



## 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.

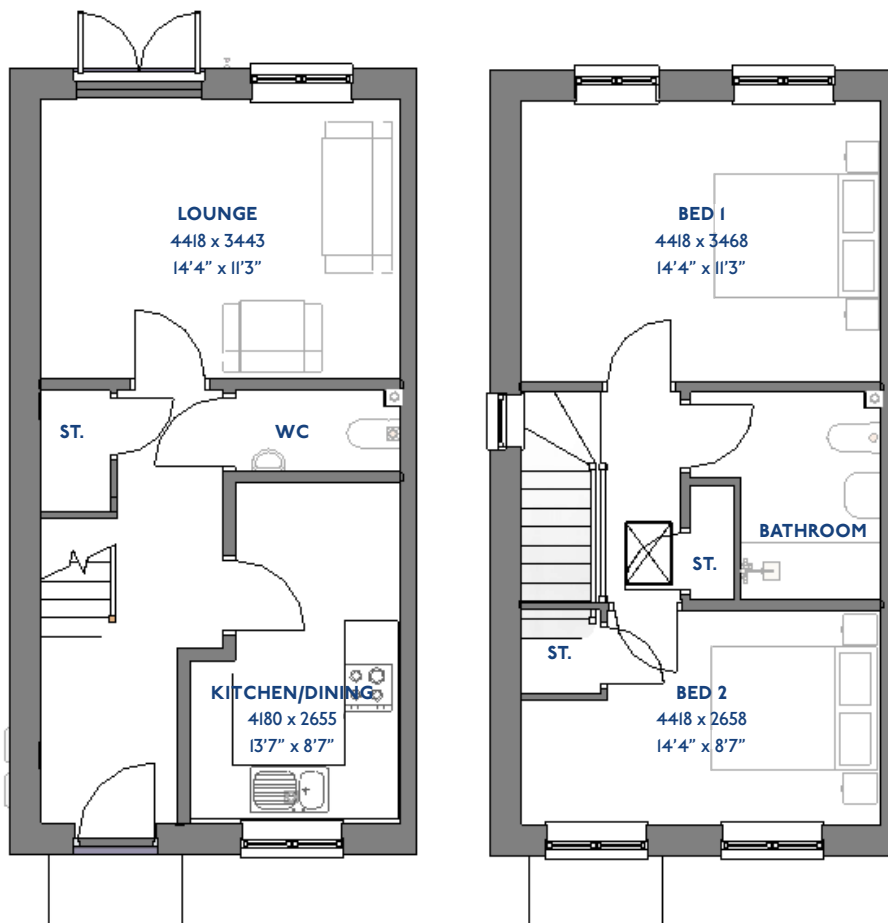
Everything you could want, including local pubs, takeaway, a post office, a library and the Markfield Community Sports Centre, is on your doorstep. Enjoy the public footpaths radiating from the village, including the Leicestershire Round. You can readily enjoy the surrounding countryside.

