

Jelson HOMES FOR GENERATIONS

# Hay Meadows

off London Road, Markfield, Leicestershire, LE67 9UR

**Hay Meadows offers new build homes in the picturesque village in the Charnwood Forest and National Forest. Our development is located just 7 miles northwest of Leicester with excellent commuter links, including the M1 and the A50. You are connected everywhere you want to go, this may just fit the description of your dream home.**

Everything you could want, including local pubs, takeaway, a post office, a library and the Markfield Community Sports Centre, is on your doorstep. Enjoy the public footpaths radiating from the village, including the Leicestershire Round. You can readily enjoy the surrounding countryside.

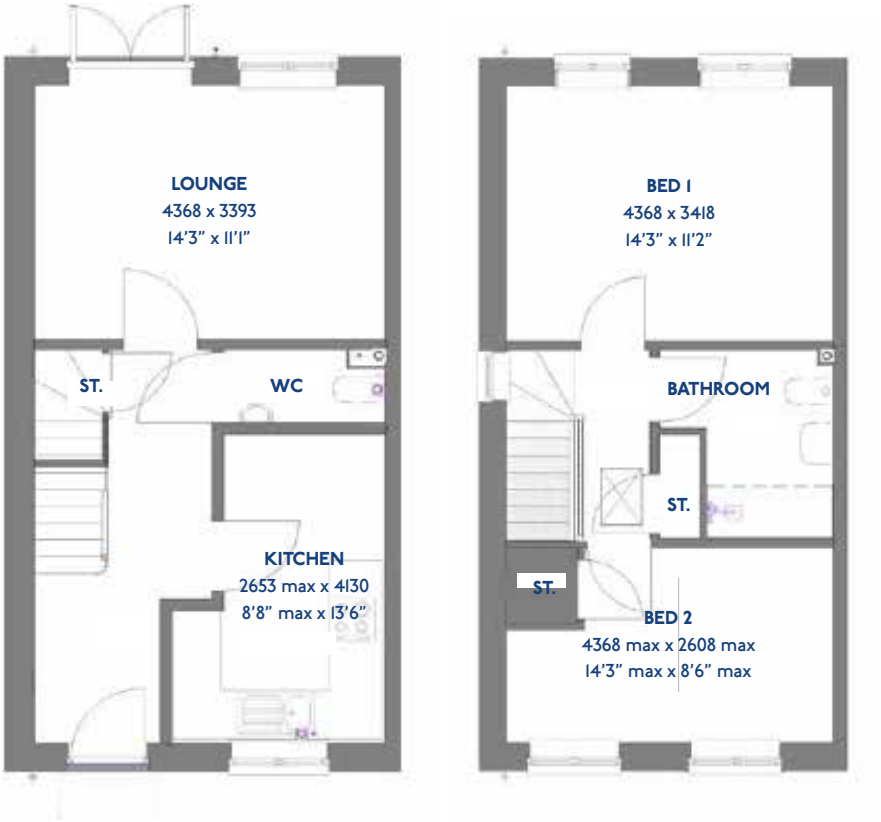
FOR OVER 130 YEARS

JS203

# The Amber

## 2 bed semi-detached house






*Please note this property can be built in brick or render

0116 266 1541

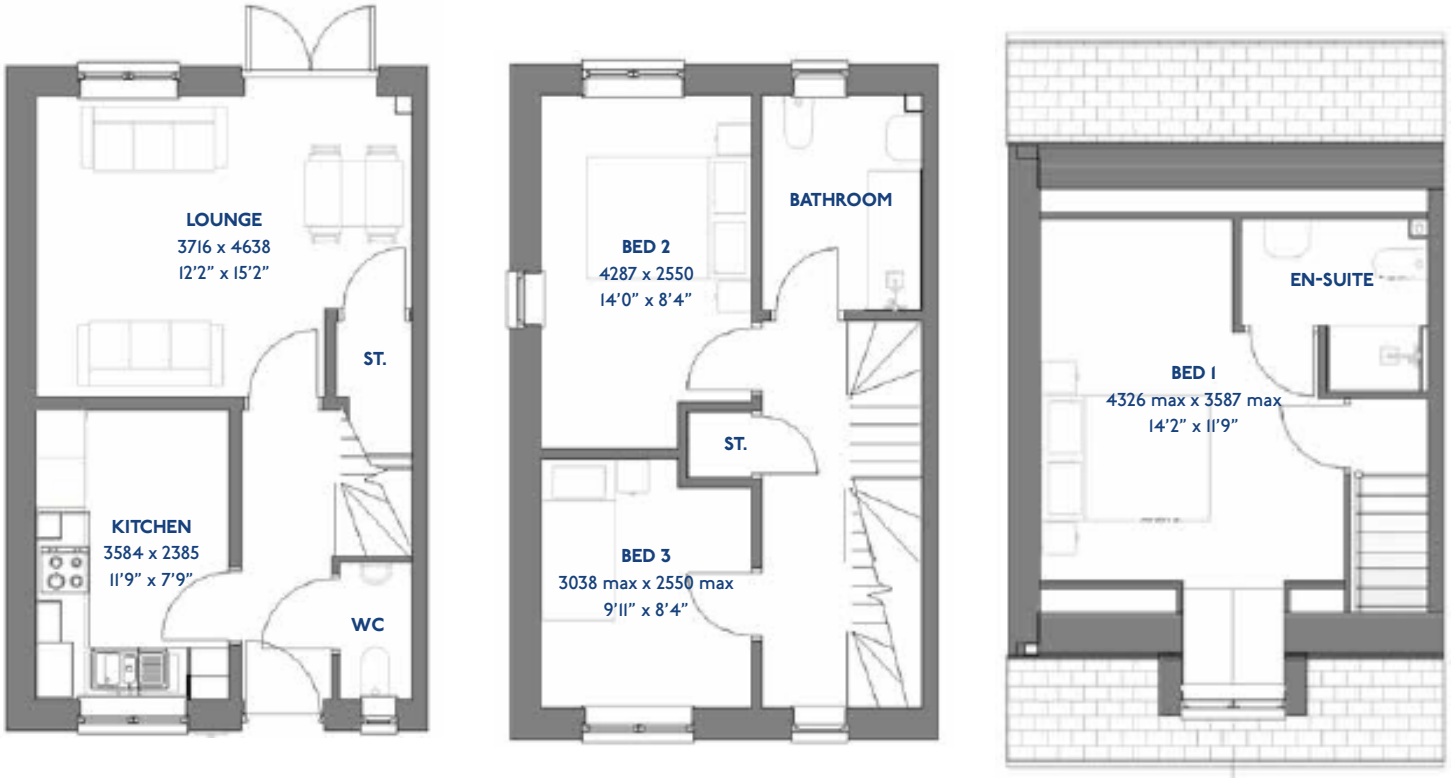
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JS318

# The Heron

## 3 bed semi-detached house






*Please note this property can be built in brick or render

0116 266 1541

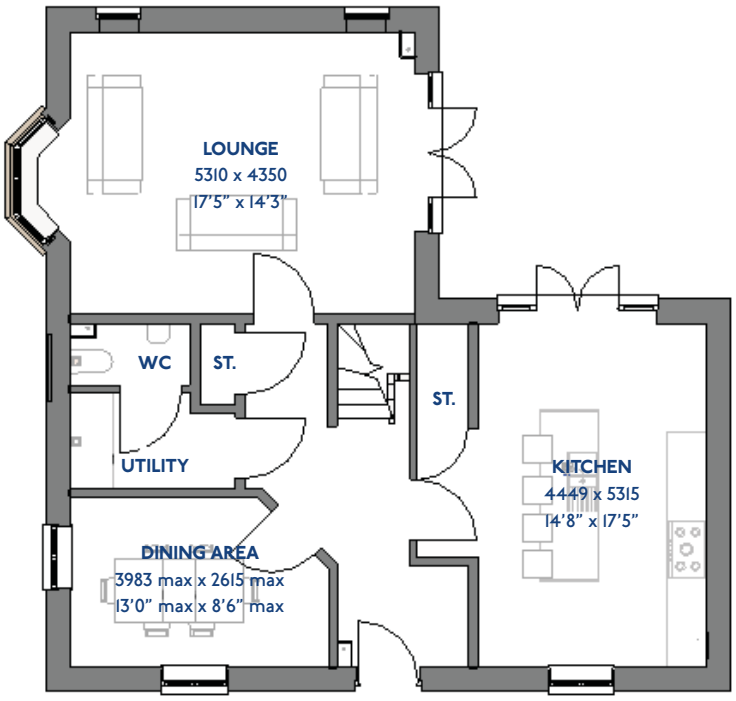
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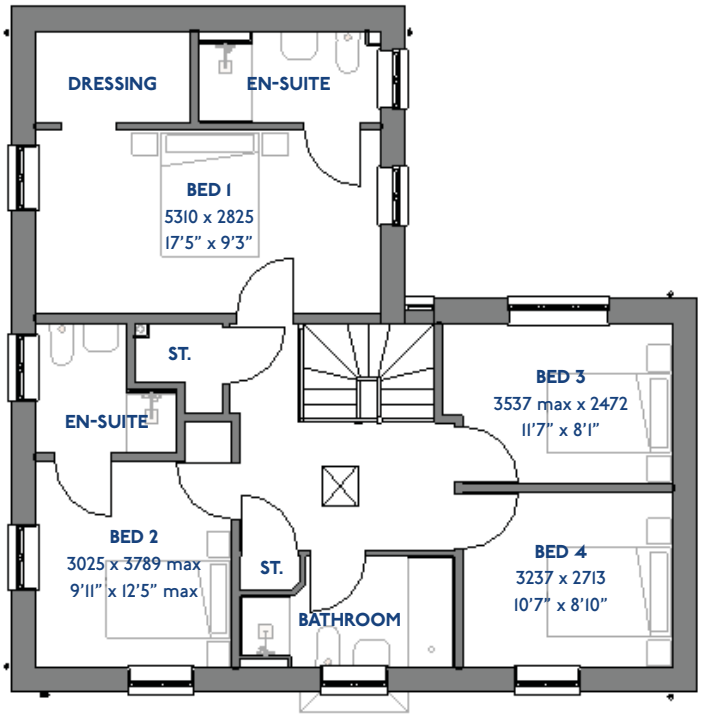
JD421

