



Willowmere

📍 Excelsior Way, off Ratcliffe Road, Sileby, Leicestershire, LE12 7QB

Willowmere is our brand-new community of 2, 3, 4 & 5 bedroom houses
for sale in Sileby, Leicestershire.

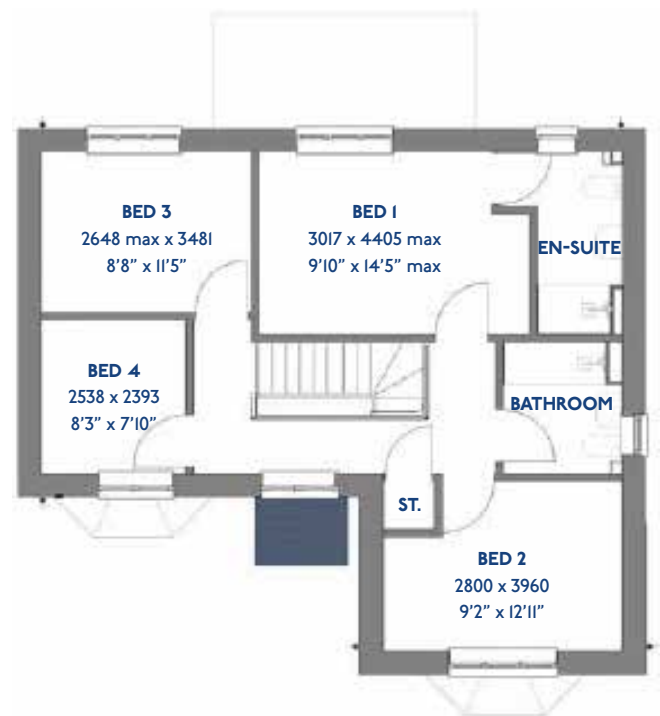
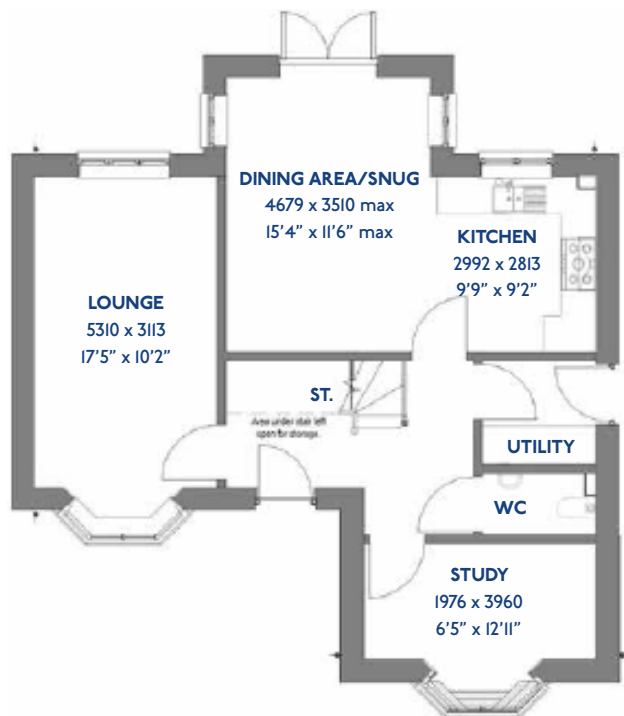
Offering energy-efficient features and the reassurance of a 10-year NHBC warranty, these new homes
at Willowmere are perfect for modern family living.