FOR OVER **130** YEARS

JS203

# The Amber

2 bed semi-detached house



# Specification

## The Amber: 2 bed semi-detached house

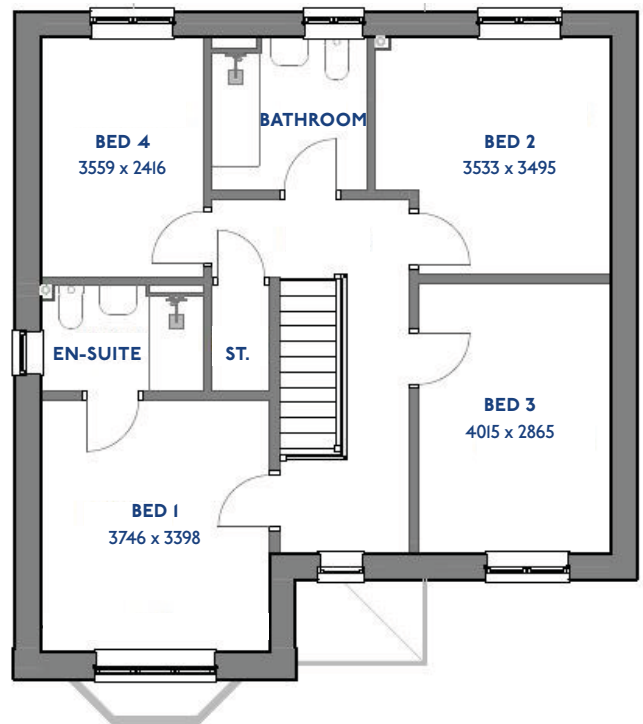
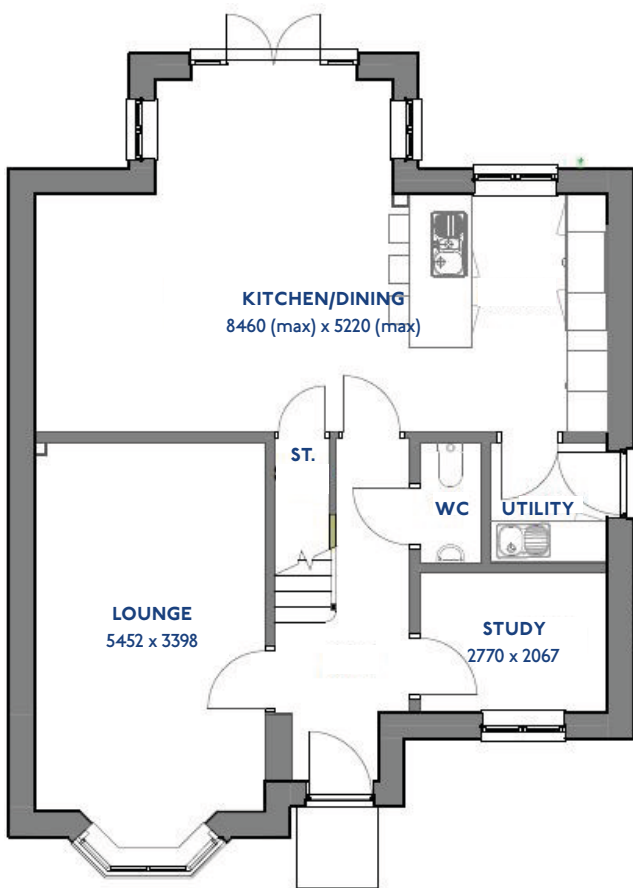
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven 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 (if applicable).
- ♦ 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.
- ♦ 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.

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. All dimensions are approximate and for identification purposes only. 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.

JD411

# The Cardinal

4 bed detached house



# Specification

## The Cardinal: 4 bed detached house

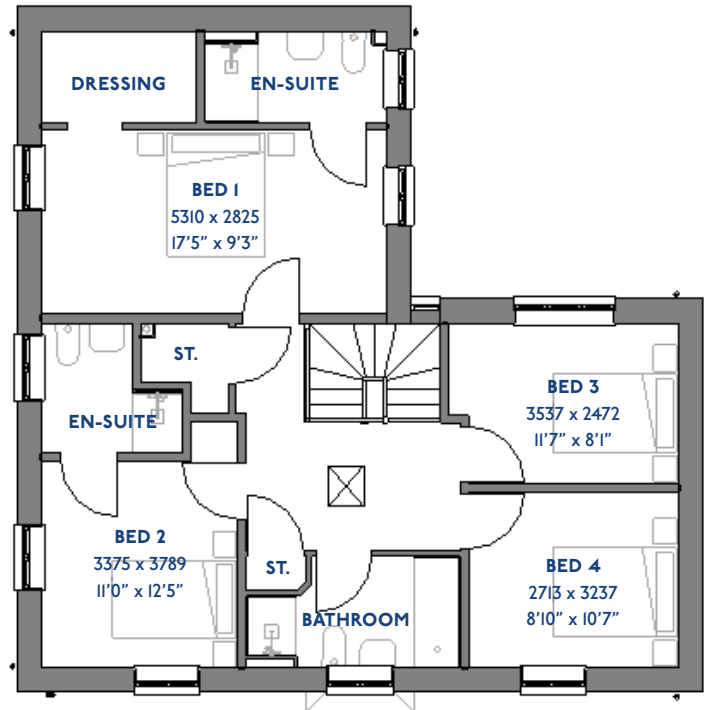
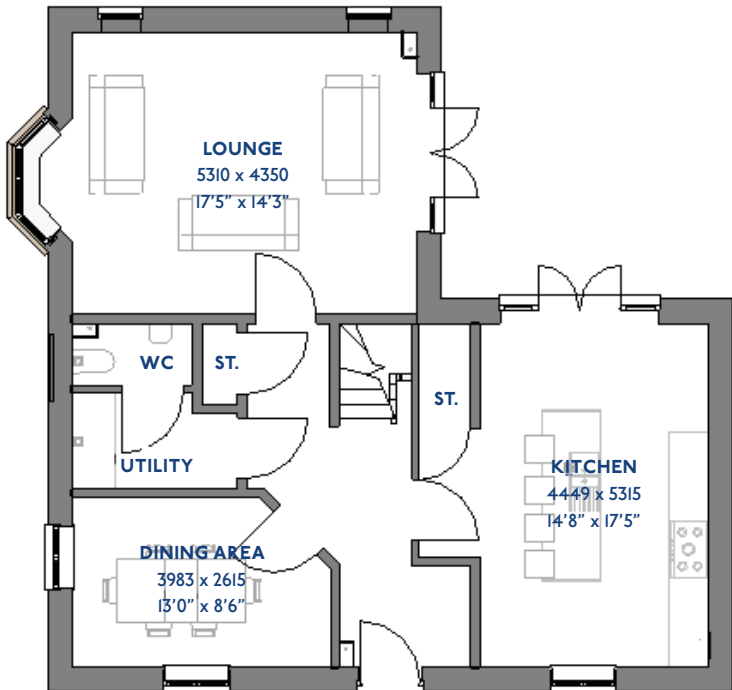
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion 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, Tall 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 Smart Thermostat.
- ♦ 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 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 to 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

