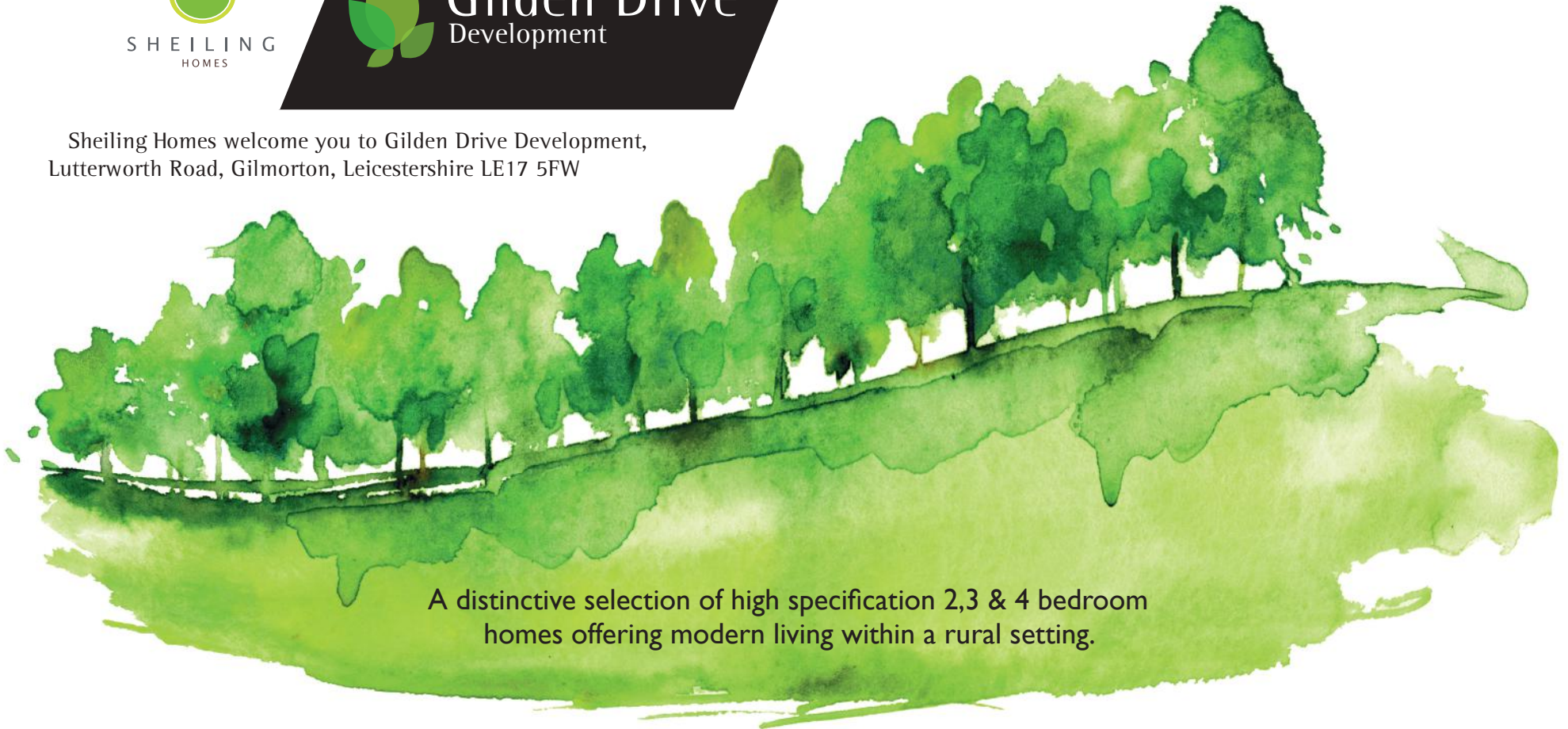




## Gilden Drive Development

Sheiling Homes welcome you to Gilden Drive Development,  
Lutterworth Road, Gilmorton, Leicestershire LE17 5FW



A distinctive selection of high specification 2,3 & 4 bedroom  
homes offering modern living within a rural setting.

