

Jelson HOMES
FOR GENERATIONS

Scholars Walk

Burton Road, Melton Mowbray, Leicestershire, LE13 1DN

Scholars Walk offers new homes in Leicestershire, in the thriving market town of Melton Mowbray. Best known for pork pies and Stilton, this fantastic riverside town also lays claim to being the origin of the phrase, 'painting the town red'. With a growing foodie scene, good local schools, a twice weekly Farmers' Market, and a friendly community, you'll find everything you need and more right on your doorstep.

Just 15 miles northeast of Leicester, our new build homes are less than a mile from Melton Mowbray station, which offers mainline services to London, Birmingham and Stansted Airport. With great commuter links, the A606 and A607 connect you to anywhere you could want to go.

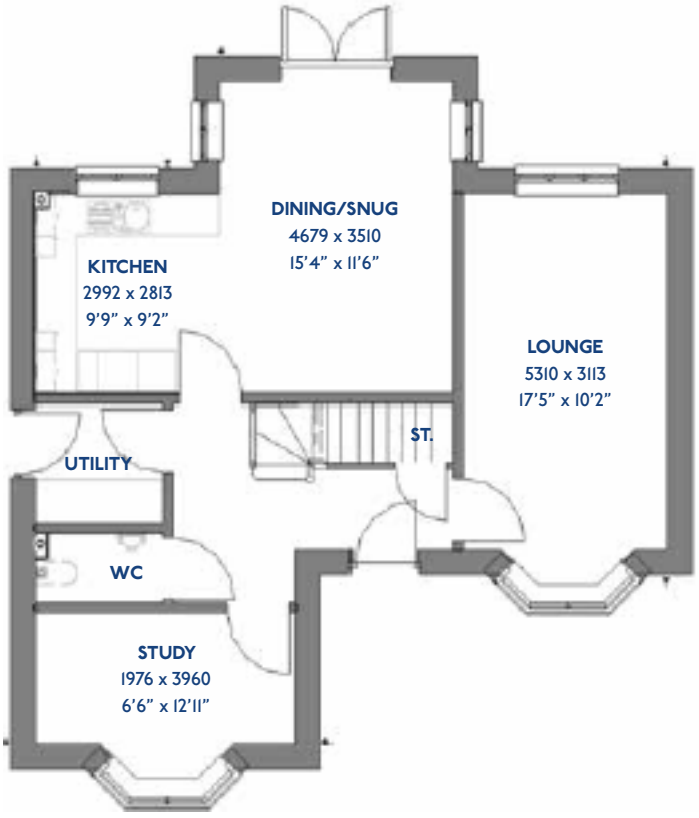
FOR OVER 130 YEARS

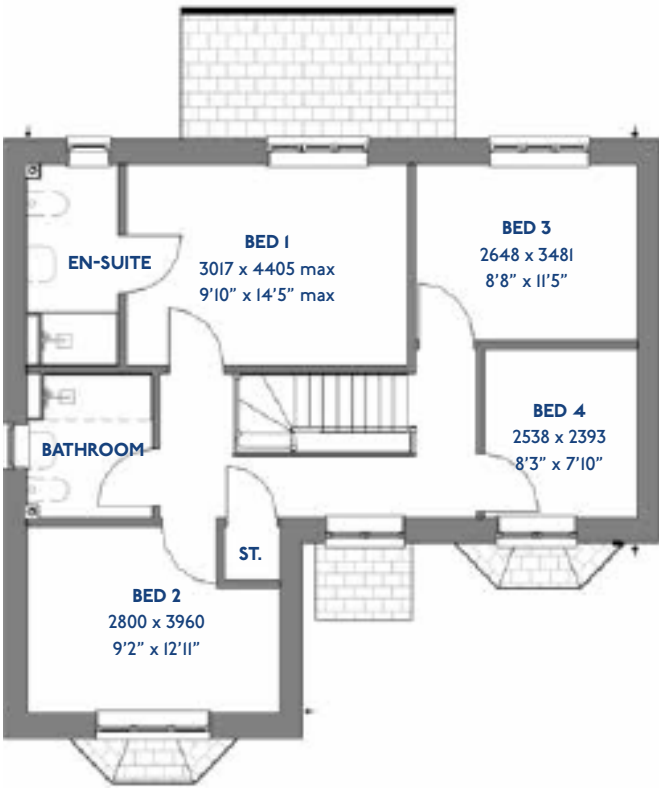
JD408

The Aspen

4 bed detached house







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

0116 266 1541 jelson.co.uk/melton

JD408

Specification

