

Jelson HOMES
FOR GENERATIONS

Normandy Fields

Greenfinch Road, Hinckley, Leicestershire, LE10 3GL

Introducing Normandy Fields, a stunning collection of energy-efficient, new homes in Hinckley. This thoughtfully planned community provides the perfect setting for families, professionals and first-time buyers alike.

Located in southwest Leicestershire, Hinckley is a growing market town known for its welcoming community, excellent local amenities and superb transport links.

Just a short drive away from the town centre, where you'll find a choice of shops, pubs and restaurants, as well as Britannia Shopping Centre, which is home to a range of popular high-street stores. For leisure and fitness, Hinckley Leisure Centre offers a gym, swimming pool and sports classes, while Wykin Community Park is only a 7-minute walk away. You will also find a selection of well-regarded primary and secondary schools close by, including Hollycroft Primary School and Redmoor Academy. Hinckley is perfectly placed with easy access to M69, A5 and M1, linking Leicester, Coventry and Birmingham.

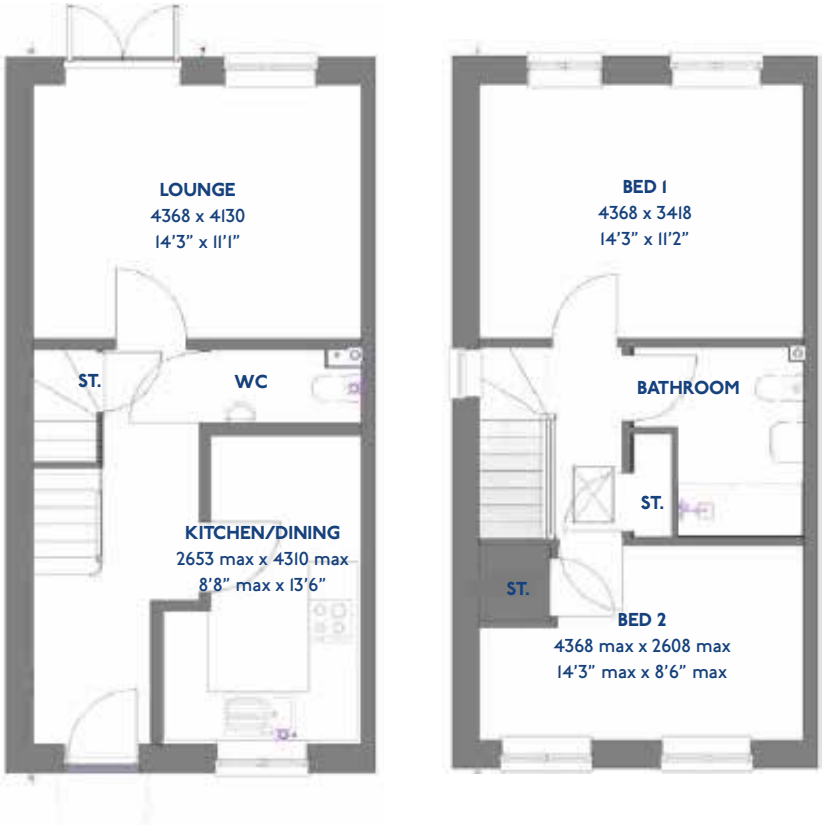
FOR OVER 130 YEARS

JS203

The Amber

2 bed semi-detached house





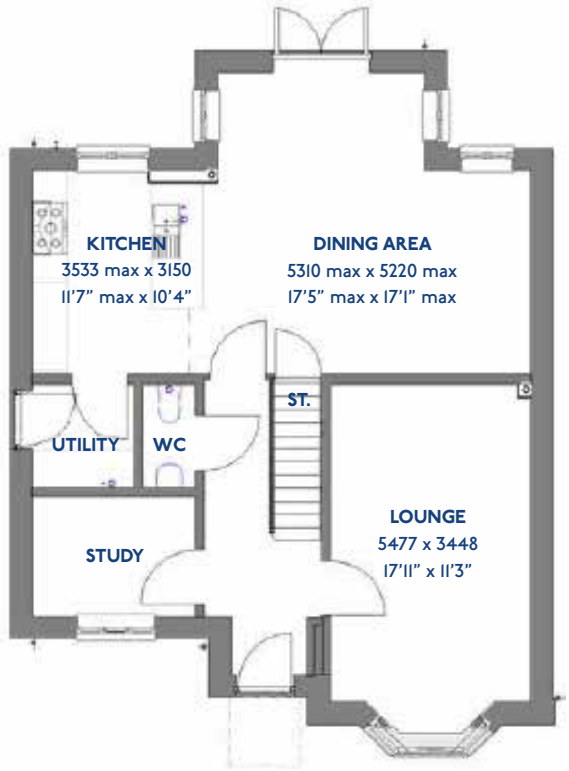
*Please note this property can be built in brick or render.