# 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 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 Smart 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 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.

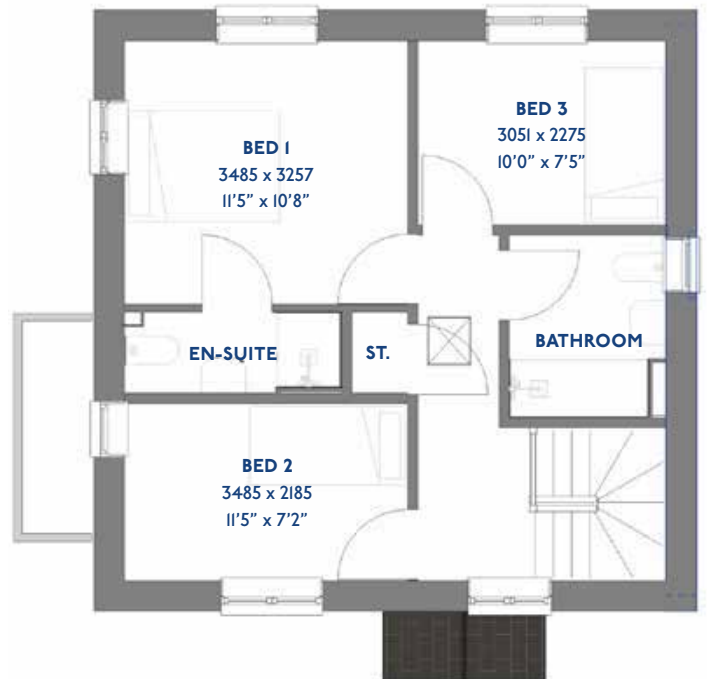
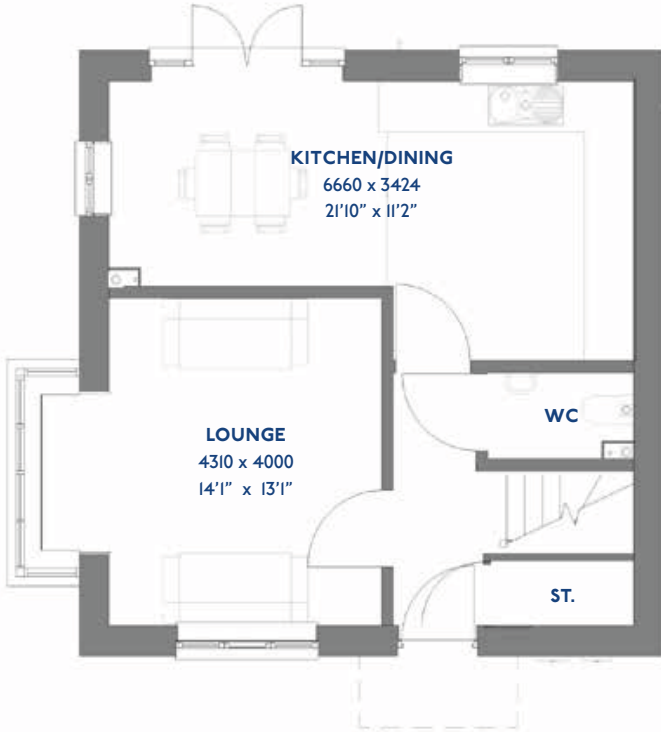
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JD331

