

RECTORY MEWS

GUILD HOMES
INSPIRATIONAL LIVING



Inspirational Living



Guild Homes build properties that are created to inspire and, in turn, provide a lifestyle, an investment and, most importantly, a home to be proud of.

Situated in and around the Midlands, our aim is to go beyond just constructing a beautiful home – we choose exceptional surroundings in which to build them. Guild Homes' aim is to build properties in the places where you dream of living.

Rectory Mews is no exception, these two- and three- bedroom houses, set within a small development in a truly unique location, provide a wonderful place to call home.



A true sense of community



Burbage can trace its history back to the 11th century, when it was valued at two shillings and gifted by Leofric, Earl of Mercia, to Coventry Abbey. Today it retains a very clear sense of identity, epitomising the traditional English village, with its splendid church and quaint, period cottages set against a backdrop of meandering streets.

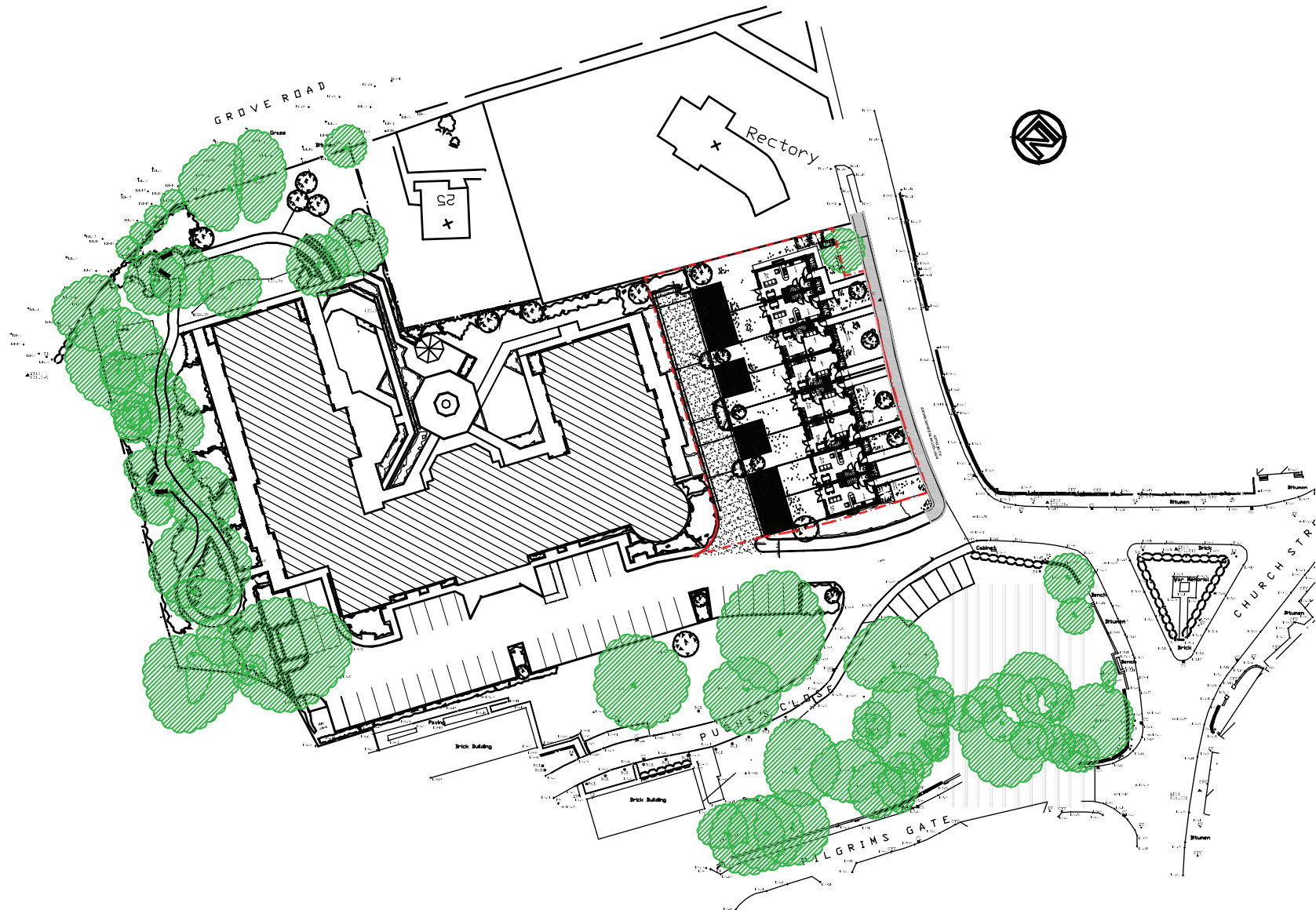
There is a thriving heart to the village, with a comprehensive choice of local facilities, including a range of shops, pubs, library, doctor's surgery and infants, primary and secondary schools. A farmers' market is held on the first Saturday of the month and there is a full calendar of village events, including a carnival,