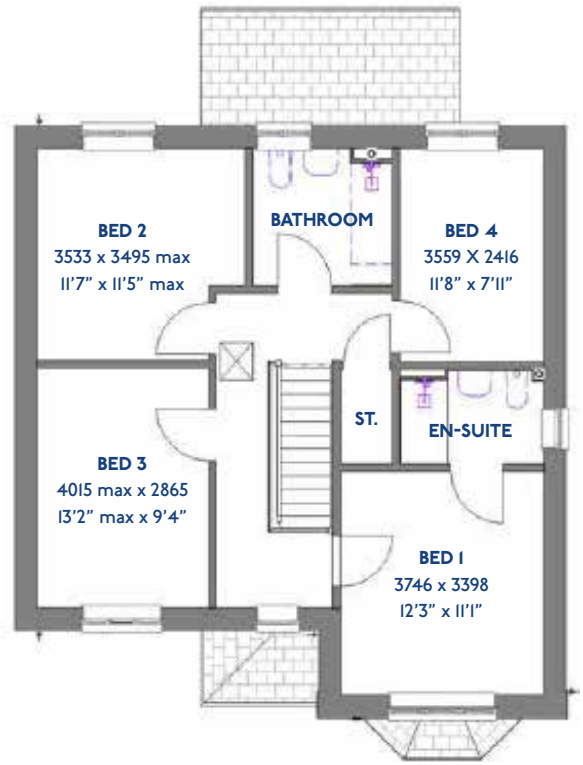
JD411

The Cardinal

4 bed detached house







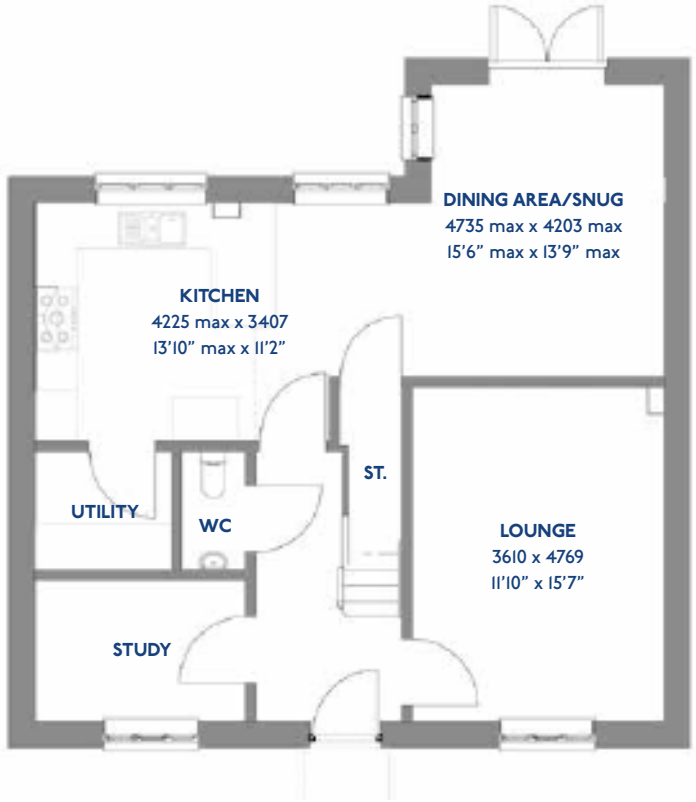
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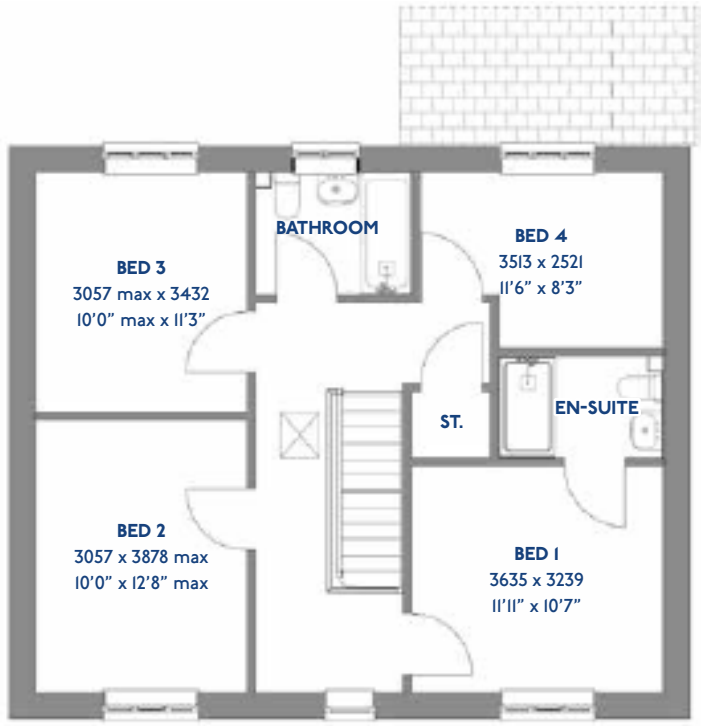
JD417