0116 272 7150 [sheilinghomes@hunters.com](mailto:sheilinghomes@hunters.com)

**HUNTERS®**  
HERE TO GET *you* THERE



Gilden Drive  
Development

## About Sheiling Homes

Sheiling Homes are an award-winning established Leicestershire Developer specialising in exclusive and distinctive homes, taking immense pride and commitment in providing quality builds with excellent attention to detail. Sheiling Homes understand that buying a new home is one of the most important lifestyle decisions you will ever make.

You can be rest assured that you are buying a property of quality and is designed by builders who care. Sheiling homes only sell homes that they would be proud to live in themselves, the finish and quality of every fixture and fitting has been given their full attention to ensure you will not be disappointed.

\*Sheiling Homes will offer:

- Contribution to Conveyancing fees on the purchase – using Sheiling Homes preferred solicitors
- Stamp Duty Paid – subject to conditions
- Assisted Move – estate agent fee paid using Sheiling Homes preferred estate agent
- Fitted carpets

\* Terms and conditions apply.

“Creating  
homes of exceptional  
style and specification”





Gilden Drive  
Development

Gilden Drive in Gilmorton looks forward  
to welcoming you to village life.



Gilmorton village is in the South of Leicestershire approximately 3.2 miles from the town of Lutterworth. A highly sought-after Leicestershire village boasting a range of local everyday amenities including a well reputed primary school and post office/village shop. Ideally situated for easy access to the motorway networks at Junction 20 or 21 of the M1, making it extremely convenient for the commuter. Train services are also available from Rugby, which offers a regular high-speed service to London Euston in just under 50 minutes.










The village has an active community scene with several popular public houses, a local sports pavilion, park and tennis courts. Picture yourself enjoying a gastro dining experience in modern and contemporary surroundings or indulging in a chilled glass of wine or a pint of draught beer sitting by an open fire.

Alternatively, during the summer months there is the chance to play a game of tennis or just unwind on a peaceful country walk or cycle ride. However you choose to spend your leisure time this beautiful rural village will offer you and your family the ideal setting.



“Creating  
homes of exceptional  
style and specification”



- |                                                                                                 |                                                                                                  |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  The Hemlock |  The Cypress  |
|  The Poplar  |  The Rowan    |
|  The Douglas |  The Cedar    |
|  The Guelder |  The Aspen    |
|  The Alder   |  The Hornbeam |



# Gilden Drive Development







# General Specification

Contemporary bespoke design by

*Isherwood McCann*



## Floor to ceiling heights

- 2500mm



## Floor finishes

- Kitchen/diner, full bodied porcelain tiles by Porcelanosa
- Bathrooms: porcelain tiles by Porcelanosa to floor; ceramic tiles to all walls

## Ceilings

- Smooth white painted gypsum board with plaster skim



## Walls

- Smooth white painted plaster
- 125mm painted pro filed skirting



## Entrance doors

- Solid or composite door
- Triple lock system
- Contemporary ironmongery



## Rear door

- Solid or composite door with vision panel
- Triple lock system
- Contemporary ironmongery



## Internal Doors

- Solid core single leaf oak door finished with satin lacquer
- Soft wood frame and architrave with eggshell paint finish and stainless steel ironmongery



## Kitchen

The kitchen is custom designed and will include

- 30mm solid quartz worktop (some plots may vary)
- Stainless steel under mounted sink with drainer and mixer tap
- Quartz splash-back and windowsill
- Flush doors and drawer fronts with recessed handles
- Doors and drawers with soft close action
- Concealed under cabinet lighting
- 3 part waste bin
- Appliances and fittings included:
- Induction hob by Bosch
- Oven by Bosch
- Hood extractor by Bosch
- Fridge freezer by Bosch



