



Plot 168, Garendon Park

Loughborough LE125EB

MOORE
& YORK



HBF Home
Builders
Federation
★★★★★
Customer Satisfaction 2025

Property at a glance:

- Brand new detached home
- Three bedrooms
- Solar panels
- Driveway parking
- Bathroom & Shower room
- Garendon Park location
- Sought after university town
- Close to motorways
- Rail and Air links nearby
- EV charger as standard

£351,950 Freehold

We're celebrating 90 years in business

To celebrate our 90th year of building stunning homes and creating welcoming communities, we are pleased to introduce our incredible **90th anniversary offer**, where you can **reserve your dream home for just £90 throughout 2025**.

Traditional on the outside and modern on the inside, the Dove is an attractive home designed for contemporary living. The open plan dining kitchen has French doors that open out onto the garden creating a light, airy living space inside and easy outdoor dining in the warmer months. There's also an inviting lounge, cloakroom and useful understairs storage cupboard within the spacious hallway. Upstairs, the landing has great storage and the spacious principal bedroom has its own en-suite and built-in wardrobe, while two further bedrooms share a modern family bathroom. Outside there is a turfed garden, driveway parking, EV charger and garage (selected plots).

GARENDON PARK

Our new flagship Garendon Park development, combines the best of modern, well-connected living with beautiful open space.

Garendon Park dates back to 1777 - The Grade II registered parkland is perfect for walking and cycling and features several historic monuments which are undergoing restoration as part of our development. Prior to the land being developed, there was no public access to the park but as part of the regeneration of this site, the parkland will be restored and managed for the benefit of the local community, including the provision of improved cycling and walking routes.

Buyers who choose one of our Loughborough new homes will benefit from new facilities at the Garendon Park development which will include local shops, sports facilities, a community hub and two primary schools.

WILLIAM DAVIS;

Our new homes near Loughborough are a great choice for commuters, with easy access to Leicester, Nottingham and Derby by road or rail. and direct trains to London St Pancras



Loughborough railway station. For those who commute by road, a new link road will be created through the site, providing quick access to the motorway.

The development will benefit from excellent local connectivity with a new bespoke bus service. The service will cover a circular route from Garendon Park to Loughborough town centre via Bishop Meadow Industrial Estate, Loughborough University and the Science and Enterprise Park.

Garendon Park is the perfect choice for families, with a choice of schools for all ages in and around Loughborough, several of which have been rated 'Outstanding' by Ofsted. The town is well known for its prestigious university.

This year, we're proud to be celebrating 90 years of building stunning homes and creating welcoming communities in our local area of Loughborough and beyond. To celebrate with us, buyers who choose one of our homes at Garendon Park, Loughborough, can reserve their dream home for only £90 throughout 2025.

Visit our brand new 4 bedroom Severn & 3 bedroom Dove showhomes, we're open daily from 11am to 5pm.





SPECIFICATION

Fully fitted quality Symphony kitchens with soft close doors, choice of worktops and matching laminate upstand (choices subject to stage of construction). Also includes boiler housing.

Fully integrated kitchen appliances including:

Gas hob

Single oven (1, 2 & 3 bed properties)

Double oven (4 & 5 bed properties)

Chimney style cooker hood

Choice of Symphony splashback behind the hob

Selected house types also come with integrated Indesit fridge/freezer and dishwasher (speak to sales consultant for further information)

Bathroom(s)

ROCA sanitary ware

Heated towel rail

Porcelanosa tiling

Selected house types include a hand held shower attachment (speak to sales consultant for further information)

PV (photovoltaics) solar panels to all homes

TV aerial point to living area and principal bedroom

Light and power to garages (if applicable)

Smoke & heat detectors

Security alarms (included in gold & platinum properties)

Wiring for outside lights

Downlighters to kitchen area, bathroom & en-suites

Fibre internet included to all properties

Shaver point to main bathroom

High efficiency condensing boilers

Hive smart heating system

Landscaped gardens to front and turfed rear garden

Slabbed area to rear

Secured By Design front doors

Tarmac or blocked paved driveways (subject to site)

EV car charger to all homes

EPC RATING

The property has an EPC rating of 'A' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

PART EXCHANGE AND ASSISTED MOVE

Part exchange and Assisted move offers will be considered. A part exchange is on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase.