# The Kingfisher

## 4 bed detached house






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0116 266 1541

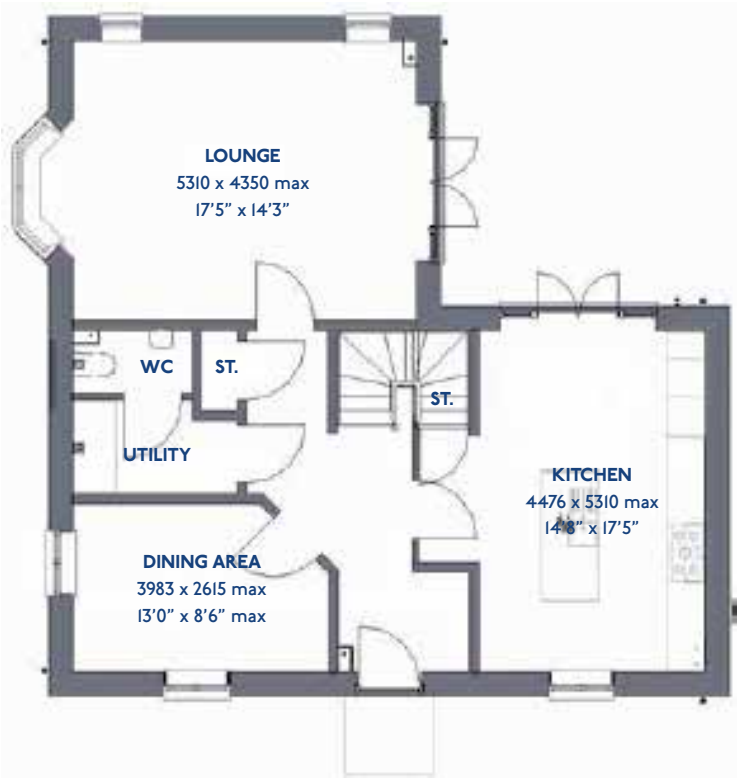
jelson.co.uk/markfield

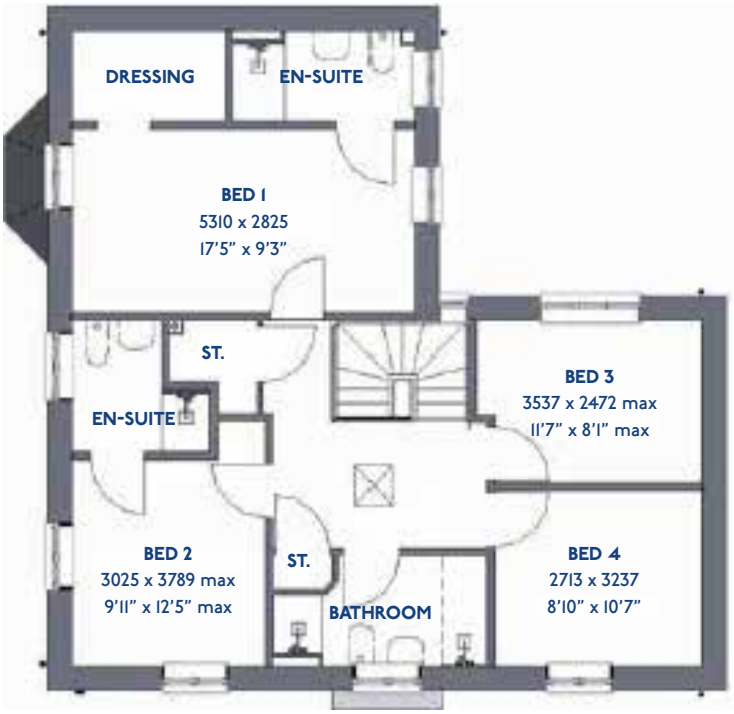
JD421