# The Redpoll

3 Bed Detached House



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



# Specification

## The Redpoll: 3 Bed Detached House

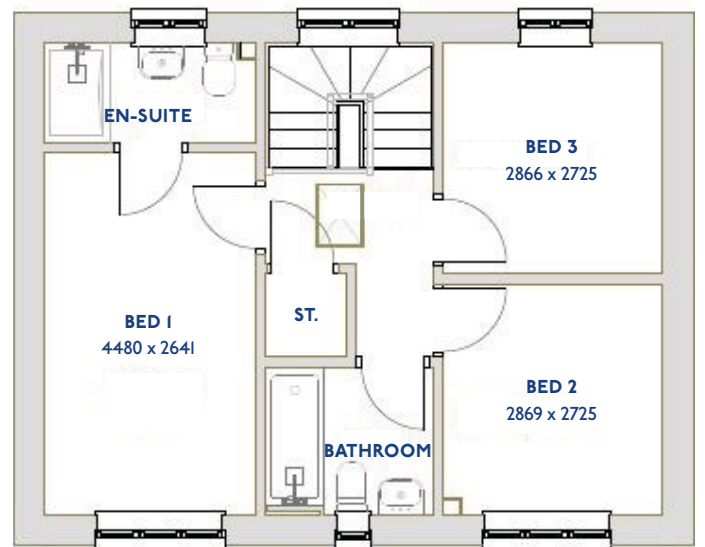
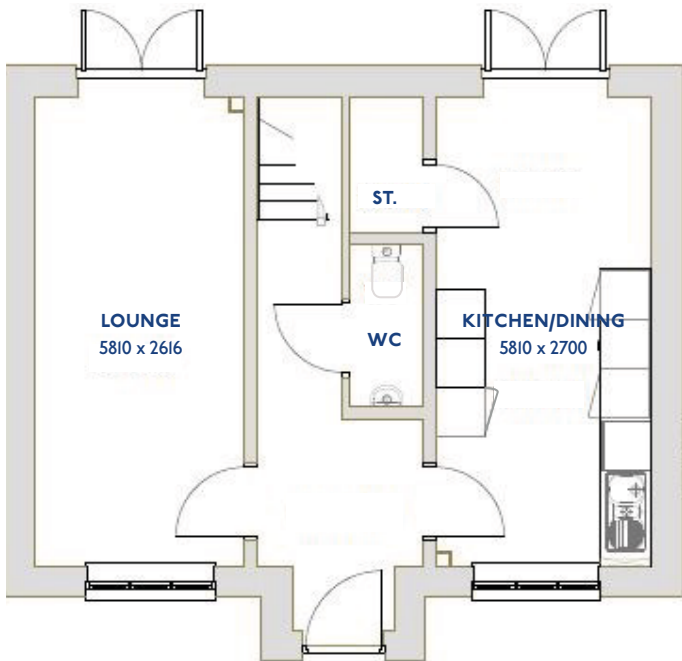
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted 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 & 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 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.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD311

# The Swift

3 bed detached house



# Specification

## The Swift: 3 bed detached house

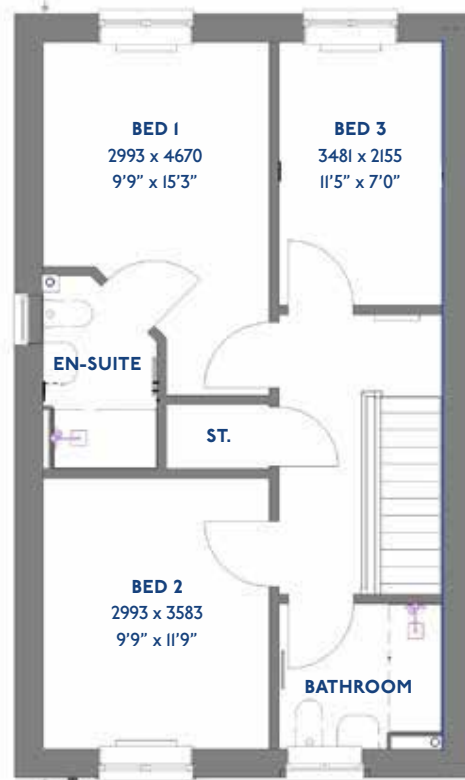
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted 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 & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Thermostat.
- ♦ 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 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.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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JD319

# The Willowby

3 bed detached house



# 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 1st 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 & Solar PV system.
- ♦ 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 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.
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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