The Chestnut

4 bed detached house







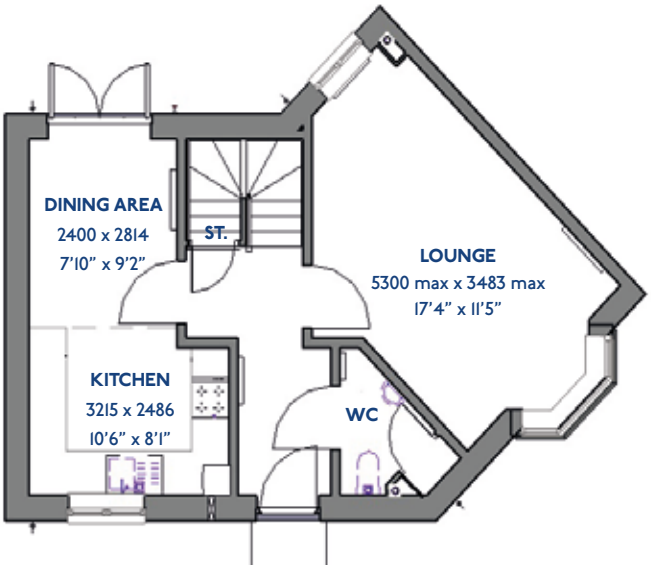
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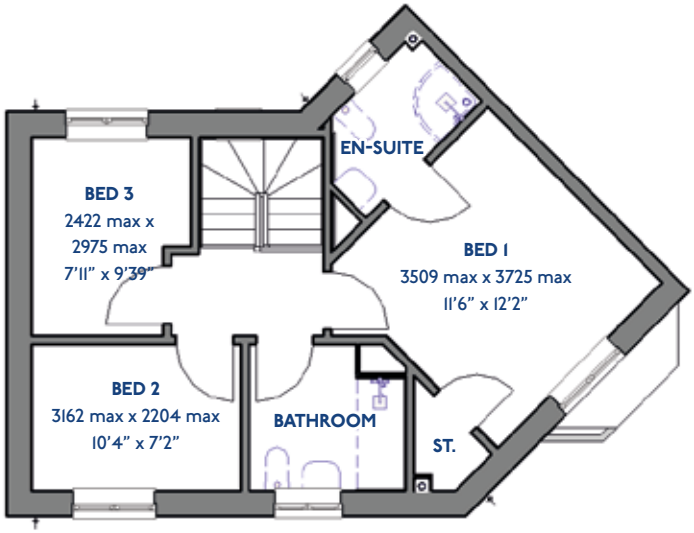
JS322