Please call us to arrange a valuation of your home should you wish to consider either option.

PHOTOGRAPHY

Where possible we endeavor to use images of the actual plot for sale however on some occasions this is not possible and internal or external images may be of a similar plot or house type.

FRONTAGE & DRIVEWAY

The property's frontage is laid to landscaped planting/lawn with paved pathway to the canopied front porch, railings to the side and a gate leads off the driveway to the rear garden.

CANOPY PORCH

With outside light point and access to:

HALL

4.92m x 2.17m (16' 2" x 7' 1" max) Spacious and welcoming with stairs up to the first floor, radiator and doors off to the lounge, kitchen diner, a useful storage cupboard and also to:

GROUND FLOOR WC

1.45m x 0.89m (4' 9" x 2' 11") With two piece suite in white, window to the front elevation, radiator and extractor.

LOUNGE

4.92m x 3.27m (16' 2" x 10' 9") With Upvc window to the front elevation, lighting points, radiator and TV point.









KITCHEN/DINER

5.53m x 3.14m (18' 2" x 10' 4") With ample dining space having french doors to the garden and the kitchen fitted with based and eye level units with integrated appliances and additional window overlooking the garden.

FIRST FLOOR LANDING

3.54m x 2.02m (11' 7" x 6' 8") With airing and storage cupboards, lighting point and loft access.

MASTER BEDROOM

3.92m x 2.87m (12' 10" x 9' 5" min) With Upvc window to the front elevation, ceiling lighting, wardrobe and door leading off to:

EN-SUITE SHOWER ROOM

2.86m x 1.00m (9' 5" x 3' 3") With white three piece suite, extractor, ceiling lighting, radiator and tiling.

BEDROOM TWO

3.42m x 3.12m (11' 3" x 10' 3" max) With window overlooking the rear garden, ceiling light point and central heating radiator.

BEDROOM THREE

2.60m x 2.56m (8' 6" x 8' 5") With central heating radiator, ceiling light point and window to the front elevation.

FAMILY BATHROOM

2.60m x 2.56m (8' 6" x 8' 5") With central heating radiator, ceiling light point and window to the front elevation.



towel radiator, ceiling lighting, extractor fan and window to the rear elevation.

GARDENS

Fully turfed with fenced boundaries and paving.

ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open green spaces. The yearly cost is £299 per property and the spaces are to be managed by PREM.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

MONEY LAUNDERING CHECKS

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.