# The Kingfisher

## 4 bed detached house






*Please note this property can be built in brick or render

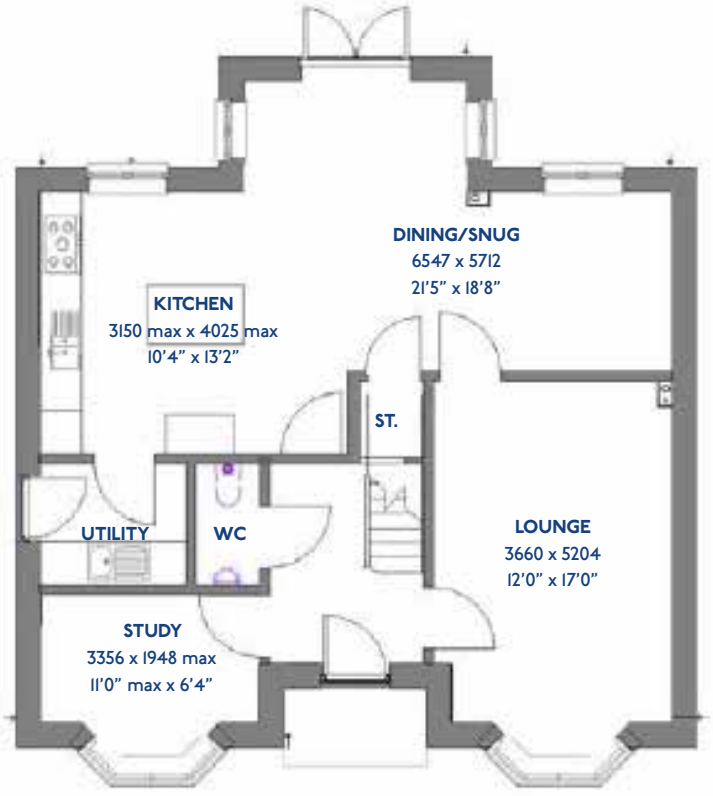
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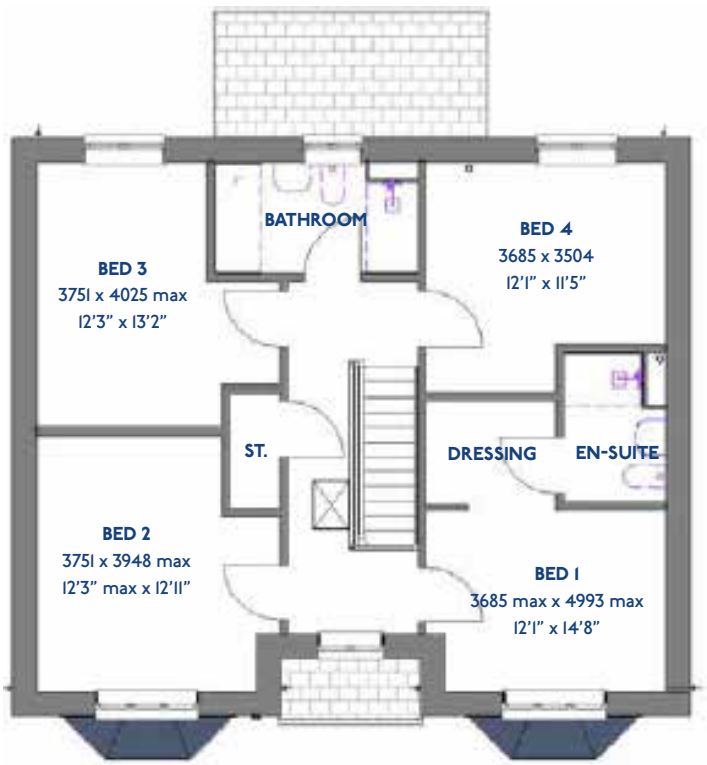
JD401L