The Exton

3 bed semi-detached house







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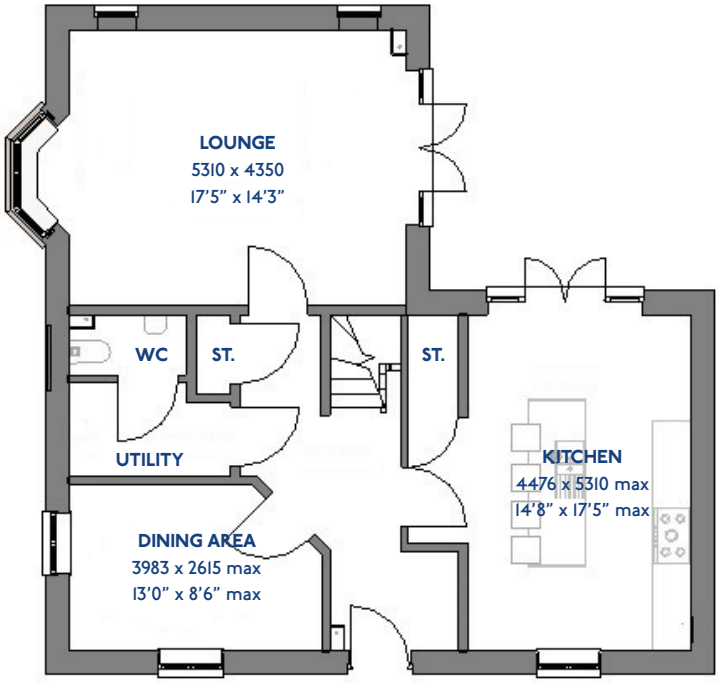
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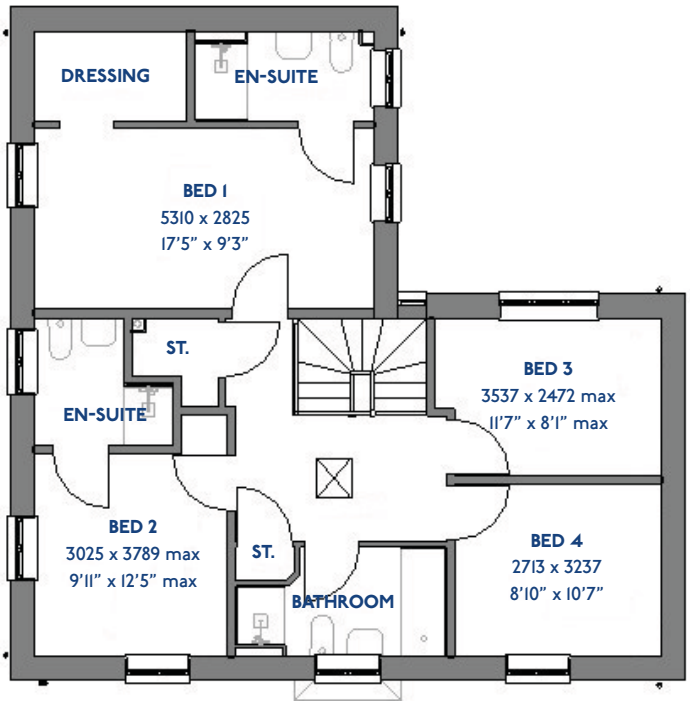
JD421