FOR OVER **130** YEARS

JD408L

The Aspen

4 Bed Detached House

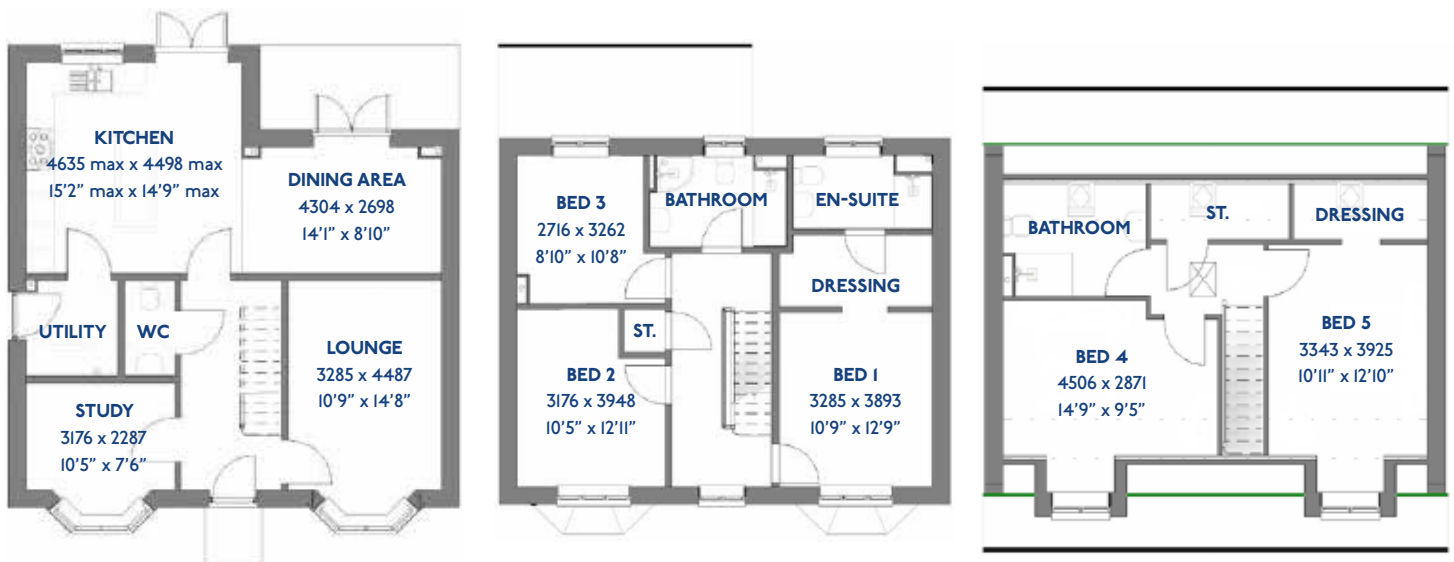


*Please note this property can be built in brick or render.

JD503L

The Eagle

5 Bed Detached House

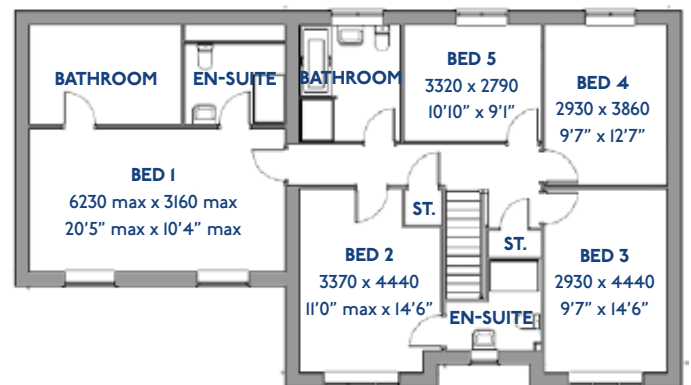
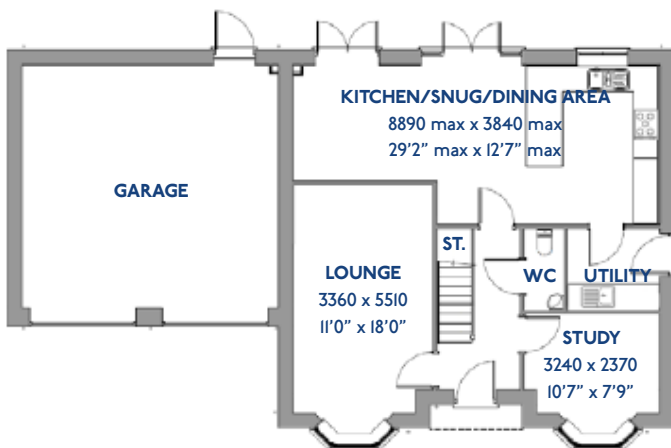