## Bathrooms

- Floor finishes: porcelain full-bodied tiles by Porcelanosa
- Wall finishes: ceramic tiles by Porcelanosa
- Heated towel rail
- Chrome finished taps and mixers
- Glazed ceramic hand basin
- Close coupled WC with dual flush and soft close
- Shower tray and glass screen
- Pop up waste in chrome
- Thermostatic valves to all baths and showers
- Bath/shower screens: glass



## Electricals

Energy efficient lighting throughout

- 13amp power circuits to all habitable rooms
- MK stainless steel socket outlet faces and switches to ground floor
- Ceiling mounted flush low voltage lighting throughout
- Pendant ceiling rose to living room
- Outside lighting to front entrance, rear door and rear patio



## Audio visual communication

- Network for telephone, TV, SAT, DAB and internet (connections to network providers to be arranged by purchaser)



## Heating and hot water

- Heating and hot water provided by energy efficient gas boiler
- Underfloor heating to ground floor.
- Slimline radiators to first floor



## External details

- Garage where applicable
- Paved areas as defined on plan
- Turf to garden as defined
- Tree planting in line with planning details
- Rear garden outside tap
- Front doorbell and door chime
- Landscaping and planting to common areas



## Security and peace of mind

- Intruder alarm system with key pad entry
- Mains powered smoke alarms
- Multi point locking windows
- 10 year NHBC warranty



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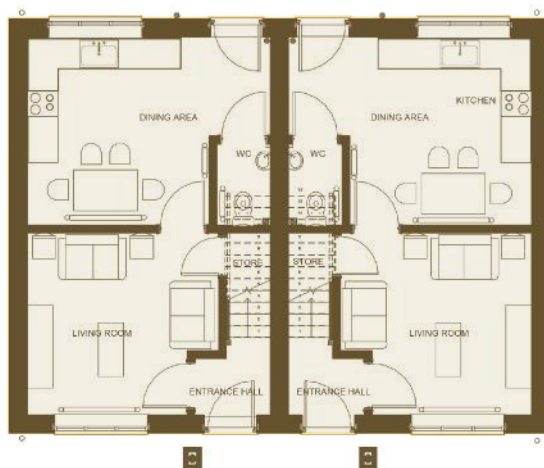
Plots 35 & 36

## GROUND FLOOR

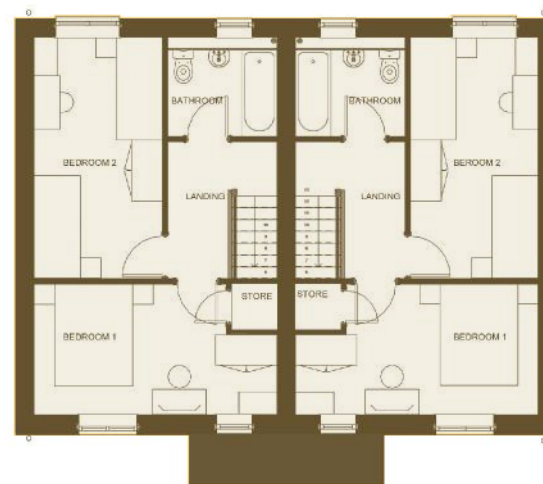
Entrance Hall	1.60m x 1.60m (5' x 5')
Lounge	3.80m x 3.60m (13' x 12')
Kitchen/Diner	4.80m x 3.70 (16' x 12')
Ground Floor Toilet	1.65m x 1.10m (5' x 4')

## FIRST FLOOR

Landing	2.80m x 2.30m (9' x 8')
Bedroom 1	5.10m x 2.60m (17' x 9')
Bedroom 2	5.0m x 2.55m (17' x 8')
Master Bath	2.30m x 2.10m (8' x 7')



Ground Floor



First Floor

## NOTES

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# The Poplar

## Plots 18 & 19

### GROUND FLOOR

Entrance Hall	1.20m x 3.20m (4' x 11')
Lounge	5.00m x 3.00m (17' x 10')
Kitchen/Diner	5.00m x 2.50m (17' x 8')
Ground Floor Toilet	1.75m x 1.10m (6' x 4')