The Aspen: 4 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, small larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlight-ers to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- VEVA Domestic EV Charger (Untethered)
- Full gas central heating with smart thermostat and Solar Panels.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner.
- Intruder Alarm system
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

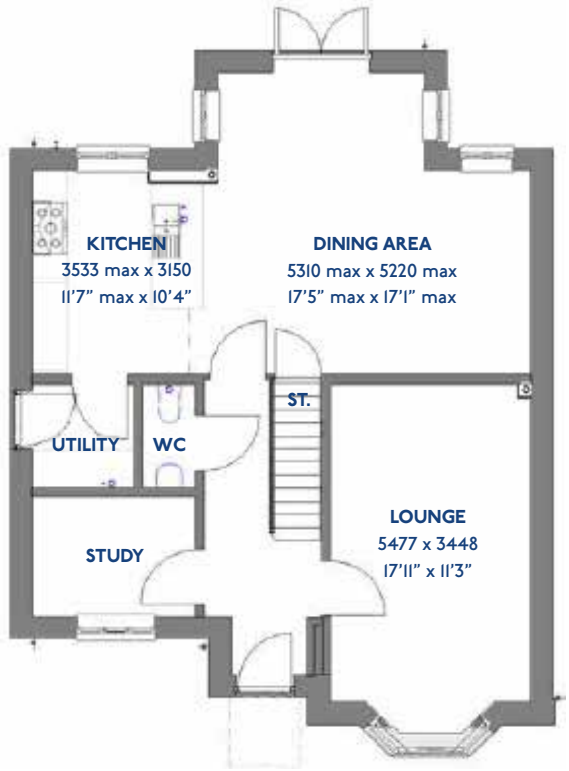
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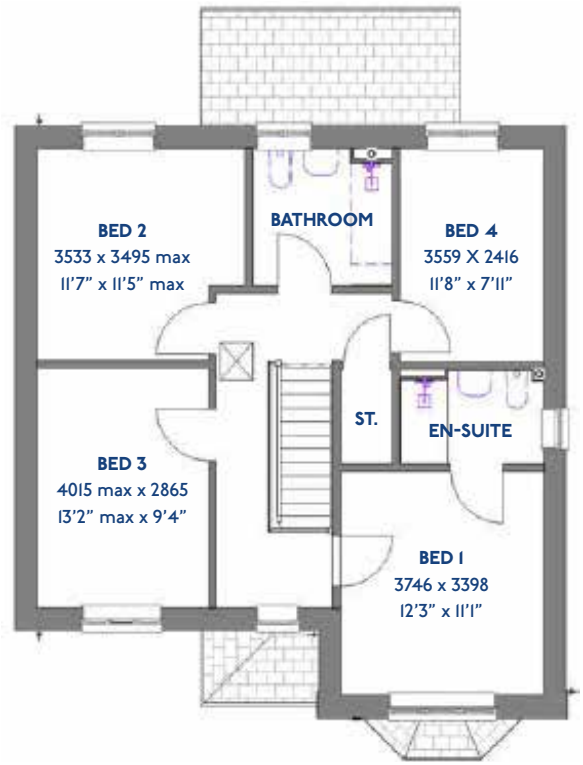
JD411

The Cardinal

4 bed detached house







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

JD411

Specification

The Cardinal: 4 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation. Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, small larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating with thermostat & solar panles
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Intruder Alarm system
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

