Jelson HOMES
FOR GENERATIONS

Standard Hill

off Standard Hill, Hugglescote, Leicestershire, LE67 3GD

Standard Hill is an exciting new development of 2, 3 and 4 bedroom houses for sale in Hugglescote.

Located in a charming village on the River Sence, these modern new homes in Hugglescote will offer a perfect mix of peace and convenience, making them great for families and commuters looking for a quiet escape.

Hugglescote is known for its friendly community, making it easy to feel at home. Ideal for families, there's a good range of nearby amenities in the village, including a primary school, community centre and a choice of local parks. Plus, with larger towns like Coalville and Ashby close by, you'll have everything you need, including shopping centres, schools, a leisure centre and healthcare services.

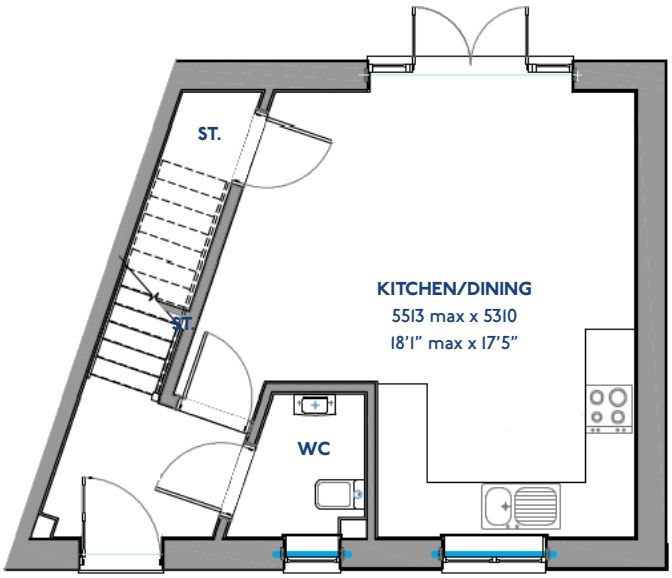
The village is also perfectly positioned for commuters, offering easy access to Leicester, Derby, Nottingham and Birmingham.