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JD504L

The Falcon

5 Bed Detached House

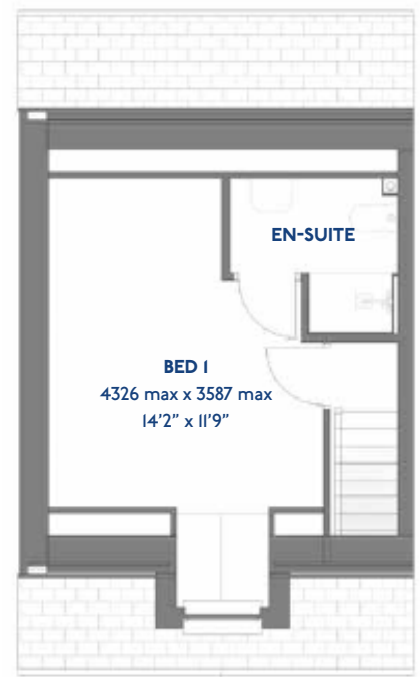
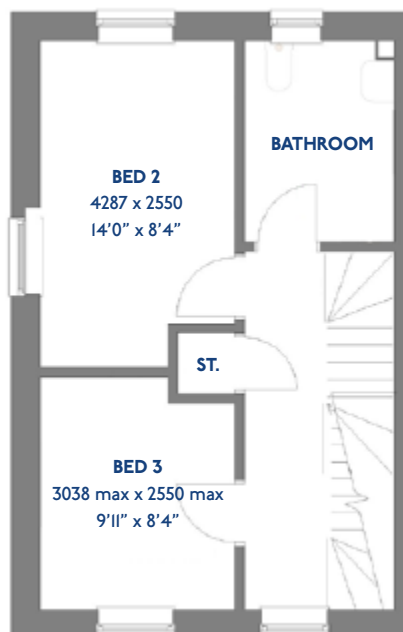
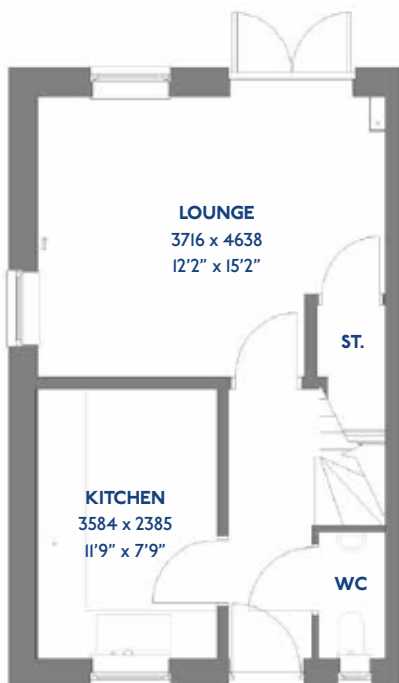


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JS318L

The Heron

3 Bed Semi-Detached House

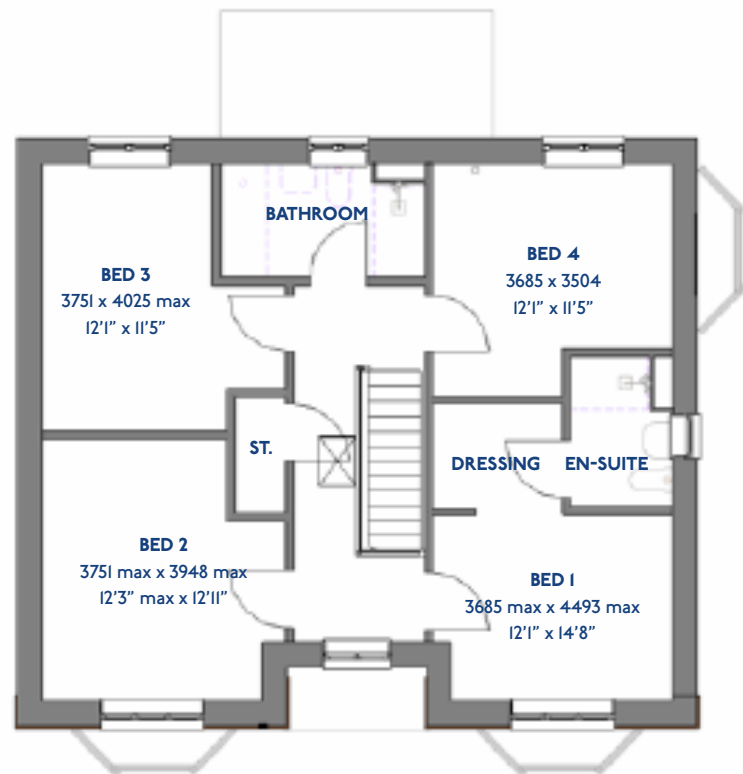
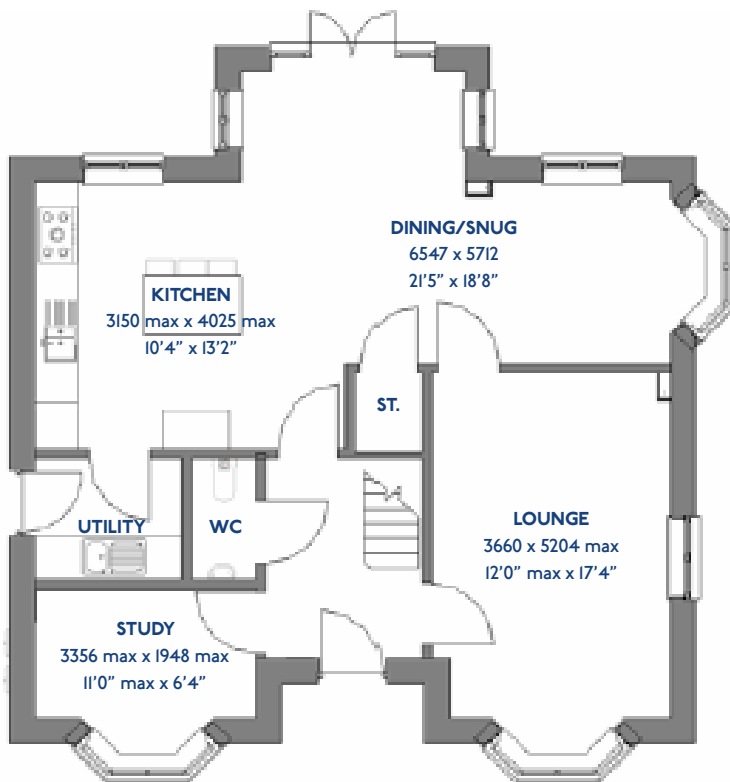