### FIRST FLOOR

Landing	2.00m x 1.30m (7' x 4')
Bedroom 1	5.00m x 2.50m (17' x 8')
Bedroom 2	5.00m x 3.00 (17' x 10')
Master Bath	2.20m x 1.80m (7' x 6')



Ground Floor



First Floor

### NOTES

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Plots 31, 32 & 33

## GROUND FLOOR

Entrance Hall	5.00m x 1.90m (17' x 6')
Lounge	5.00m x 3.60m (17' x 12')
Kitchen/Diner	4.50m x 3.00m (15' x 10')
Ground Floor Toilet	0.90m x 1.00m (3' x 3')

## FIRST FLOOR

Landing	3.70m x 2.10m (12' x 7')
Bedroom 1	4.50m x 2.90m (15' x 10')
Bedroom 2	3.60m x 2.80m (12' x 9')
Bedroom 3	2.60m x 2.50m (9' x 8')
Master Bath	2.20m x 1.7m (7' x 6')



Ground Floor



First Floor

## NOTES

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Plots 1, 34 & 56

## GROUND FLOOR

Entrance Hall	2.00m x 1.50m (7' x 5')
Lounge	5.75m x 3.20m (19' x 11')
Kitchen/Diner	4.50m x 4.40m (15' x 15')
Ground Floor Toilet	1.65m x 1.00m (5' x 3')

## FIRST FLOOR

Landing	3.20m x 1.20m (11' x 4')
Bedroom 1	4.70m x 2.80m (16' x 9')
Bedroom 1 En Suite	2.20m x 1.50m (7' x 5')
Bedroom 2	3.30m x 2.95m (11' x 10')
Bedroom 3	3.10m x 2.7m (10' x 9')
Master Bath	2.50m x 1.50m (8' x 5')

## NOTES

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Ground Floor

First Floor




# The Alder

## Plots 7 & 50

### GROUND FLOOR

Entrance Hall	6.00m x 2.10m (20' x 7')
Lounge	3.95m x 3.00m (13' x 10')
Kitchen/Diner	4.75m x 4.05m (16' x 13')
Family Room	4.50m x 2.57m (15' x 8')
Ground Floor Toilet	1.80m x 1.12m (6' x 4')

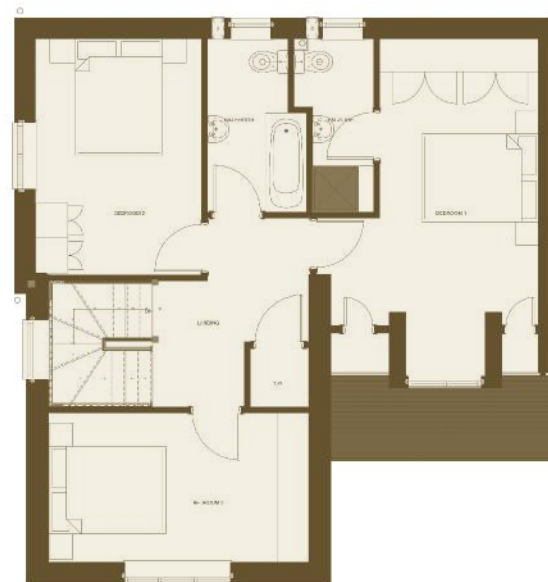
### FIRST FLOOR

Landing	4.50m x 2.10m (15' x 7')
Bedroom 1	6.00m x 3.20m (20' x 11')
Bedroom 1 En Suite	3.00m x 1.20m (10' x 4')
Bedroom 2	4.10m x 2.90m (14' x 10')
Bedroom 3	4.50m x 2.60m (15' x 9')
Master Bath	3.00m x 1.60m (10' x 5')

### NOTES



Ground Floor



First Floor





# *The Cypress*

Plots 2, 12, 37, 45, 47 & 48

## GROUND FLOOR

Entrance Hall	3.40m x 2.20m (11' x 7')
Lounge	4.70m x 3.70m (16' x 12')
Kitchen/Diner	6.50m x 3.00m (21' x 10')
Utility	2.20m x 1.70m (7' x 6')
Family Room	3.70m x 1.70m (12' x 6')
Ground Floor Toilet	1.80m x 2.10m (6' x 4')