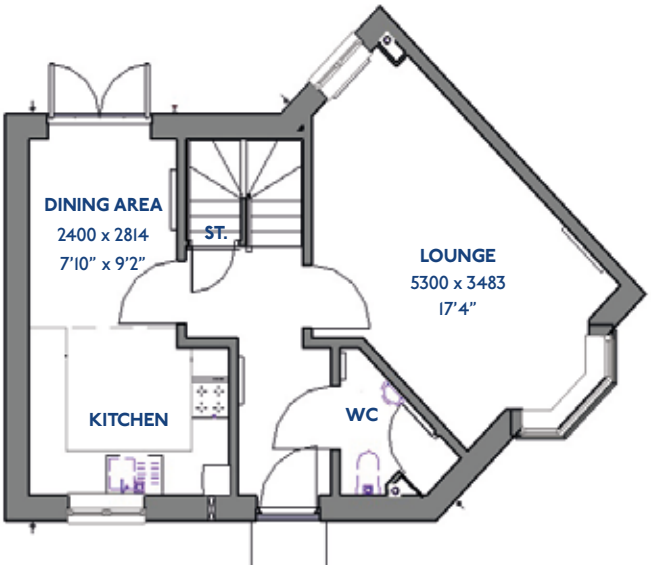
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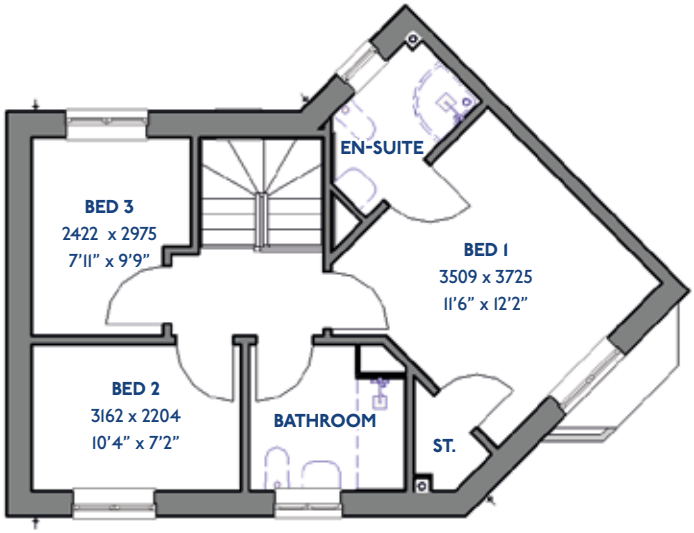
JS322L

The Exton

3 bed semi-detached house







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

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jelson.co.uk/melton

JS322L

Specification

The Exton: 3 bed semi-detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen.
- Ceramic flooring to Kitchen only.
- Full gas central heating with thermostat and solar panels.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathrooms. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner. Two mains sockets in Kitchen & Bedroom I.
- Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