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JD410L

The Maple

4 Bed Detached House

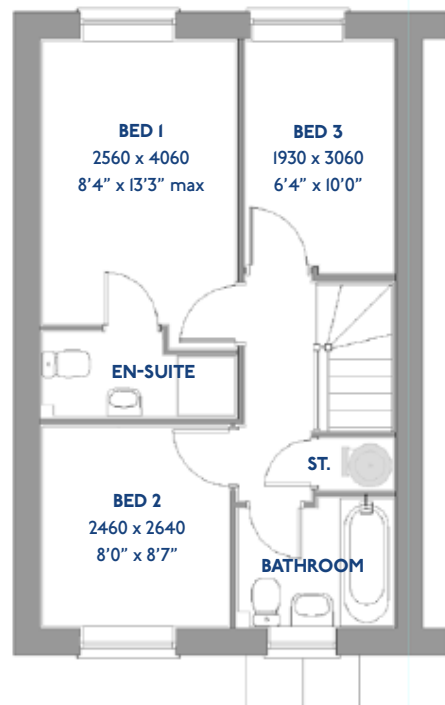
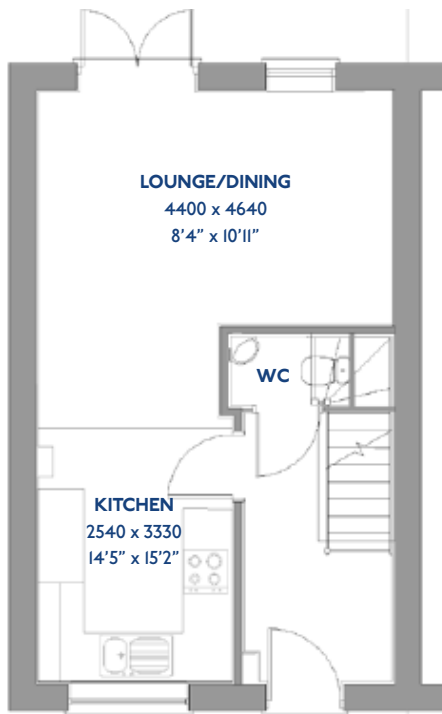