## FIRST FLOOR

Landing	5.20m x 2.10m (17' x 7')
Bedroom 1	4.60m x 3.00m (15' x 10')
Bedroom 1 En Suite	2.50m x 1.90m (8' x 6')
Bedroom 2	3.70m x 3.30m (12' x 11')
Bedroom 3	3.70m x 3.30m (12' x 11')
Master Bath	3.70m x 1.90m (12' x 6')

## NOTES

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Ground Floor

First Floor



# The Rowan

Plots 6, 38, 40, 41, 42, 44 & 49

## GROUND FLOOR

Entrance Hall	6.20m x 1.30m (20' x 4')
Lounge	6.80m x 3.50m (22' x 12')
Kitchen/Diner	6.80m x 2.95m (22' x 10')
Utility	2.30m x 1.55m (8' x 5')
Ground Floor Toilet	1.50m x 1.00m (5' x 3')

## FIRST FLOOR

Landing	4.50m x 1.30m (15' x 4')
Bedroom 1	4.70m x 2.60m (15' x 9')
Bedroom 1 En Suite	2.00m x 1.80m (7' x 6')
Bedroom 1 Dressing Room	2.00m x 1.80m (7' x 6')
Bedroom 2	4.00m x 3.00m (13' x 10')
Bedroom 3	3.10m x 2.50m (10' x 8')
Bedroom 4	2.40m x 3.50m (8' x 12')
Master Bath	2.20m x 2.00m (7' x 7')

## NOTES

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Ground Floor

First Floor





# The Cedar

## Plot 39

### GROUND FLOOR

Entrance Hall	3.20m x 1.80m (11' x 6')
Lounge	5.40m x 3.55m (18' x 12')
Kitchen/Diner	5.40m x 4.90m (18' x 16')
Utility	2.90m x 1.55m (10' x 5')
Family Room	3.00m x 2.65m (10' x 9')
Ground Floor Toilet	1.50m x 1.0m (5' x 3')

### FIRST FLOOR

Landing	2.50m x 2.20m (8' x 7')
Bedroom 1	4.50m x 3.70m (15' x 12')
Bedroom 1 En Suite	2.60m x 1.60m (9' x 5')
Bedroom 2	4.00m x 2.70m (13' x 9')
2nd En Suite	
Bedroom 3	3.60m x 3.30m (12' x 11')
Bedroom 4	3.60m x 2.10m (12' x 7')
Master Bath	3.00m x 2.50m (10' x 8')

### NOTES

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Ground Floor

First Floor




# The Aspen

Plots 5, 10, 11, 43, 46 & 55

## GROUND FLOOR

Entrance Hall	3.25m x 2.50m (11' x 8')
Lounge	5.10m x 4.25m (17' x 14')
Kitchen/Diner	6.60m x 3.70m (22' x 12')
Utility	3.6m x 1.85m (12' x 6')
Family Room	3.00m x 2.60m (10' x 9')
Ground Floor Toilet	1.60m x 1.30m (5' x 4')

## FIRST FLOOR

Landing	3.60m x 3.00m (12' x 10')
Bedroom 1	5.50m x 3.60m (17' x 12')
Bedroom 1 En Suite	2.20m x 1.70m (7' x 6')
Bedroom 2	5.10m x 3.20m (17' x 11')
Bedroom 2 En Suite	1.90m x 1.50m (6' x 5')
Bedroom 3	3.30m x 2.90m (11' x 10')
Bedroom 4	3.60m x 2.10m (12' x 7')
Master Bath	2.40m x 1.90m (8' x 6')



Ground Floor



First Floor

## NOTES

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# *The Hornbeam*

Plots 8, 9, 51, 52, 53 & 54

## GROUND FLOOR

Entrance Hall	5.30m x 1.40m (17' x 5')
Lounge	5.00m x 3.60m (17' x 12')
Kitchen/Diner	4.80m x 4.10m (16' x 14')