The Kingfisher

4 bed detached house







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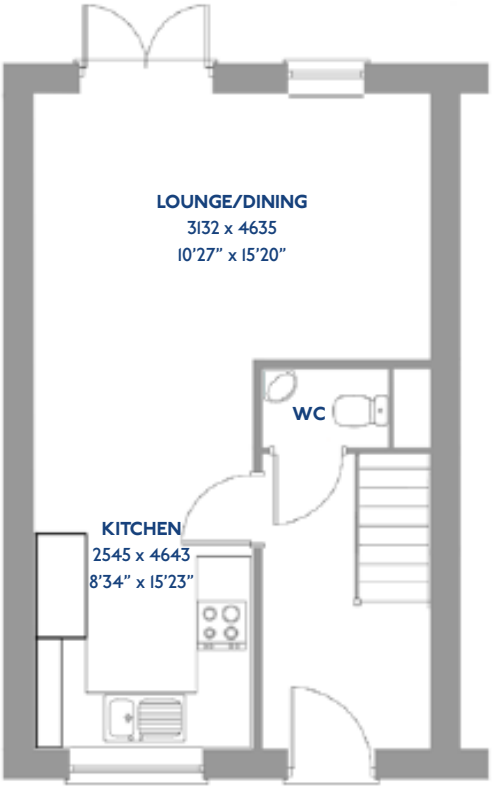
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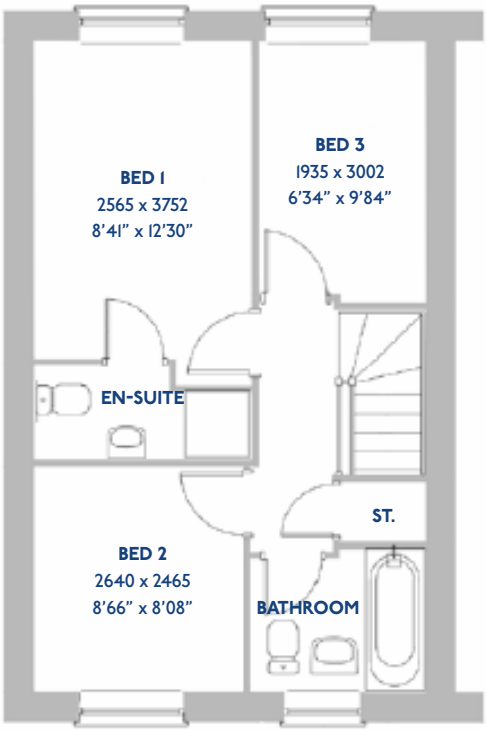
JS304

The Plover

3 Bed Semi-Detached / Terrace House







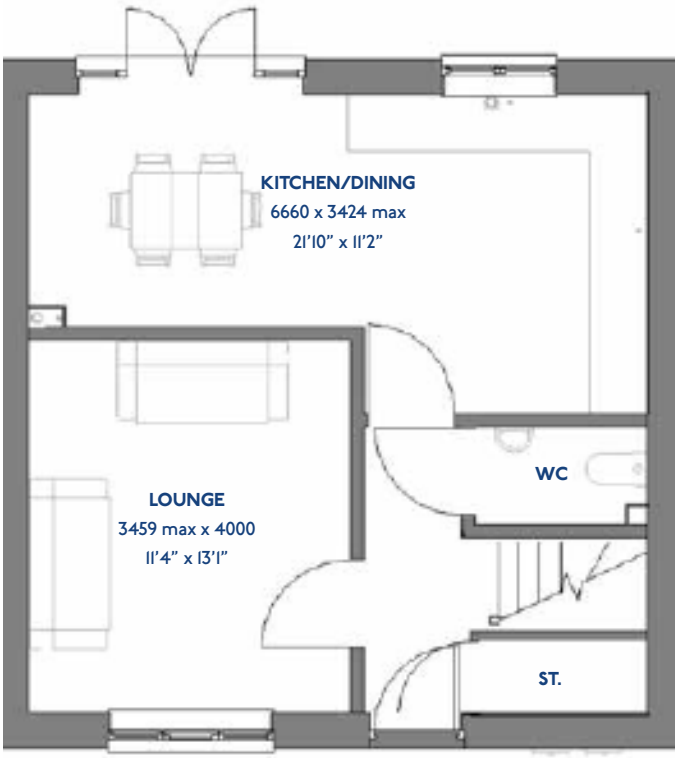
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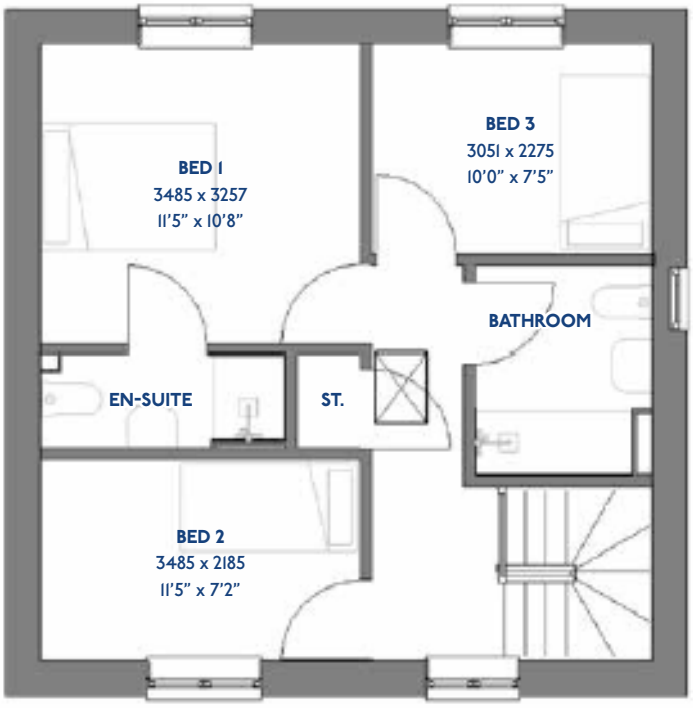
JD313L