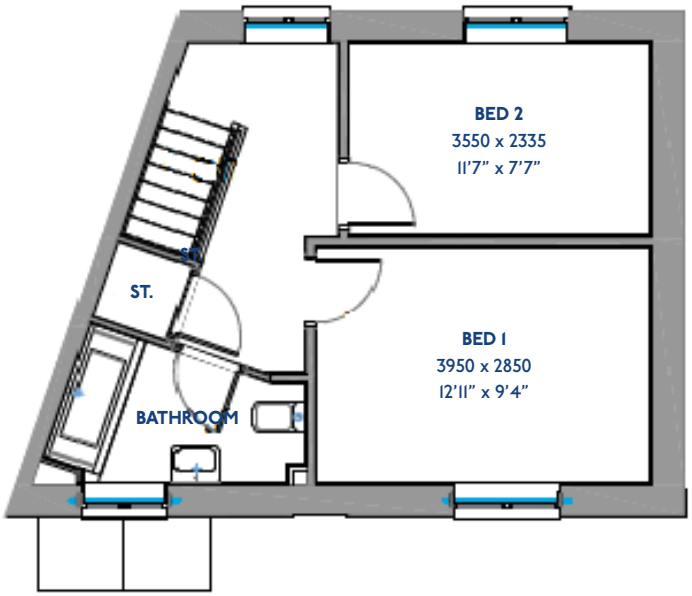
FOR OVER 130 YEARS

JS210L & JS210

The Acer

2 bed semi-detached house



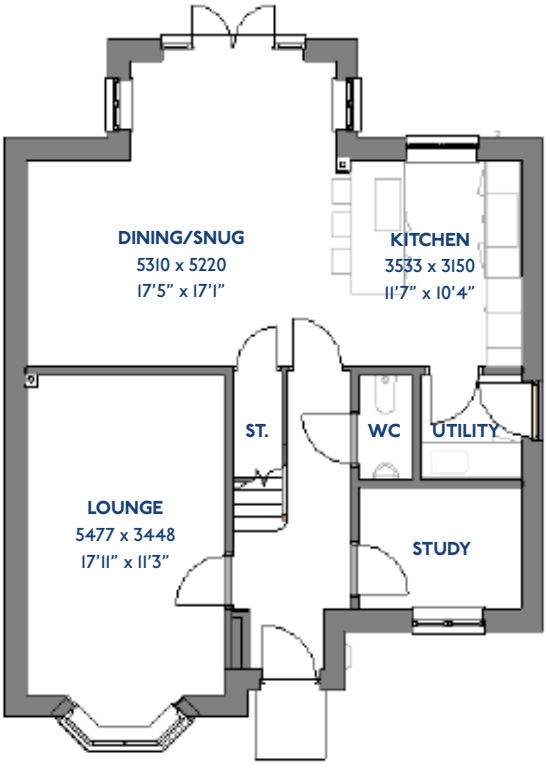


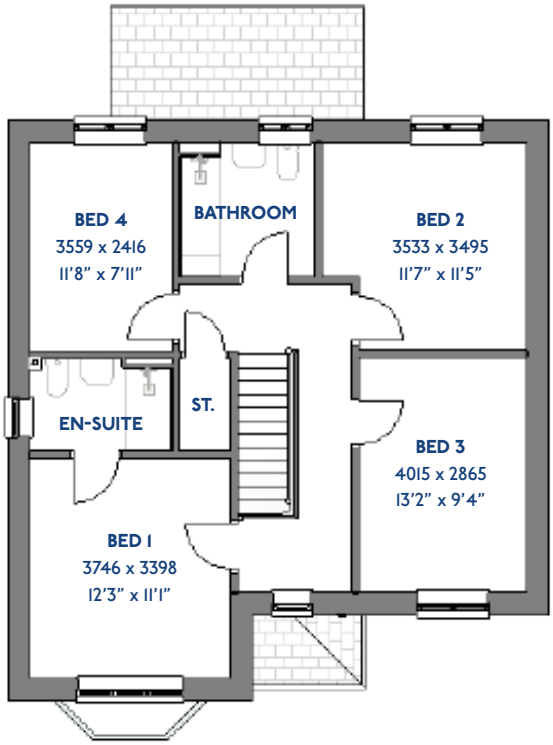
0116 266 1541 jelson.co.uk/hugglescote

JD411L

The Cardinal

4 bed detached house





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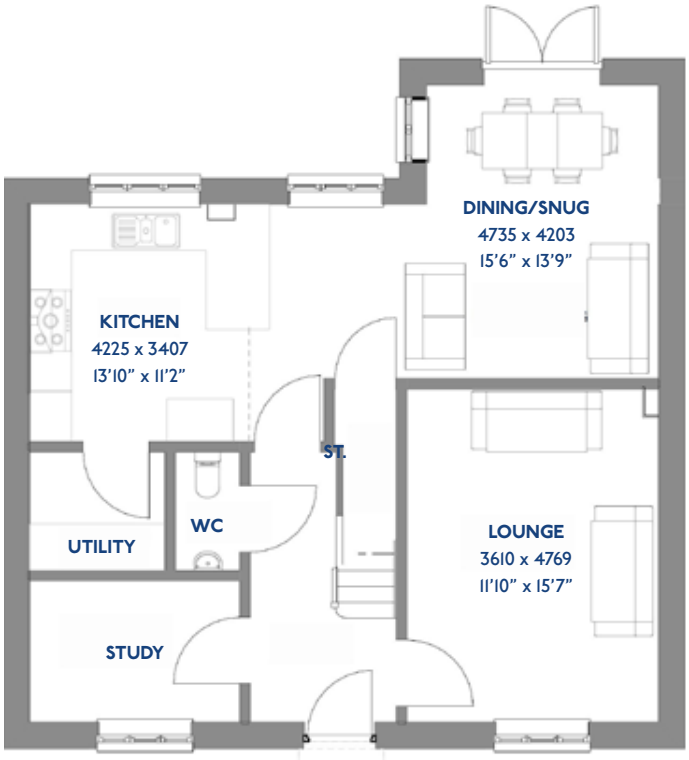
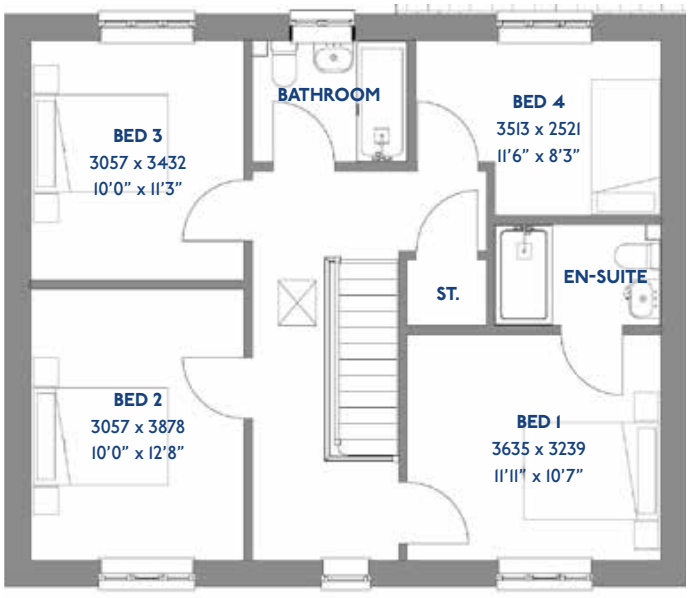
JD417

The Chestnut

4 bed detached house





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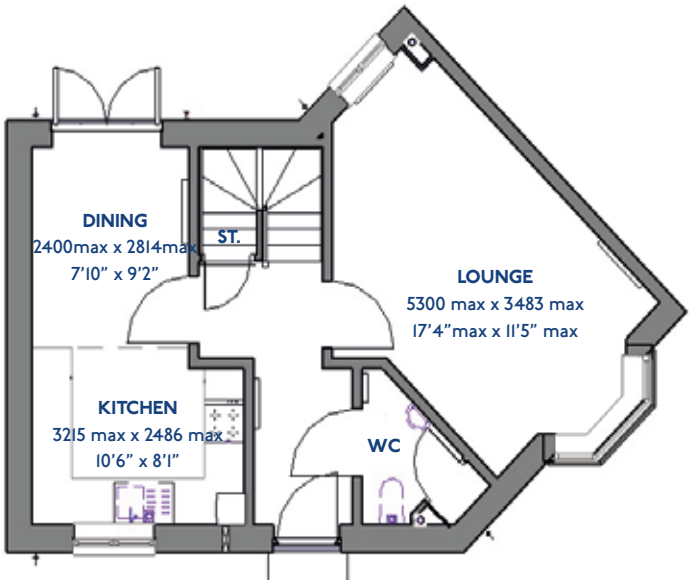
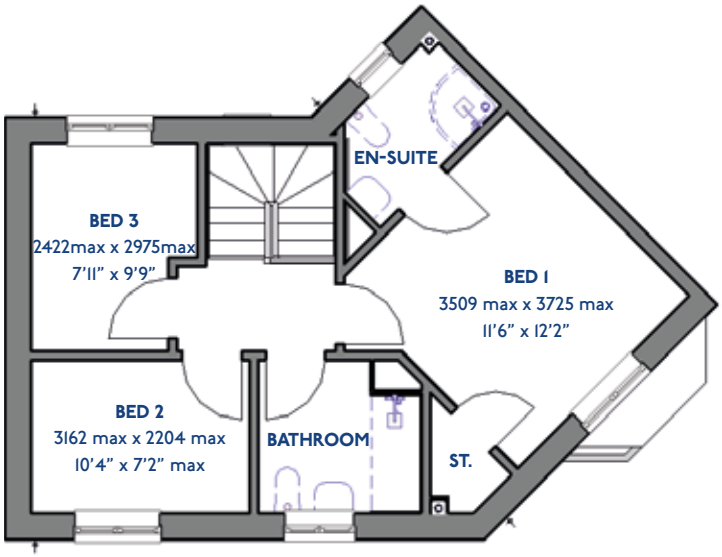
JS322L

The Exton

3 bed semi-detached house





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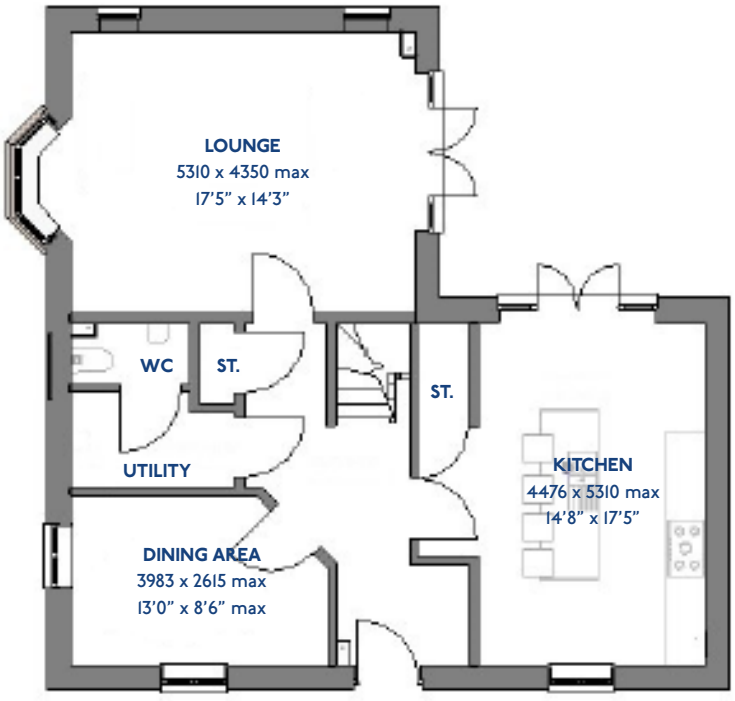
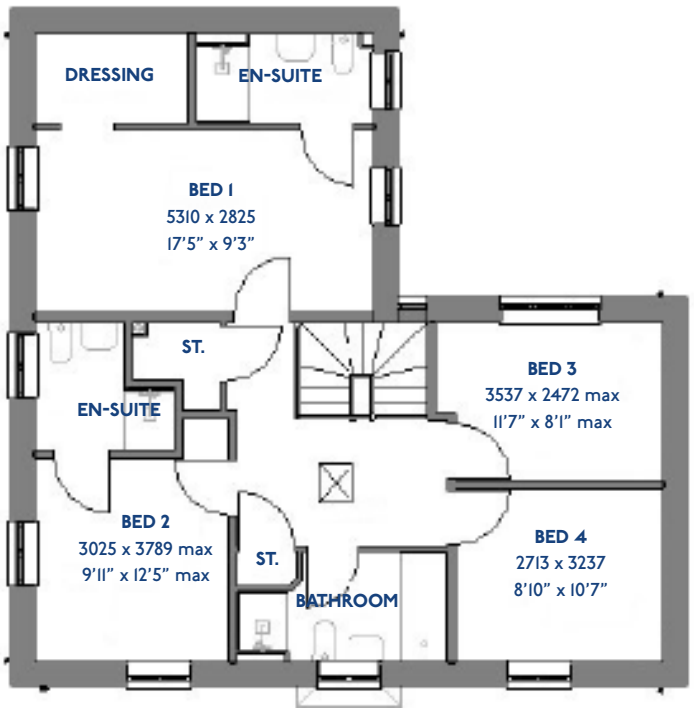
JD421L

