two further bedrooms provide excellent flexibility — a spacious second double bedroom (3.23m x 3.20m / 10'7" x 10'6") and a well-proportioned third bedroom



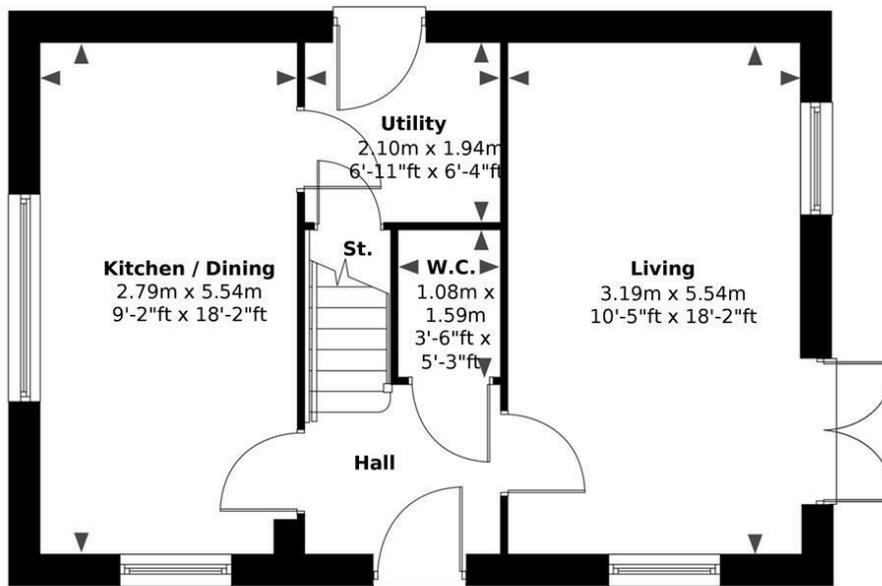
(3.23m x 2.24m / 10'7" x 7'4"), ideal for a child's room, nursery, or dedicated home office. A stylish family bathroom (2.10m x 1.70m) serves the floor, perfectly equipped for busy mornings and relaxing evening soaks.

Designed for Modern Family Life

The Ashbourne is a home that blends comfort, practicality, and contemporary style. With its open-plan living spaces, three well-proportioned bedrooms, and thoughtful touches such as a utility room and en-suite master bedroom, it offers everything needed for today's lifestyle.

Externally, the home is finished with timeless kerb appeal, complemented by driveway parking and a private rear garden — making it the ideal setting for both family life and entertaining.

GROUND FLOOR



Key Features:

- 5% Deposit Paid
- Spacious lounge to relax and unwind
- En suite to the master bedroom for privacy and comfort
- Two dedicated parking spaces
 - Good sized rear garden
- Energy-efficient solar panels and EV charging point
- 10-year NHBC warranty for peace of mind
- Open-plan kitchen and dining area with French doors leading to the garden, ideal for entertaining
 - Separate utility room for added convenience



REZIDE



3



2



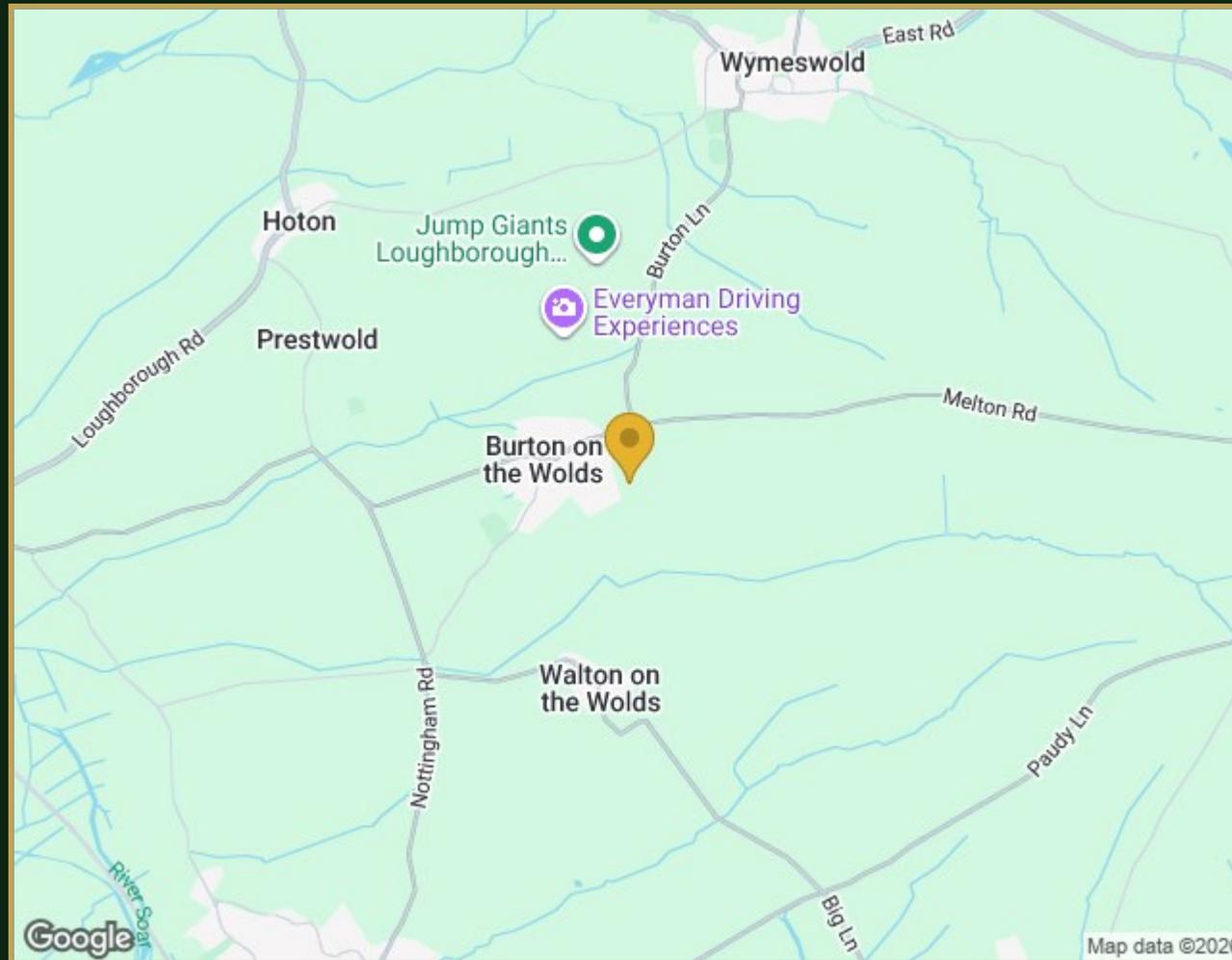
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1009.00 sq ft

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 6, Ashbourne Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS