We are delighted to present our latest development, The Green, in Ullesthorpe, Leicestershire. Located on the edge of Ullesthorpe’s beautiful 120 acre Golf Course, on the outskirts of Lutterworth, this prestigious new development offers an impressive range of 3, 4 and 5 bedroom homes in delightful, family friendly surroundings.

ACTIVITIES ◆ AMENITIES

A great place to live, Ullesthorpe is surrounded by pretty villages and woodlands, yet just 3 miles from all the amenities of Lutterworth. The rolling Leicestershire countryside is within easy reach, with delightful walkways and quiet country lanes, for rambling, cycling and running.

The exclusive Ullesthorpe Court Golf Club, one of the best in the East Midlands area, is right on the doorstep, with an 18-hole course, leisure suite and spa.

Palmers Garden Centre on Lutterworth Road is a popular local venue with a huge array of plants, a varied choice of retail concessions and café. The UK’s national diving centre, Stoney Cove is just a 10 minute drive away, offering diving courses, conference facilities and an underwater adventure park. The Midlands Roller Arena, a purpose built rink for hockey and roller sports is also only 5 minutes away by car, at Ashby Parva.

WORK ◆ TRANSPORT

Ullesthorpe is superbly located for access to the major towns and cities in the Midlands. With the A5, M1, M6 and M69 all within easy reach, the village is an ideal base for commuters. The area is also home to Magna Park, Europe’s largest and most successful dedicated distribution development, just 5 miles from The Green, with a direct road link to the M1 at J20.

The city of Leicester is approximately 14 miles from The Green and Coventry is around 17 miles away. The fantastic facilities of Birmingham city centre are just 36 miles or around a 40 minute drive away.

Rugby rail station is 10 miles away via the A5, offering a regular rail service into London Euston in under an hour, whilst Birmingham and East Midlands Airports are both around a 30 mile drive.

SHOPPING ◆ DINING

Ullesthorpe Village Stores and Post Office in Main Street caters for every day grocery needs and the village is also served by two local pubs, The Dirty Duck and The Chequers pub restaurant.

Nearby Lutterworth offers a comprehensive range of shops along with the major high street banks, with supermarkets in the town including Morrisons and Waitrose.

Larger shopping centres include Fosse Park and Highcross in nearby Leicester and The Heart of the Shires, just off the A5 at Weedon Bec, around 20 miles away.

Computer generated image shows an example of a typical street scene at the development, for illustrative purposes only. Elevational treatments, handing, landscaping and parking/garage positions may vary.
The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.

- Tiverton: 2 bedroom home
- Bolton: 3 bedroom home
- Rockingham: 3 bedroom home
- Clifton: 3 bedroom home
- Sherborne: 3 bedroom home
- Appleby: 3 bedroom home
- Stapleton: 4 bedroom home
- Walden: 4 bedroom home
- Boughton: 4 bedroom home
- Hereford: 4 bedroom home
- Chatsworth: 5 bedroom home
- Osterley: 5 bedroom home
- Affordable Housing
- Visitor Parking Spaces
- Substation
- Pump Station
- Showhome
- Marketing Hub

Existing Golf Course
Public Open Space
Open Fields
Pond
Existing Housing
The Bolton is a stunning three bedroom terraced family home.

Downstairs the entrance hall, with WC, leads into the open-plan living space which includes generous kitchen, dining and living areas, with store cupboard and French doors leading to the garden. Upstairs you will find bedroom one with en-suite shower room, a further double bedroom, a single bedroom and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
3 bedroom end-terraced / semi-detached

The Rockingham is a thoughtfully laid out three bedroom end-terraced or semi-detached home.

Through the entrance hall, complete with WC, you will find a spacious lounge/dining room with store cupboard and open access into the stunning kitchen with feature bay window. French doors open from the lounge into the garden. Upstairs you will find bedroom one with en-suite shower room, a further double bedroom, a single bedroom and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.

Ground floor plan
- Lounge / Dining: 5.01 x 4.78m / 16’5” x 15’8”
- Kitchen: 2.76 x 3.01m / 9’1” x 9’11”
- WC: 0.85 x 1.72m / 2’9” x 5’8”

First floor plan
- Bedroom 1: 3.93 x 3.72m / 12’11” x 12’2”
- Bedroom 2: 2.91 x 2.84m / 9’7” x 9’4”
- Bedroom 3*: 2.00 x 2.84m / 6’7” x 9’4”
- Bathroom: 1.93 x 2.10m / 6’4” x 6’11”
- En-suite: 1.63 x 2.00m / 5’4” x 6’7”

* includes built-in cupboard to plot 6 only
3 bedroom detached

The Appleby is a delightful three bedroom detached family home with garage.

The entrance hall provides access to a spacious lounge with feature bay window and a stunning kitchen/dining/family room with French doors leading into the garden. Upstairs, you will find bedroom one with fitted wardrobe and en-suite shower room, a further large double bedroom, a single bedroom and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
4 bedroom detached

The Stapleton is a charming four bedroom detached family home with integral garage.

The entrance hall provides access to the lounge, leading through into a separate kitchen/dining room, with large storage cupboard and access to the utility room and downstairs WC. Upstairs you will find bedroom one with fitted wardrobe and en-suite, a second double bedroom, two single bedrooms and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
The Walden is an impressive four bedroom detached family home with integral garage.

Through the entrance hall, complete with large storage cupboard, you will reach a large lounge and spacious open-plan kitchen/dining room with a feature glazed bay with French doors leading into the garden. A utility room and downstairs WC are both accessed off the kitchen/diner. Upstairs, you will find bedroom one with a fitted wardrobe and en-suite, a further two double bedrooms and one single, along with a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or - 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
4 bedroom detached

The Boughton is a stylish detached four bedroom family home with garage.

The entrance hall, with WC and built-in storage, provides access to the lounge, study and a stunning and spacious kitchen/dining/family room with feature bay and French doors that lead into the garden. There is also a utility room. Upstairs, the accommodation includes bedroom one with fitted wardrobe and en-suite, two further double bedrooms, one with en-suite, a single bedroom and a family bathroom.
Ground floor plan

Lounge
3.27 x 4.73m / 10'9" x 15'6"

Kitchen / Dining / Family
8.22 x 5.28m / 26'12" x 17'4"

Study
2.67 x 2.82m / 8'9" x 9'3"

Utility
1.73 x 1.70m / 5'8" x 5'7"

WC
0.85 x 1.70m / 2'9" x 5'7"

First floor plan

Bedroom 1
3.33 x 5.80m / 10'11" x 19'0"

Bedroom 2
4.33 x 2.88m / 14'2" x 9'5"

Bedroom 3
2.63 x 3.21m / 8'8" x 10'6"

Bedroom 4
3.79 x 2.98m / 12'6" x 9'10"

Bathroom
2.13 x 1.90m / 6'12" x 6'3"

En-suite 1
2.13 x 2.26m / 6'12" x 7'5"

En-suite 2
2.64 x 1.31m / 8'8" x 4'4"

The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
The Hereford is a beautifully proportioned four bedroom detached home with garage. Through the entrance hall, which includes built-in storage and a WC, you will find an open-plan kitchen/dining room with Bi-fold doors leading into the garden, with family area plus a separate dual aspect lounge with feature bay and French doors leading into the garden. Upstairs, bedrooms one and two include fitted wardrobes and an en-suite. There is a further double bedroom, one single bedroom and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
The Chatsworth is a welcoming L-shaped five bedroom detached home with integral double garage.

The entrance hall, with WC and built-in storage, provides access to the double aspect lounge with French doors into the garden. From the entrance hall, double doors provide access to the stunning kitchen/dining/family room. At the heart of the home, this spacious living area has Bi-fold doors into the garden, further double doors through to the lounge and provides access to the utility room and walk in store room. Upstairs, the accommodation includes a fabulous bedroom one with fitted wardrobes to the dressing area and en-suite bathroom including a freestanding bath and a shower, four further double bedrooms, one with en-suite and fitted wardrobe, a study and a family bathroom.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture.

Please ask our sales advisor for full specification and plot specific details at this development.
The Osterley is a stunning three storey five bedroom detached family home with double garage. Downstairs, you will find an entrance hall with WC and spacious built-in storage cupboard, a separate lounge and a study/snug with feature bay window. The bright and spacious kitchen/dining/family room has feature roof lights and stunning Bi-fold doors leading into the garden. There is also a utility room. Bedroom one, complete with dressing area and en-suite including bath, shower and double basin is on the first floor, along with a guest bedroom with ‘Jack and Jill’ access to the family bathroom and a further double bedroom. The second floor offers two double bedrooms and a shower room.
The computer generated images are for illustrative purposes only and are to be used as an example which in no way provides an accurate representation of the property. The illustration shows a typical house type, designed by Balfour Beatty Homes, however, the design layout may vary across developments. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages (where provided) may vary. Images are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such; do not form part of any contract and/or warranty. All dimensions are approximate and may vary by + or – 50mm, with sizes indicating the longest measurement, but should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask our sales advisor for full specification and plot specific details at this development.
Balfour Beatty Homes has carefully selected high quality materials. The specification at The Green incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.

**EXTERNAL FINISHES**
- Low maintenance white UPVC double glazed windows
- French doors and Bi-folds to some housetypes*
- Low maintenance fibre-colour front doors

**KITCHENS**
- Contemporary choice of fitted kitchen units and worktops with matching up-stands*
- Stainless steel sink with modern mixer tap
- Extractor hood
- Electric ceramic hob*
- Integrated stainless steel single oven to all 2 & 3 bedroom terraced and semi-detached homes, also including the Clifton 3 bedroom detached home*
- Integrated single oven with integrated microwave to the Sherborne and Appleby 3 bedroom detached homes and all 4 & 5 bedroom homes*

**BATHROOMS, EN-SUITES AND CLOAKROOMS**
- Stylish sanitary ware with chrome finish taps
- Chrome heated towel rail to bathrooms and en-suites
- Chrome heated towel rail to cloakroom in Hereford, Chatsworth and Osterley housetypes only
- Shaver point to all bathrooms and en-suites
- Shower enclosure and tray where applicable*
- Choice of quality wall tiles - subject to build stage*

**FITTED WARDROBES**
- Wardrobe to bedroom 1 in all detached homes
- Additional wardrobe to bedroom 2 in the Hereford, Chatsworth and Osterley housetypes only

**FINISHES**
- Single panel white doors throughout
- Paint to walls and ceilings matt emulsion
- Paint to woodwork white satin

**ELECTRICAL**
- Ample power points, TV and telephone points are provided throughout each property - please consult our sales advisor for individual housetype detail*
- Recessed lighting to kitchen, bathroom, en-suite and cloakroom
- Door bell
- External lighting
- Extractor fans to all bathrooms and en-suites
- Smoke alarms

**PLUMBING AND HEATING**
- Gas central heating
- Hot water is supplied via an unvented mains pressure system

**EXTERNAL**
- Landscaping as per planning requirements
- 1.8 metre high timber close boarded fencing to rear gardens - unless otherwise stated plot specific*
- Outside tap
- Tarmacadam driveways
- Patio areas to rear gardens

* Please ask the sales advisor for plot specific details

This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Choices are from our pre-selected range dependent upon stage of construction.

Computer generated image shows an example of a typical interior at the development, for illustrative purposes only. Interior layout, fixtures, fittings, specification and decoration may vary.
WHY BALLYFORD BEATTY?

Your new Balfour Beatty home is an investment in quality design and expert engineering.

As the UK’s largest infrastructure company, we design, build and maintain the structures that underpin our daily lives. For 100 years, we have created extraordinary buildings and essential services from hospitals, schools, homes and student accommodation to airports, railways, roads and power stations.

We are responsible for some of the UK’s most prestigious projects, including the 2012 Olympic Aquatic Centre, London’s new Crossrail system and Birmingham’s state-of-the-art Queen Elizabeth hospital.

At Balfour Beatty Homes we create high quality homes designed for the way you want to live.

BALFOUR BEATTY HOMES AND CUSTOMER CARE

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:
- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.

www.consumercodeforhomebuilders.com
GET IN TOUCH

The Development:
The Green
Fairway Meadows
Ulllesthorpe
Leicestershire LE17 5DY
Telephone: 01455 245498 / 07976 405141
thegreen@balfourbeattyhomes.com

Regional Office:
Balfour Beatty Homes
First Floor, RCI Office Building
Haylock House, Kettering Parkway
Kettering, Northamptonshire NN15 6EY
Telephone: 01536 608 654
sales@balfourbeattyhomes.com

GET IN TOUCH

The Green
Main St
College St
Frolesworth Rd
Mill Rd
South Ave
Lutterworth Rd
Stevens Cl
Station Rd
Ashby Rd
Goodacre Rd

The Chequers
Country Inn
The Dirty Duck
Congregational Church

Ulllesthorpe Golf Course
Ulllesthorpe C of E Primary School

The information contained in this brochure has been prepared with due care, but is intended as a guide only and does not form part of any contract and/or warranty. Balfour Beatty Homes reserves the right to amend or vary it without notice.