The Kingfisher

4 bed detached house



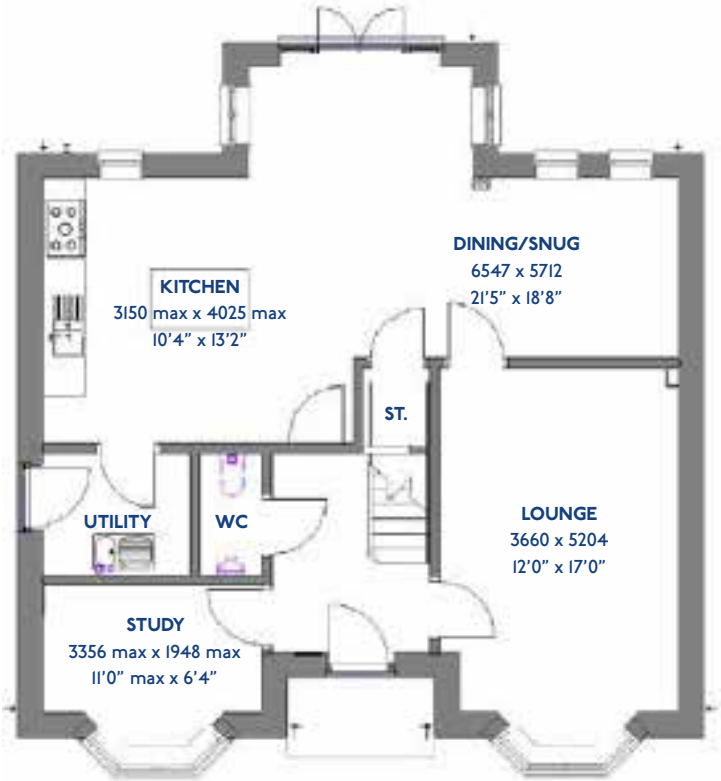


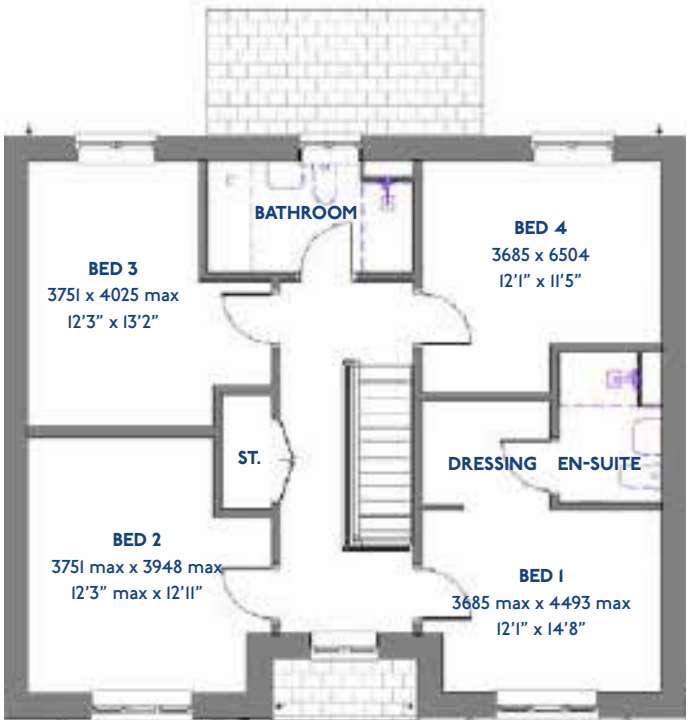
0116 266 1541 jelson.co.uk/hugglescote

JD401L

The Maple

4 bed detached house





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