The Redpoll

3 bed detached house







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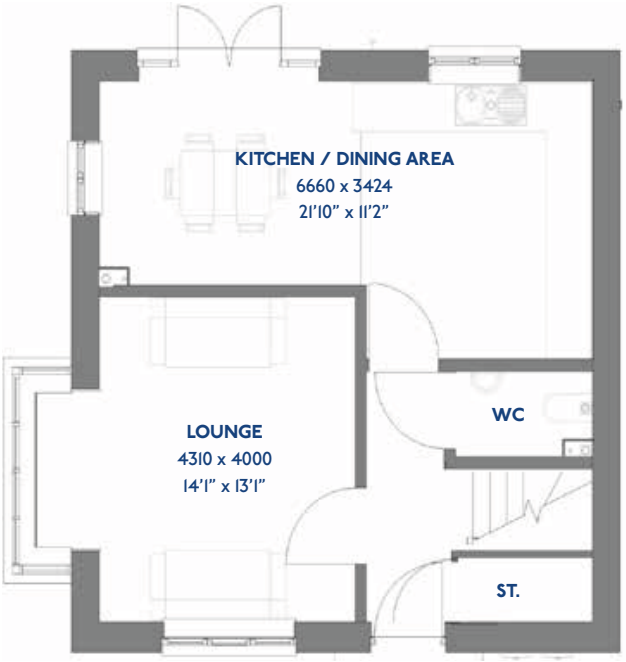
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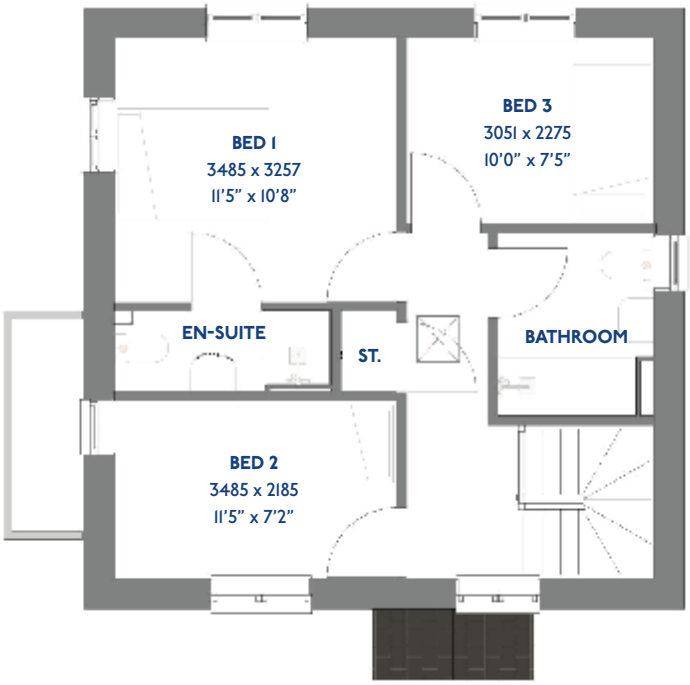
JD331L