PLOT & FLOOR PLANS

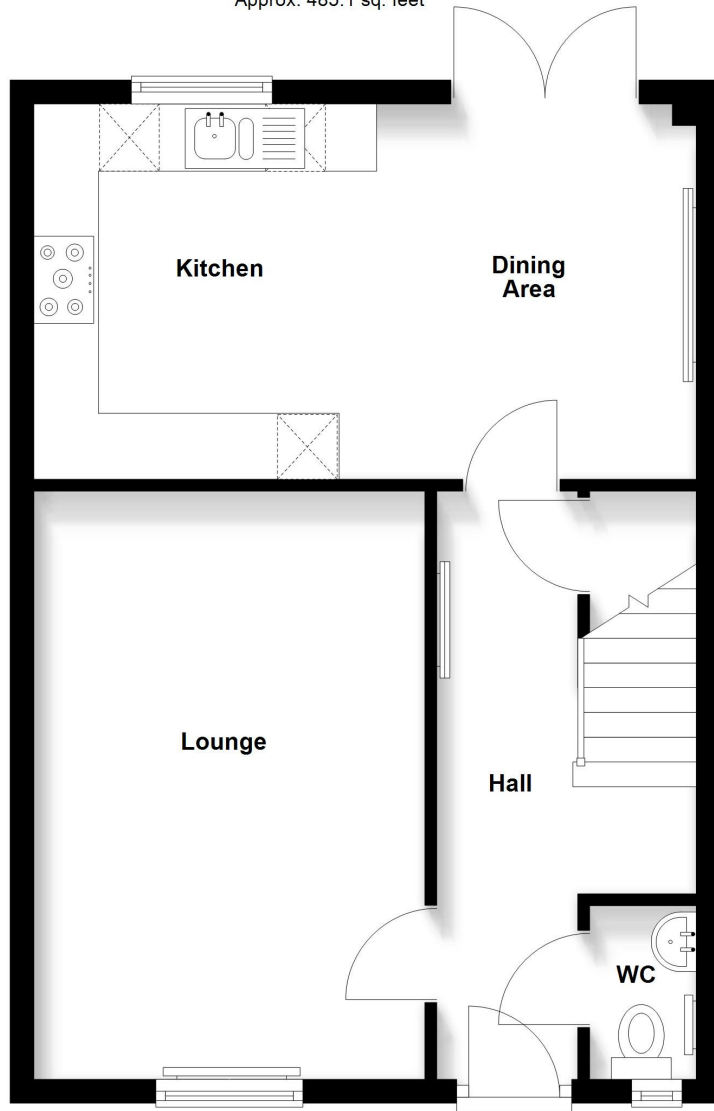
Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

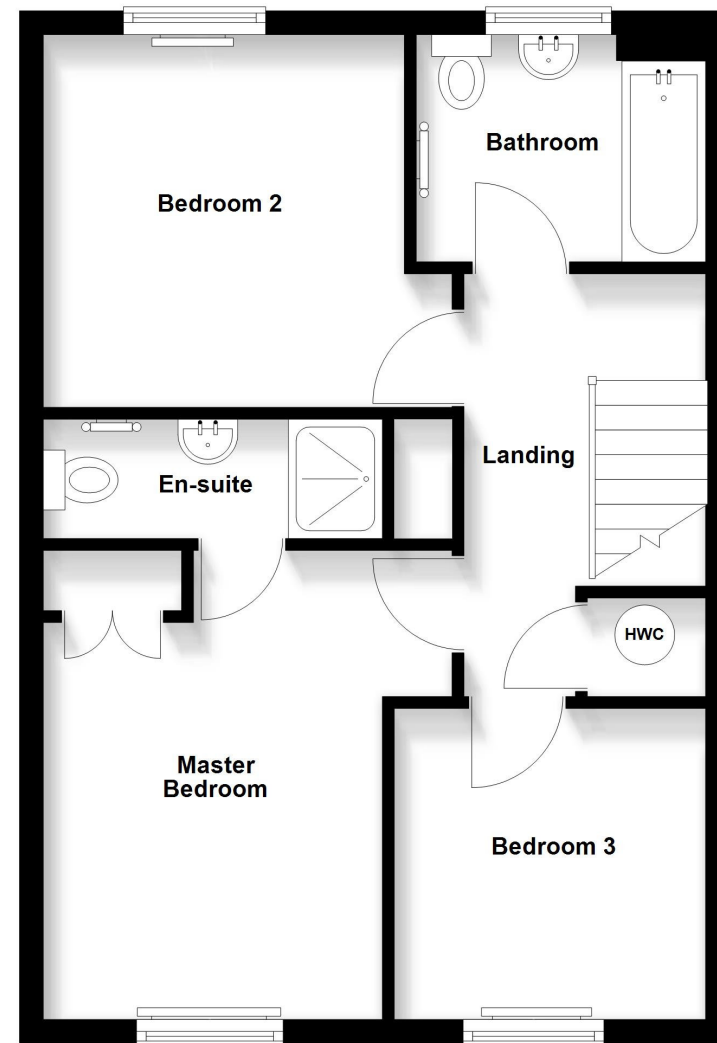
Ground Floor

Approx. 485.1 sq. feet



First Floor

Approx. 492.0 sq. feet



Total area: approx. 977.1 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