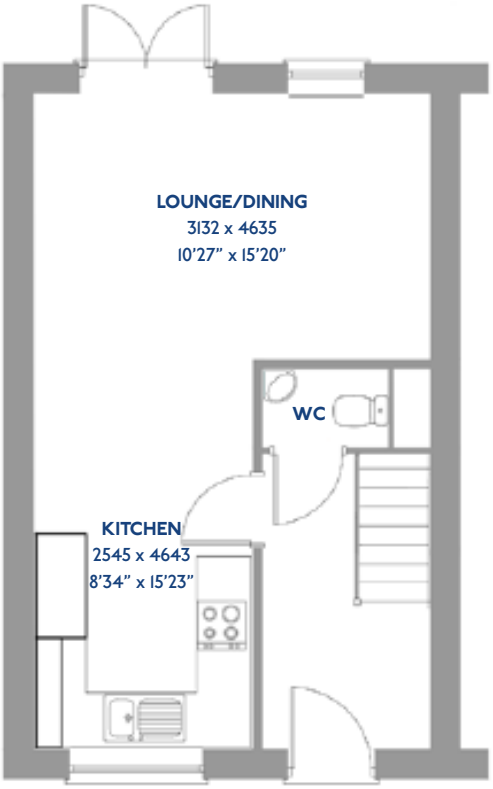
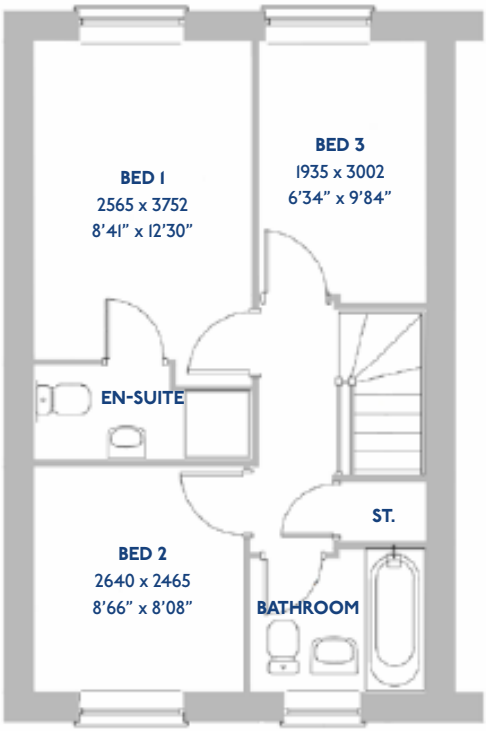
JS304

The Plover

3 Bed Semi-Detached / Terrace House





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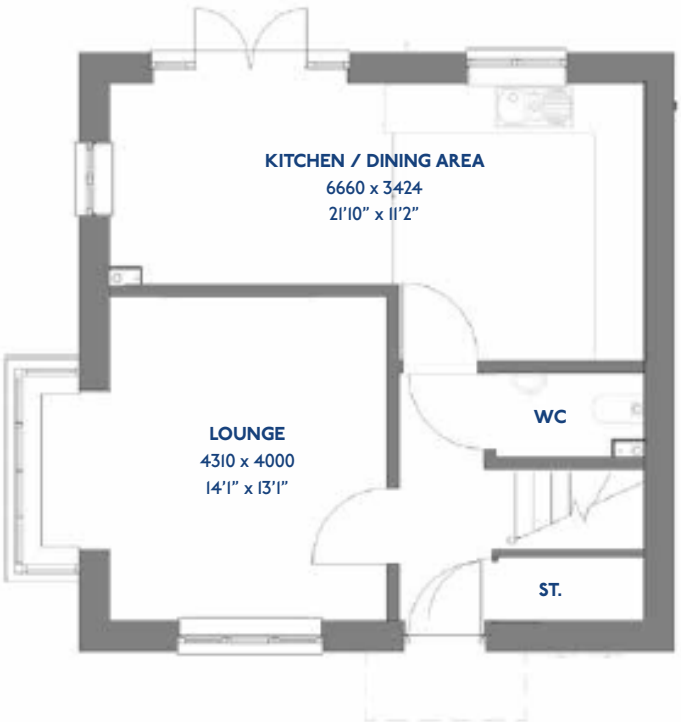
JD331L