## FIRST FLOOR

Bedroom 1	4.10m x 3.30m (14' x 11')
Bedroom 2	3.00m x 2.70m (10' x 9')
Master Bath	2.20m x 1.90m (7' x 6')

## NOTES

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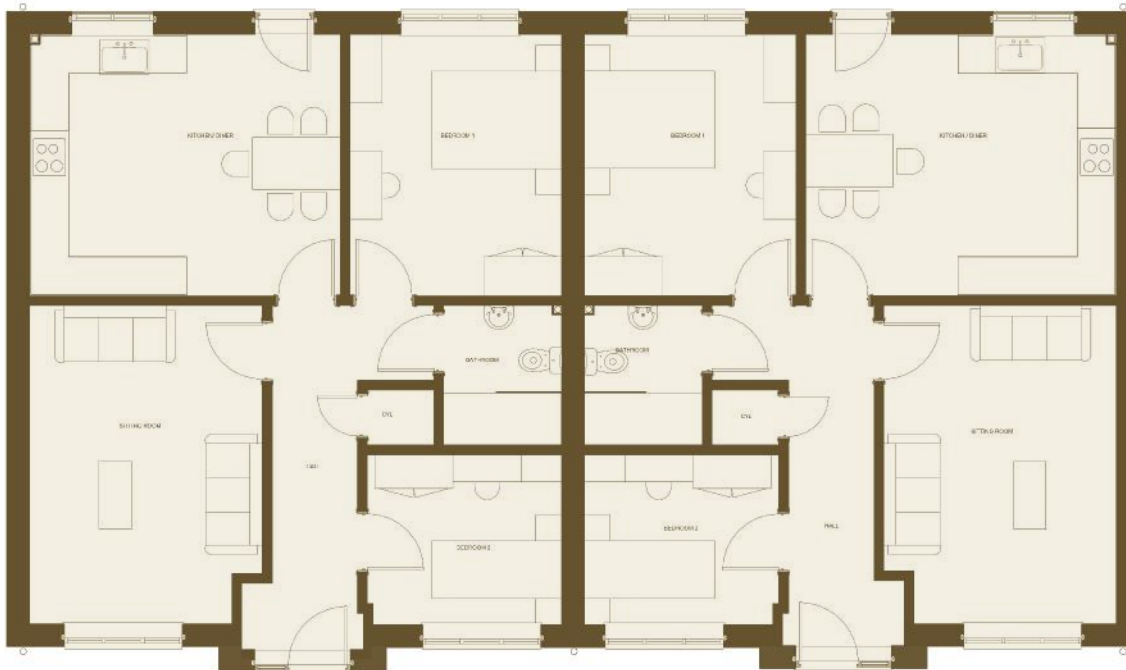
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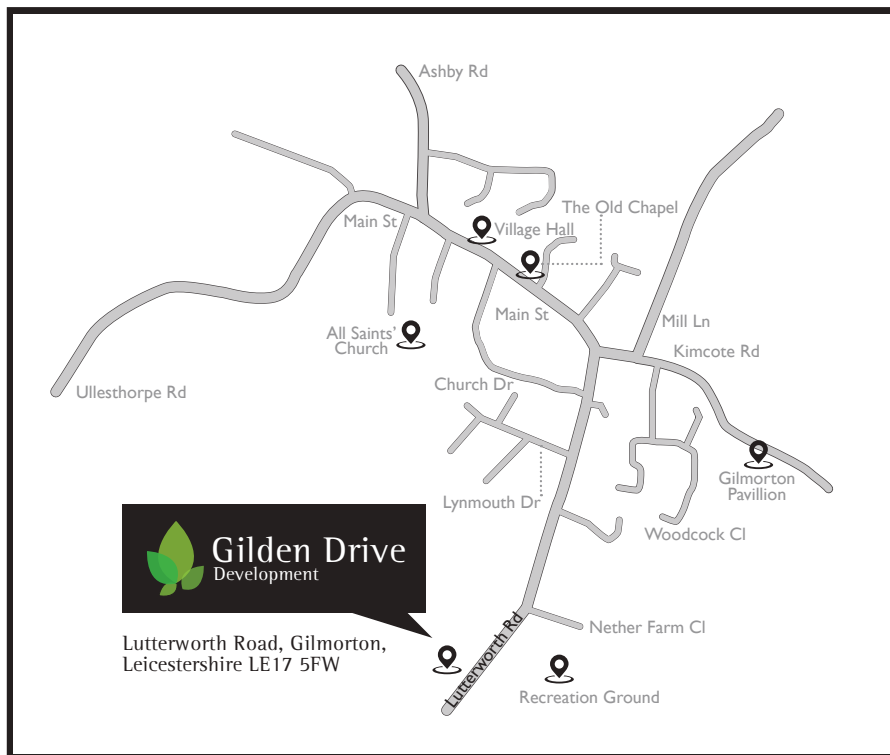