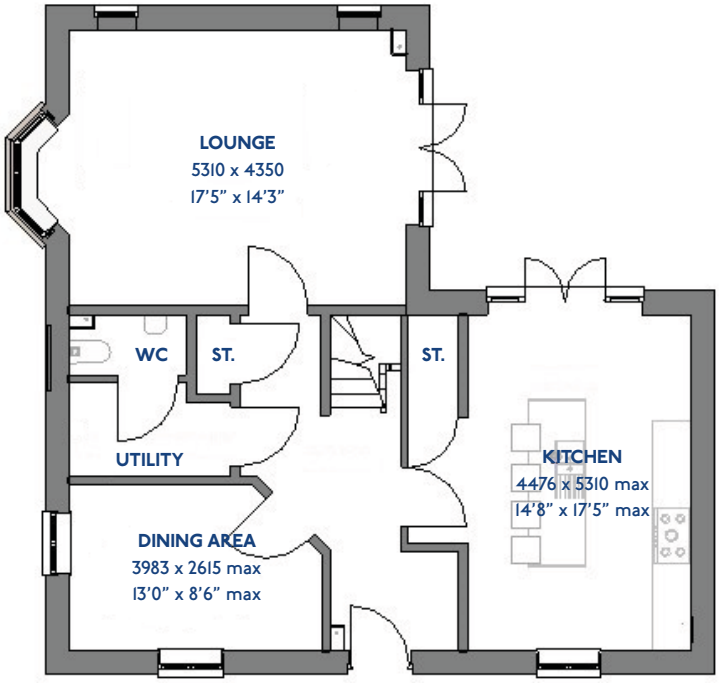
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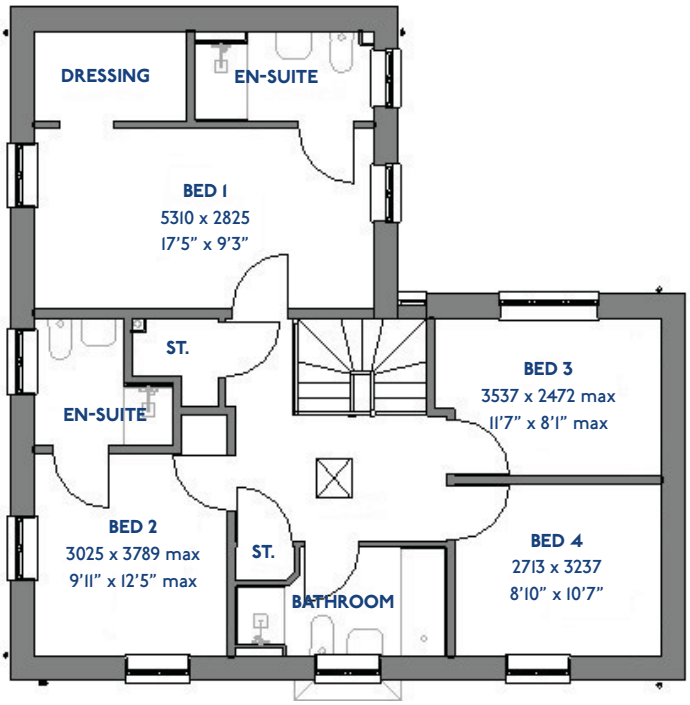
JD421

The Kingfisher

4 bed detached house







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

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JD421

Specification

The Kingfisher: 4 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, small larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating with thermostat & solar panels
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner.
- Intruder Alarm system
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

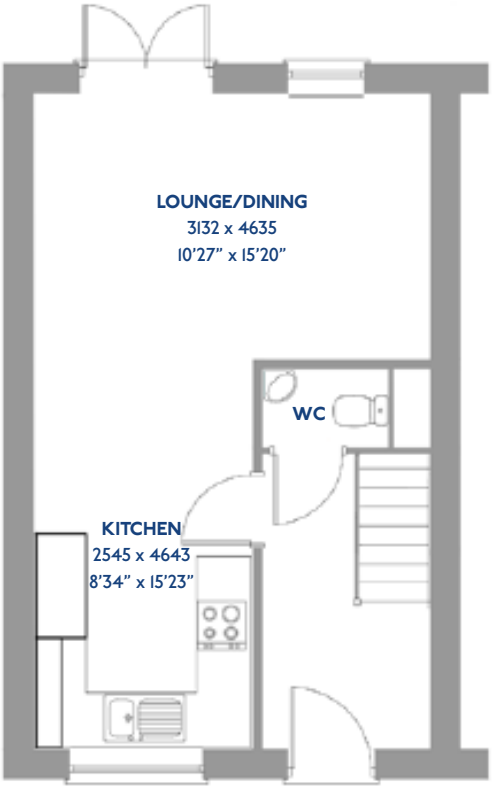
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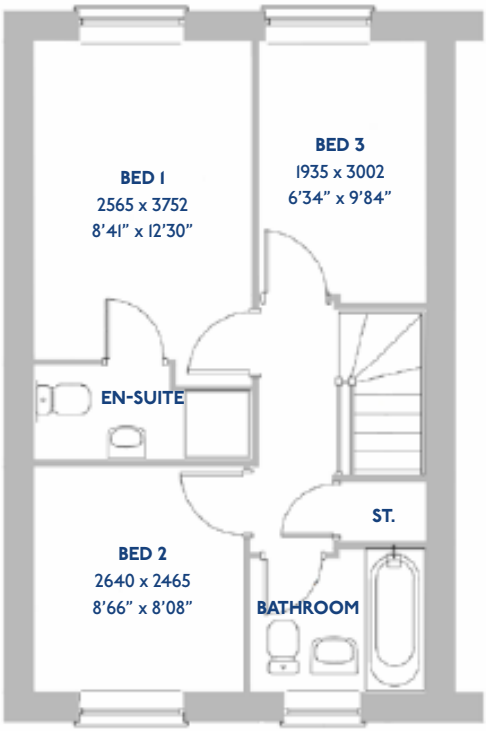
JS304