# The Maple

## 4 bed detached house






*Please note this property can be built in brick or render

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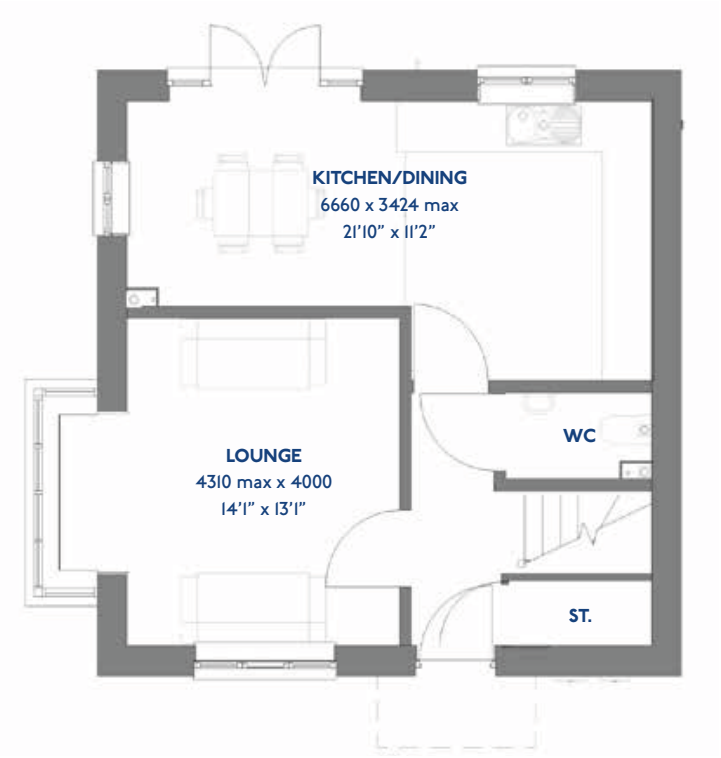
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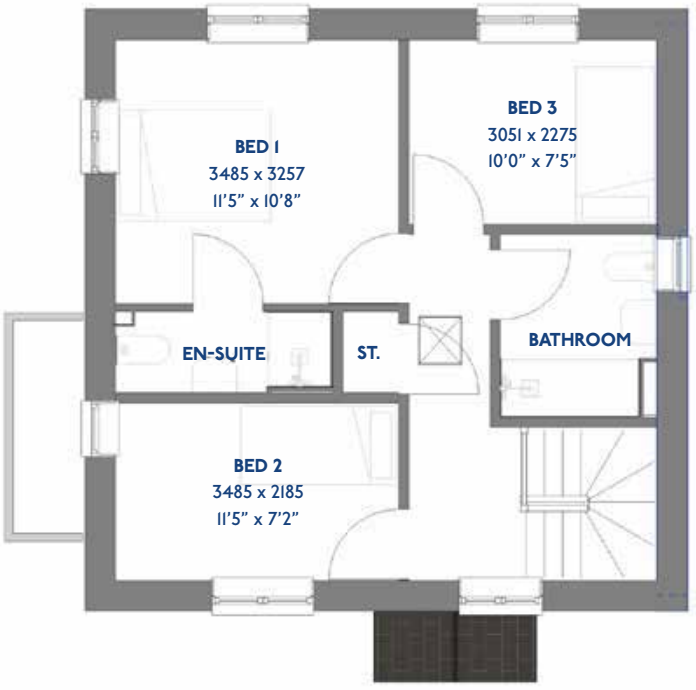
JD331