The Redpoll

3 bed detached house







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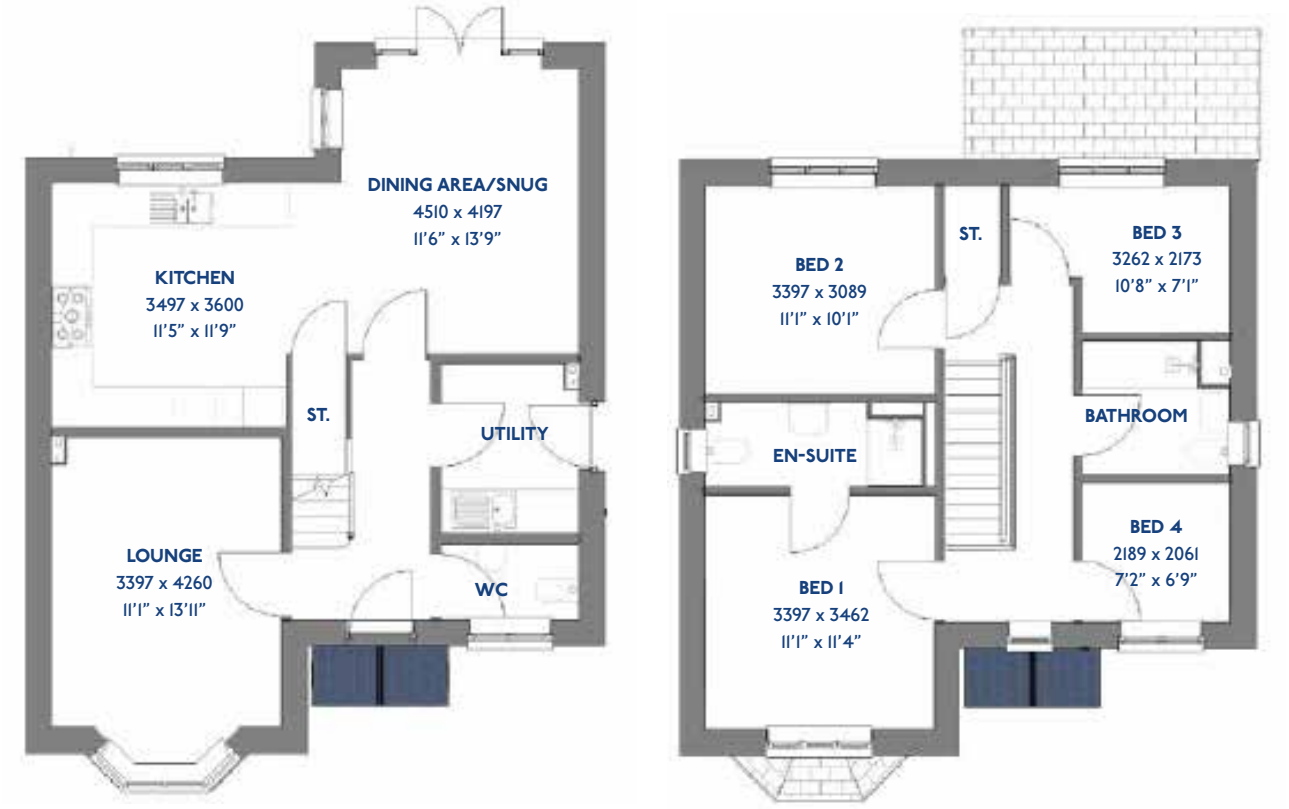
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JD412

The Siskin

4 bed detached house





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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 Boilers 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			■	■	■
VEVA® domestic EV charger (untethered)	■	■	■	■	■

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

- **The Amber** 2 bedroom homes
- **The Plover** 3 bedroom homes
- **The Exton** 3 bedroom homes
- **The Redpoll** 3 bedroom homes
- **The Willow** 3 bedroom homes
- **The Willowby** 3 bedroom homes
- **The Siskin** 4 bedroom homes
- **The Chesnut** 4 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)	

Normandy Fields, Hinckley



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

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