The Plover

3 Bed Semi-Detached / Terrace House







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

JS304

Specification

The Plover: 3 Bed Semi-Detached / Terrace House

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen.
- Ceramic flooring to Kitchen only.
- Full gas central heating with thermostat & Solar Panels.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathrooms. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner. Two mains sockets in Kitchen & Bedroom I.
- Wiring only for future Intruder Alarm for keypad and bell box.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C I0 year warranty.
- Carpets from the Jelson selected range.

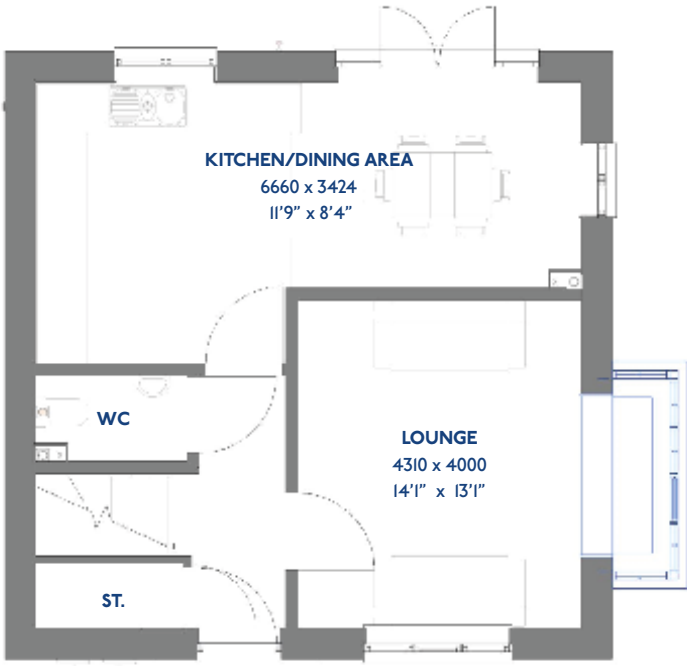
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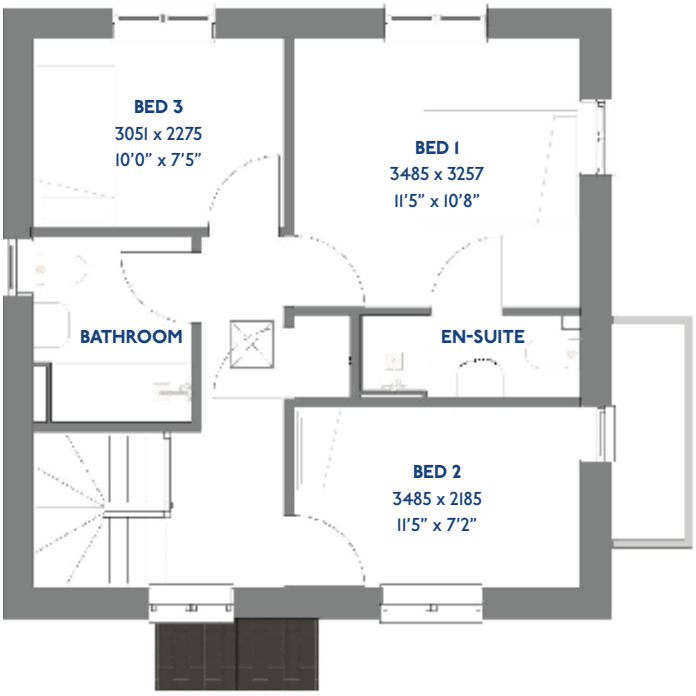
JD331L