# The Redpoll

## 3 Bed Detached House






*Please note this property can be built in brick or render

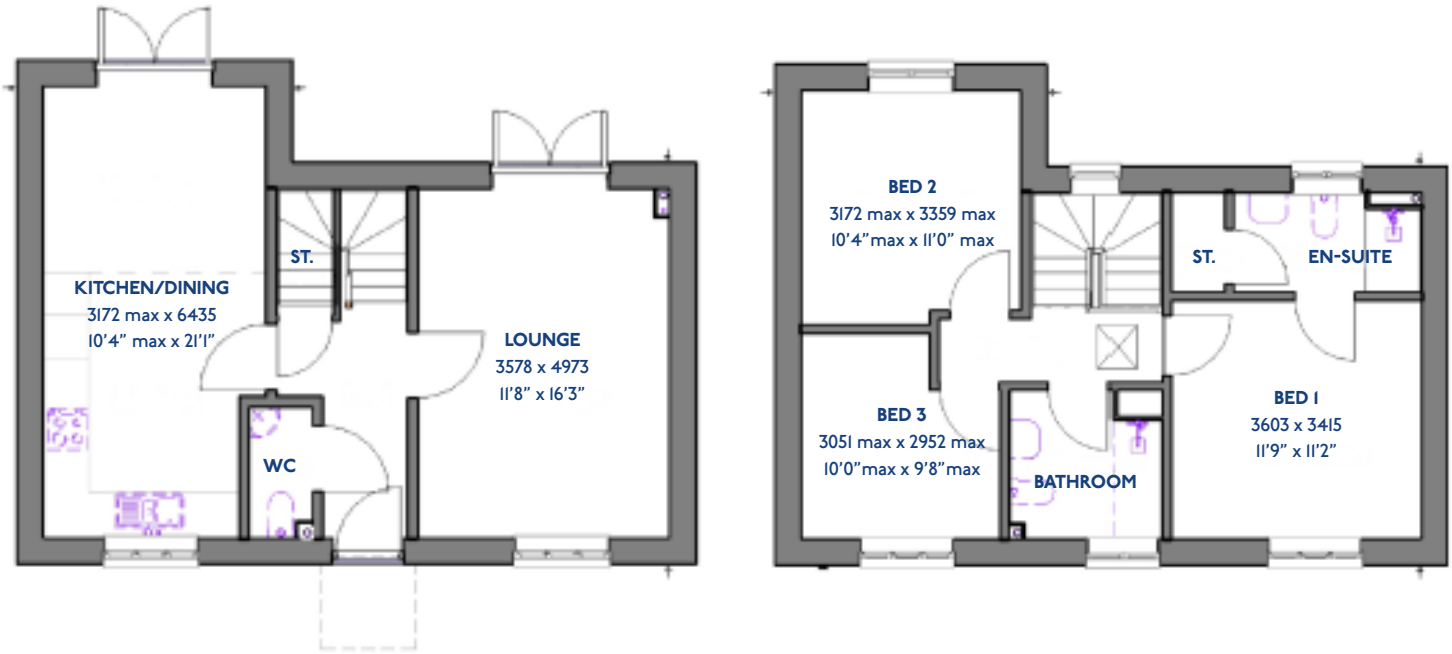
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JD315L

# The Whinchat

## 3 bed detached house






*Please note this property can be built in brick or render

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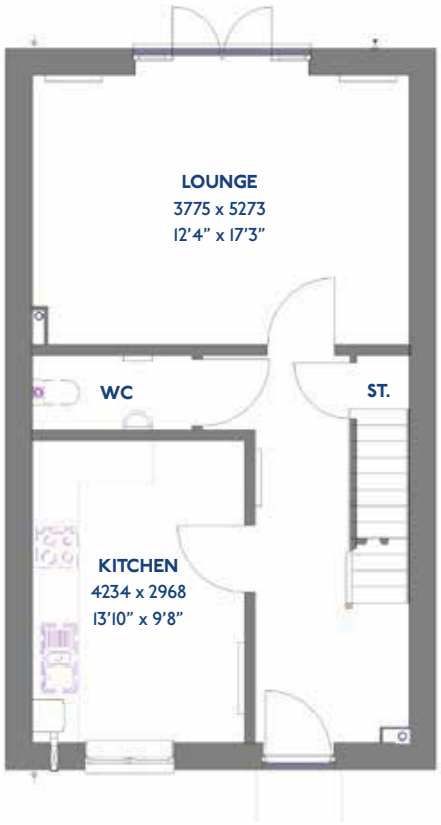
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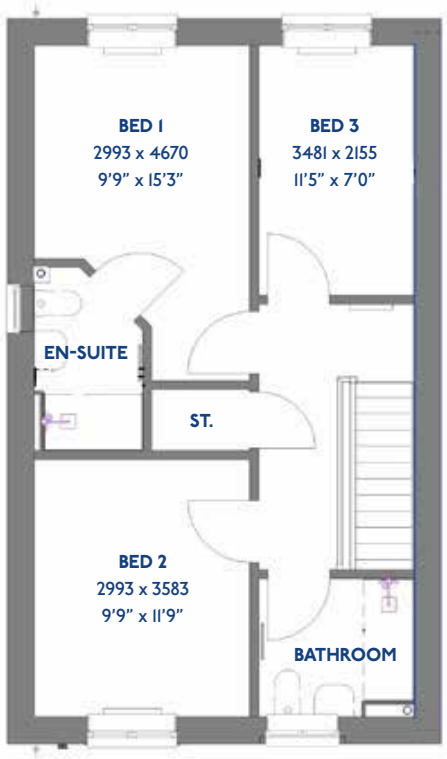
JD319