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JS304L

The Plover

3 Bed Semi-Detached House



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JD331L

The Redpoll

3 Bed Detached House

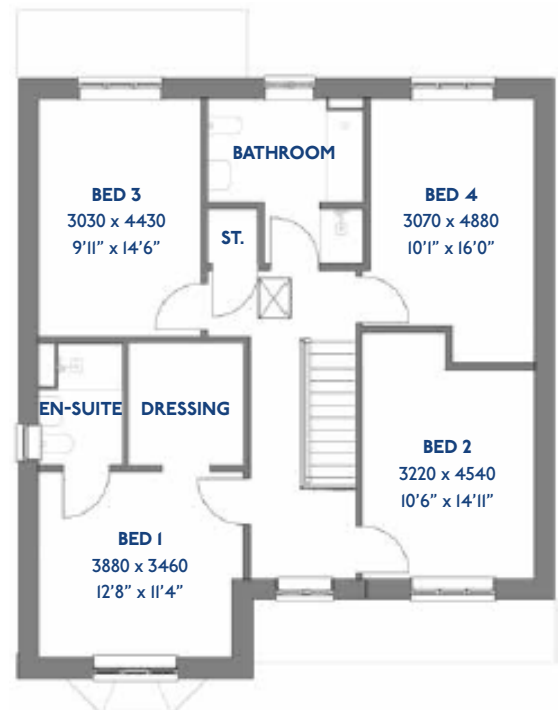
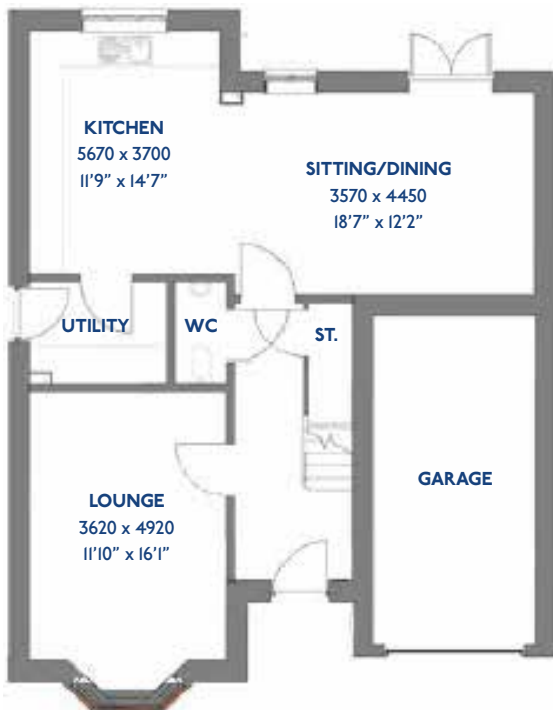


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JD416L

The Redwood

4 Bed Detached House

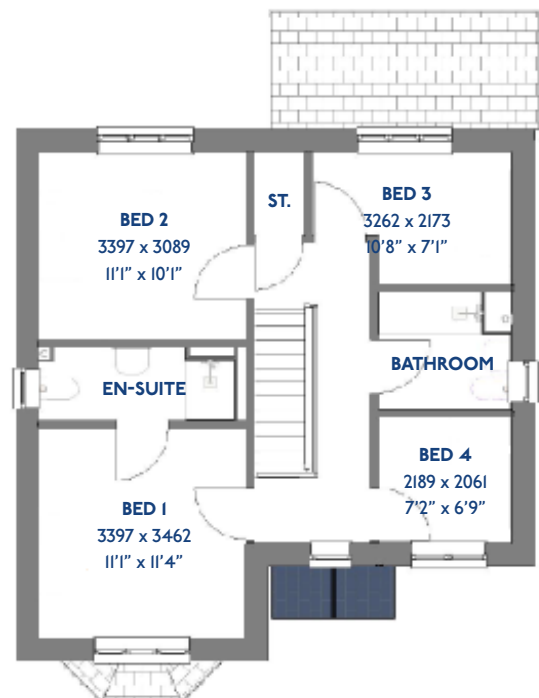
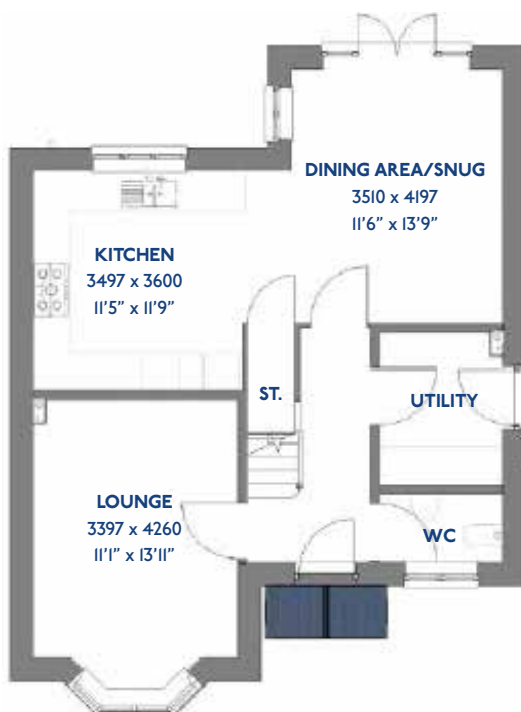