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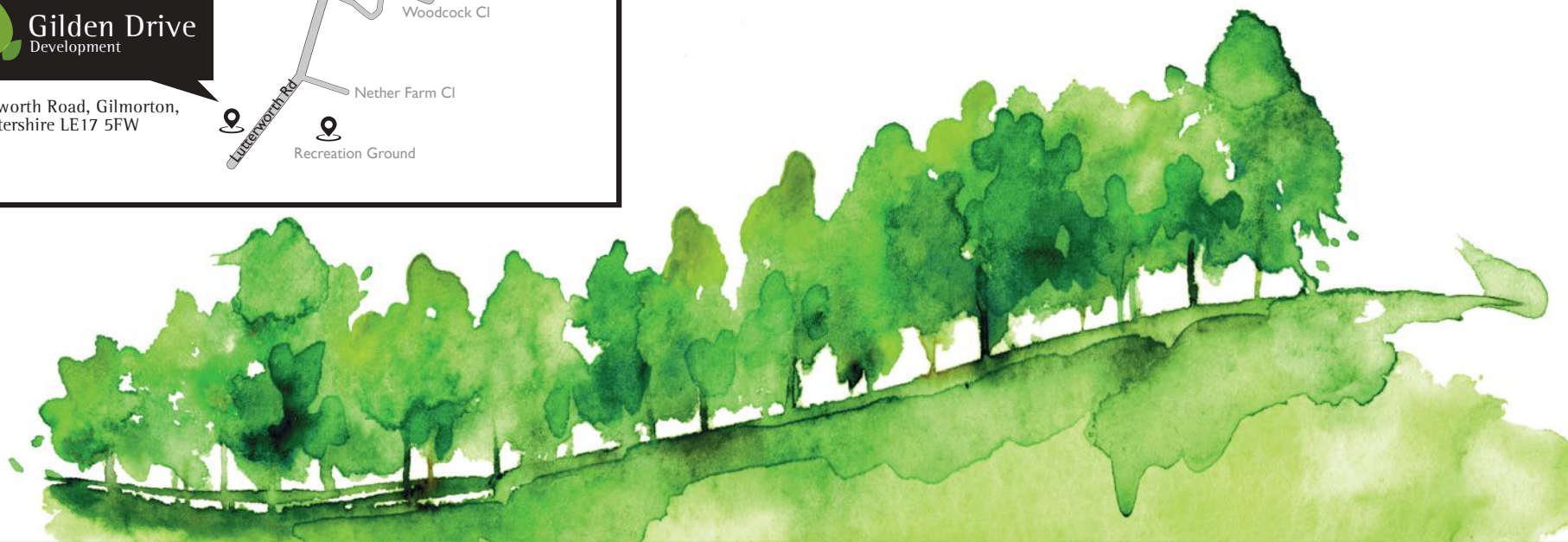
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49 Leicester Road, Narborough, Leicestershire, LE19 2DF

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