# The Willowby

## 3 bed detached house






*Please note this property can be built in brick or render

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# Specification

| Internal | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Solid internal walls to ground and first floor | ■ | ■ | ■ | ■ | ■ |
| White emulsion paint throughout | ■ | ■ | ■ | ■ | ■ |
| Oak internal doors | | | | ■ | ■ |
| Quality British carpets | ■ | ■ | ■ | ■ | ■ |
| Selection of vinyl flooring | ■ | ■ | ■ | ■ | ■ |
| Cat5 socket and TV point to lounge and bedroom 1 | ■ | ■ | ■ | ■ | ■ |

| Kitchen | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Porcelanosa® ceramic floor and wall tiling | ■ | ■ | ■ | | |
| Porcelanosa® ceramic flooring | | | | ■ | ■ |
| Quartz kitchen worktops with quartz upstands | | | | ■ | ■ |
| Laminate kitchen worktops | ■ | ■ | ■ | | |
| Integrated fridge/freezer | ■ | ■ | ■ | ■ | ■ |
| Integrated dishwasher | ■ | ■ | ■ | ■ | ■ |
| Single bowl stainless-steel sink | ■ | ■ | | | |
| 1.5 bowl stainless-steel sink | | | ■ | | |
| 1.5 bowl undermount stainless-steel sink | | | | ■ | ■ |
| Stainless-steel splashback | | | | ■ | ■ |
| Extractor hood | ■ | ■ | ■ | ■ | ■ |
| 4 burner Bosch® hob | ■ | ■ | ■ | | |
| 5 burner Bosch® hob | | | | ■ | ■ |
| Bosch® single oven | ■ | ■ | | ■ | ■ |
| Bosch® double oven | | | ■ | | |
| Bosch® microwave combination oven | | | | ■ | ■ |
| Provision for washing machine | ■ | ■ | ■ | | |

| Utility | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Porcelanosa® ceramic floor and wall tiling | | | | ■ | ■ |
| Provision for washing machine | | | | ■ | ■ |
| Laminate worktop | | | | ■ | ■ |

| Bathroom | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| White sanitaryware | ■ | ■ | ■ | ■ | ■ |
| Half-height Porcelanosa® wall tiling | ■ | ■ | ■ | ■ | ■ |
| Full-height wall tiling to shower area | ■ | ■ | ■ | ■ | ■ |
| Thermostatic shower over bath | ■ | ■ | ■ | ■ | ■ |
| Shaver socket | ■ | ■ | ■ | ■ | ■ |

| En-suites | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| White sanitaryware | | ■ | ■ | ■ | ■ |
| Half-height Porcelanosa® wall tiling | | ■ | ■ | ■ | ■ |
| Thermostatic shower | | ■ | ■ | | |
| Thermostatic rainfall shower to en-suite 1 | | | | ■ | ■ |
| Shaver socket | | ■ | ■ | ■ | ■ |

| Heating & comfort | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Heated electric chrome towel rail to all bathrooms and en-suites | ■ | ■ | ■ | ■ | ■ |
| uPVC windows | ■ | ■ | ■ | ■ | ■ |
| Marley SolarTile® panels | ■ | ■ | ■ | ■ | ■ |
| Baxi® Assure Air Source Heat Pump for hot water and heating | ■ | ■ | ■ | ■ | ■ |

| External | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Front and rear garden turf laid (where applicable) | ■ | ■ | ■ | ■ | ■ |
| Fenced rear garden | ■ | ■ | ■ | ■ | ■ |
| Outside tap | ■ | ■ | ■ | ■ | ■ |
| Light and power to garage | | | ■ | ■ | ■ |

| Security & peace of mind | 2 bedroom semi-detached | 3 bedroom semi-detached | 3 bedroom detached | 4 bedroom detached | 5 bedroom detached |
|---|---|---|---|---|---|
| Alarm system | | | ■ | ■ | ■ |
| Security locks to all external doors | ■ | ■ | ■ | ■ | ■ |
| Security lighting | ■ | ■ | ■ | ■ | ■ |
| Door bell | | | | ■ | ■ |
| Smoke detector | ■ | ■ | ■ | ■ | ■ |
| NHBC 10-year warranty | ■ | ■ | ■ | ■ | ■ |