The Redpoll

3 bed detached house



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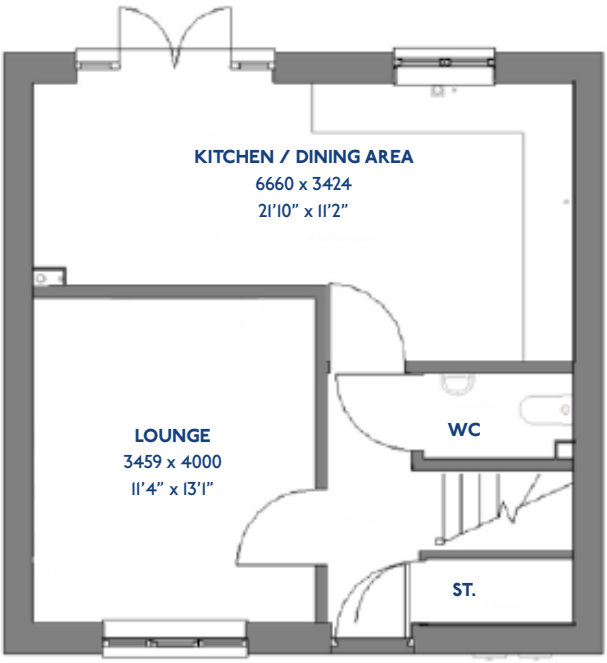
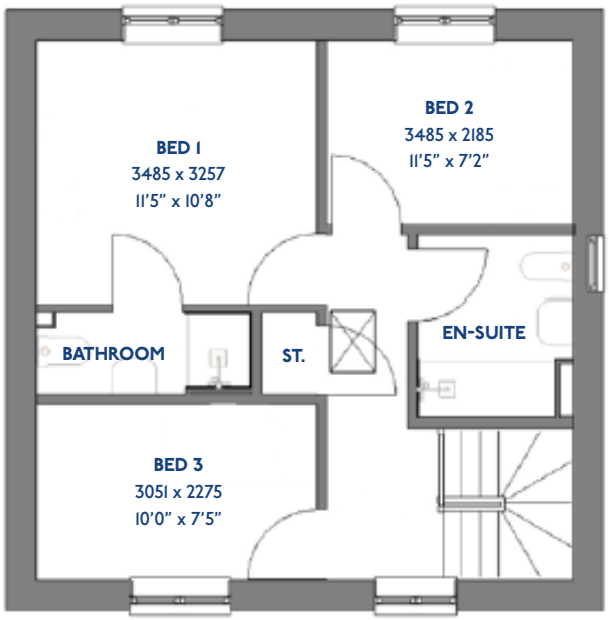
JD331L

The Redpoll

3 bed detached house





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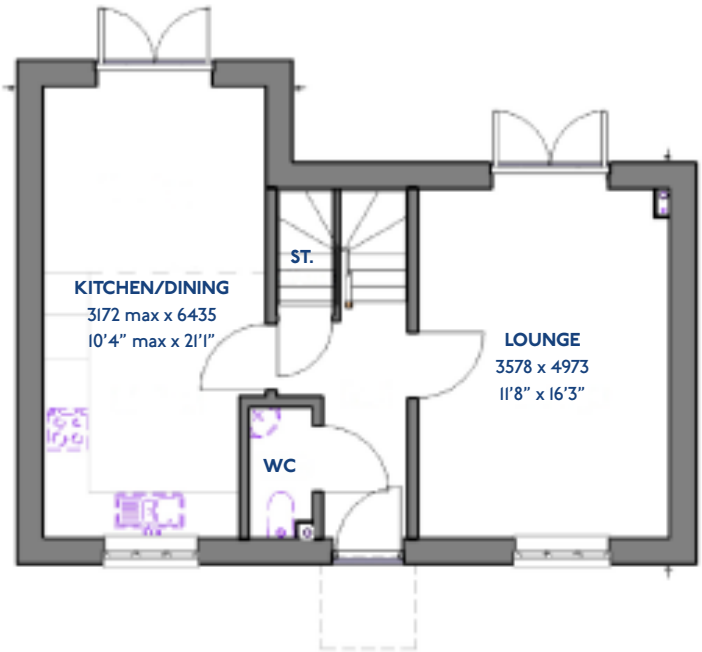
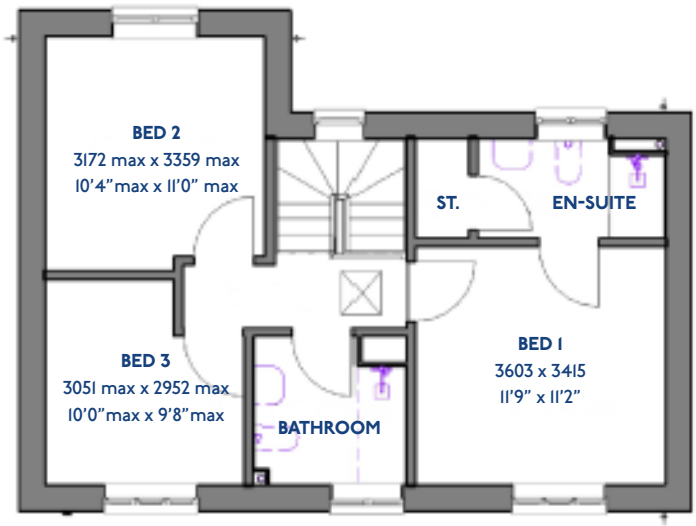
JD315L

