

# SWINFORD MEADOW

*Rugby Road, Swinford, Lutterworth.*

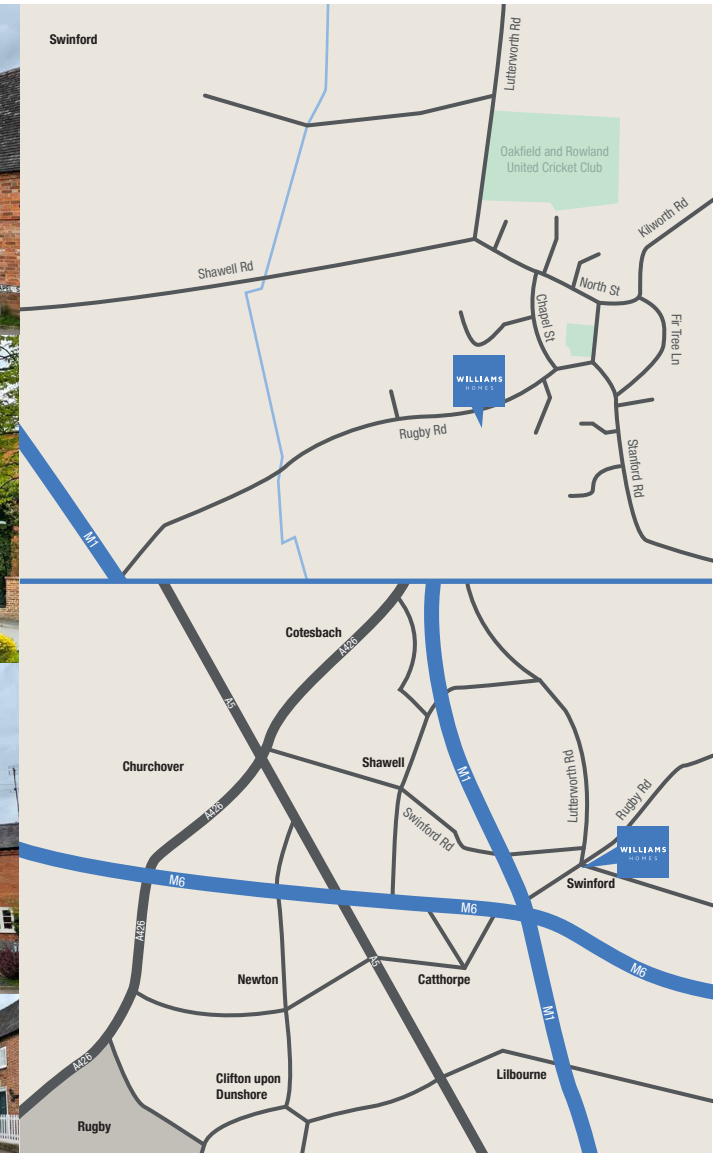
Exclusive development of just twenty one 2, 3 and 4 bed homes set in a village location. Rugby Road, Swinford, Lutterworth.

Nestled amongst the leafy surrounds of the picturesque village of Swinford within the beautiful open countryside of south Leicestershire is Swinford Meadow, our latest development of beautiful 2, 3, and 4 bedroom homes.

This stunning development offers superior accommodation in a range of different styles and finishes, all with the superb quality you can expect from Williams Homes. Conveniently located in the South of the county, close to Swinford village centre, Swinford Meadow offers excellent commuter links by both road and rail. The M1, M6, A5 and A14 are all within easy reach while mainline rail can be found at Rugby (London Euston/Birmingham New Street) and Market Harborough (London St Pancras).

The village of Swinford itself offers a friendly pub - The Chequers - an historic church, the Swinford C of E Primary School (OFSTED 'good' rated - 2018), plus both local authority and private secondary schooling close by. A wealth of shops and other local amenities can be found in the nearby towns of Lutterworth, Rugby and Market Harborough.

Many historic and natural treasures of the area are within a short distance of Swinford, including historic stately home Stanford Hall which hosts regular festivals and sporting events, the charming Coton Manor Gardens and the famous Foxton Locks.