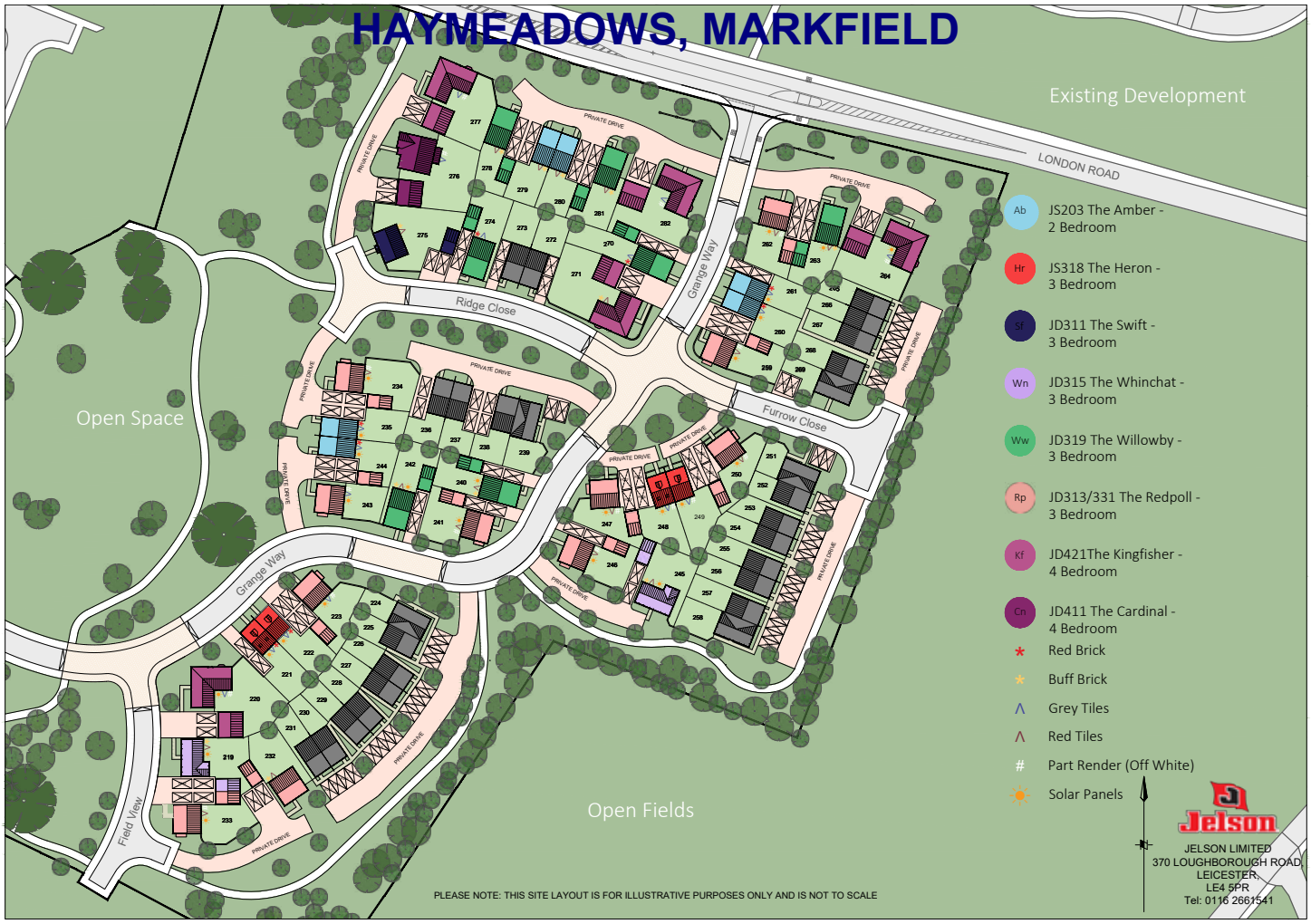
10 year NHBC warranty

NEW HOMES QUALITY CODE

Please note: This information is only for guidance. Jelson Limited reserve the right to make alterations as necessary in respect of design, dimensions and finish of properties. You are advised to check with our Sales Staff regarding choices and fittings in particular house types. Where an option is indicated, this is subject to the building stage and whether materials have already been ordered. The company's policy is one of continuous improvement both in design and construction and we must therefore, reserve the right to make amendments without notice. The details contained in this leaflet do not form part of, or constitute warranty or part of any contract.

# Development Plan

## Phase One



# Development Plan

## Phase Two

- **The Amber** 2 bedroom homes
- **The Heron** 3 bedroom homes
- **The Willowby** 3 bedroom homes
- **The Redpoll** 3 bedroom homes
- **The Whinchat** 3 bedroom homes
- **The Cardinal** 4 bedroom homes
- **The Kingfisher** 4 bedroom homes
- **The Maple** 4 bedroom homes

| | |
|---|---|
| * Red Brick | ^ Grey Tiles |
| * Buff Brick | ^ Red Tiles |
| # Part Render (Off White) | + Solar Panels |

## Haymeadows, Markfield - Phase 2




Please note: This site layout is for illustrative purposes only and is not to scale.

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