The Whinchat

3 bed detached house





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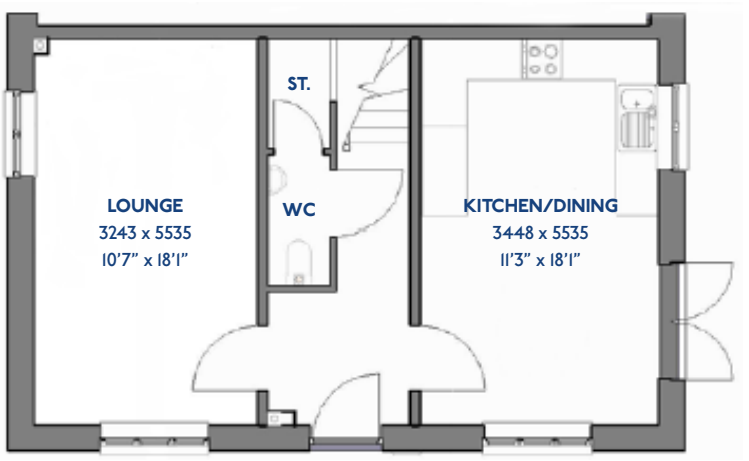
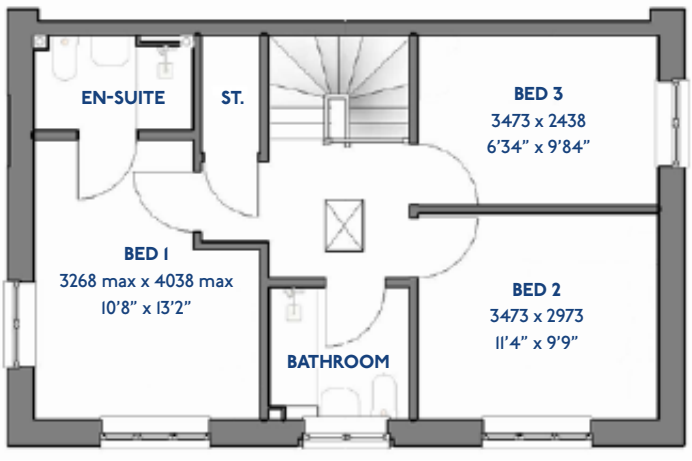
JS326L

The Woodlark

3 bed semi-detached house





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			■	■	■
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

Standard Hill, Hugglescote

- **The Acer** 2 bedroom homes
- **The Amber** 2 bedroom homes
- **The Exton** 3 bedroom homes
- **The Plover** 3 bedroom homes
- **The Redpoll** 3 bedroom homes
- **The Whinchat** 3 bedroom homes
- **The Willow** 3 bedroom homes
- **The Willowby** 3 bedroom homes
- **The Woodlark** 3 bedroom homes
- **The Cardinal** 4 bedroom homes
- **The Chestnut** 4 bedroom homes
- **The Kingfisher** 4 bedroom homes
- **The Maple** 4 bedroom homes

- Red Brick
- Buff Brick
- Part Render (Off White)
- Grey Tiles
- Red Tiles
- Solar Panels

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

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