**Swinford Meadow**  
Rugby Road  
Swinford  
Lutterworth  
LE17 6BW

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# HIGHEST SPECIFICATION

## Kitchen & Utility

- Fully fitted quality Rotpunkt kitchens with Quartz worktops and matching up-stands as standard. What's more, you will also be able to select your kitchen units, worktop and glass hob splashback from the range available. (Subject to stage of construction)
- Blanco stainless steel sink complete with Blanco tap to Kitchen and Utility
- Fully integrated Bosch kitchen appliances: Which includes Integrated Fridge Freezer, Dishwasher, Single oven, Microwave oven, Induction Hob and cooker hood to all plots
- Kardean flooring to kitchen and utility areas

## Bathroom & En-Suite

- Villeroy & Boch sanitary ware with complementing chrome taps and fittings.
- White heated towel rail to bathroom and En-Suites
- Porcelanosa ceramic wall tiling.
- Bathrooms and En-suites to be tiled approximately 1.2m high throughout with shower areas fully tiled to ceiling and kardean to floors
- Cloakrooms - Splash-back tiling behind basin

### More choice for you....

Take your pick from a fantastic range of Porcelanosa tile choices that are on display for you in the Sales Centre. (Subject to stage of construction)

## Electrical

- Chrome light switches and sockets, fitted throughout as follows:
  - TV points to lounge, kitchen and bedrooms
  - Double sockets throughout all rooms, landing and hallway
  - USB charging point as part of a double socket provided to kitchen and bedrooms
  - Telephone points to lounge, bedroom 1 and study (If applicable)
  - Green energy efficient down lighters to kitchens, bathroom and en-suites
  - Pendant light fittings fitted with energy efficient light bulbs to all other locations,
  - Chrome Lantern style external lights
  - Bathroom and en-suites have Shaver socket
  - Garages One white double socket with pendant light fitting
  - Mains operated doorbell and smoke alarms
  - Wireless Intruder Alarm

## Heating

- High Energy Efficient and low carbon Mitsubishi Air Source Heat pump Heating & Hot Water System, 'This System is Wi-Fi connected so as the Home owner you can download an app to control the system'

## Internal Specification

- Internal walls and ceilings finished in Matt White emulsion
- White Satinwood Painted window boards, skirting and architrave throughout.
- 5 vertical panel white internal doors complete with chrome Handles
- Staircases - Oak handrail and newel caps with all other components finished in white

## General Specification

- landscaped/turfed front garden and turfed Rear garden
- Paved area to rear garden using Milford grey riven paving slabs
- 1.8m high timber close board fencing or walls (dependent on approved planning detail) to all external boundaries and timber side gate
- Outside tap
- Fitted Wardrobes to master bedroom
- High performance front door sets
- Sealed double glazed windows throughout
- Fitted external light fitting(s)
- Steel manually operated garage doors (where applicable)

## Energy Saving Homes

Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards

Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC) This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- Air source heat pumps
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Low energy lighting



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## HOUSE TYPES

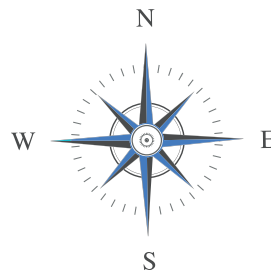
- The Ravensthorpe**  
4 Bedroom Detached Home with Double Garage
- The Swithland**  
4 Bedroom Detached Home with with Double Garage
- The Cropston**  
4 Bedroom Detached Home with Single Garage
- The Packington**  
4 Bedroom Detached Home with Double Garage
- The Draycote**  
3 Bedroom Semi-Detached Home with Single Garage (Plot 7 Only)
- The Barby**  
3 Bedroom Semi-Detached Home with Single Garage (Plot 14 Only)
- The Welford**  
3 Bedroom Semi-Detached Home
- The Stockton**  
2 Bedroom Detached Bungalow

- The Stanford**  
3 Bedroom Detached Bungalow with Single Garage

- Affordable Housing**

### Additional Information

- FR **Full Render**
- Site Boundary**
- Street Lights**



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