The Redpoll

3 bed detached house







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

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JD331L

Specification

The Redpoll: 3 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Double oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Ceramic flooring to Kitchen.
- Full gas central heating with thermostat and solar panels.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner.
- Intruder Alarm system.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens.
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

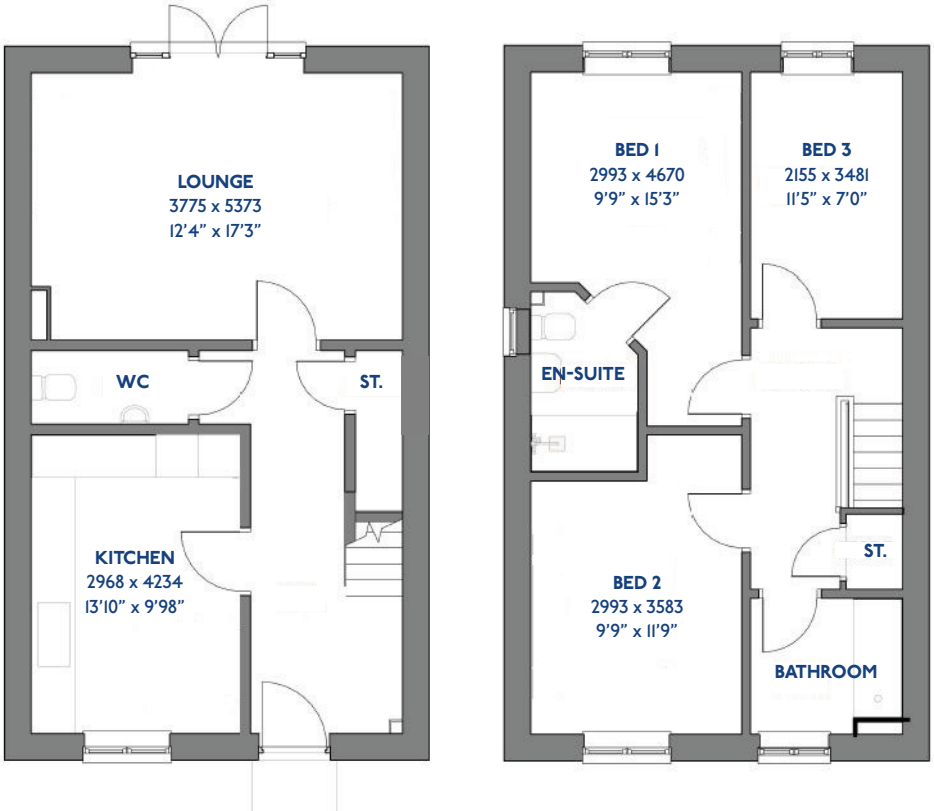
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JD319L

The Willowby

3 bed detached house





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JD319L

Specification

The Willowby: 3 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and Ist floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Double oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Ceramic flooring to Kitchen.
- Full gas central heating with thermostat and solar panels.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed I & Study (if applicable). TV aerial point in Lounge, Bed I & Kitchen/Diner.
- Intruder Alarm system.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens.
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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Development Plan

Scholars Walk
Melton Mowbray

- **The Elerdon** — 2 bedroom homes
- **The Cartmel** — 2 bedroom homes
- **The Sanderling** — 2 bedroom homes
- **The Maidstone** — 3 bedroom homes
- **The Plover** — 3 bedroom homes
- **The Exton** — 3 bedroom homes
- **The Linnet** — 3 bedroom homes
- **The Willowby** — 3 bedroom homes
- **The Redpoll** — 3 bedroom homes
- **The Hampshire** — 4 bedroom homes
- **The Kittiwake** — 4 bedroom homes
- **The Aspen** — 4 bedroom homes
- **The Whimbrel** — 4 bedroom homes
- **The Saunton** — 4 bedroom homes
- **The Cardinal** — 4 bedroom homes
- **The Kingfisher** — 4 bedroom homes



- Red Brick
- Buff Brick
- Part Render (Off White)
- # Discount Market Properties
- Grey Tiles
- Red Tiles
- Solar Panels

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

Jelson HOMES FOR GENERATIONS

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