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JD412L

The Siskin

4 Bed Detached House

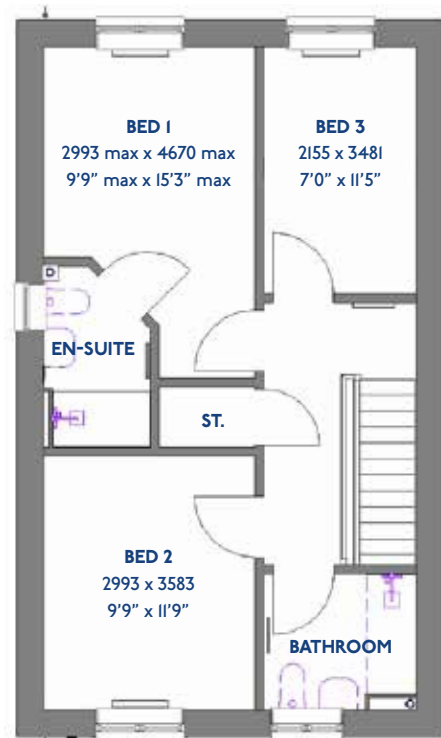
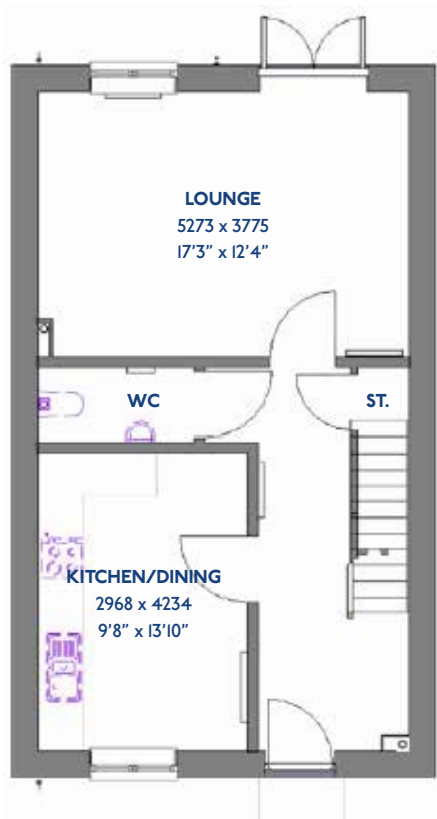


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JD319L

The Willowby

3 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

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

Porcelanosa® ceramic floor and wall tiling				■	■
Provision for washing machine				■	■
Laminate worktop				■	■

Bathroom

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

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

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

Alarm system			■	■	■
Security locks to all external doors	■	■	■	■	■
Security lighting	■	■	■	■	■
Door bell				■	■
Smoke detector	■	■	■	■	■
NHBC 10-year warranty	■	■	■	■	■

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

Willowmere, Sileby

- **The Amber**
2 bedroom homes
- **The Violet**
2 bedroom homes
- **The Redpoll**
3 bedroom homes
- **The Whinchat**
3 bedroom homes
- **The Willowby**
3 bedroom homes
- **The Plover**
3 bedroom homes
- **The Heron**
3 bedroom homes
- **The Exton**
3 bedroom homes
- **The Woodlark**
3 bedroom homes
- **The Maple**
4 bedroom homes
- **The Aspen**
4 bedroom homes
- **The Siskin**
4 bedroom homes
- **The Redwood**
4 bedroom homes
- **The Kingfisher**
4 bedroom homes
- **The Gardenia**
4 bedroom homes
- **The Eagle**
5 bedroom homes
- **The Falcon**
5 bedroom homes

- Red Brick
- Buff Brick
- Full Render (Off White)
- Grey Tiles
- Red Tiles