horticultural show, firework display and Christmas fayre. For lovers of the great outdoors, nearby Burbage common and woods provides a haven for birdwatchers, walkers and horse riders.

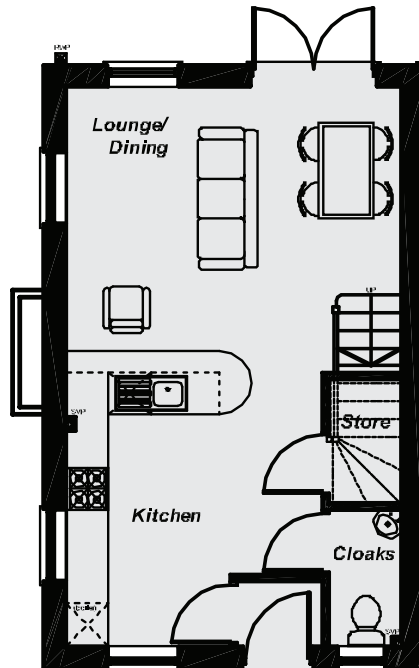
Such a tranquil rural idyll belies excellent communication links; the M69 is less than a mile away*, giving fast access to Leicester city centre (13 miles*) and the M1 and M6. The nearest railway station is at Hinckley (1.5 miles*), which connects to London Euston and St Pancras via Leicester in a little over 1.5 hours**. East Midlands Airport (28 miles*) provides regular services to worldwide destinations.

*Google Maps **thetrainline.com

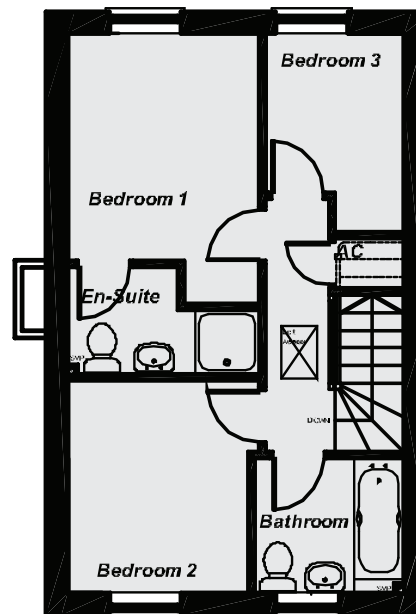
Development Plan



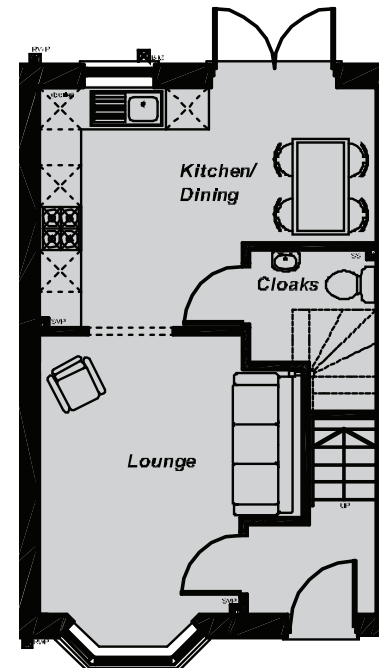
Property Plans



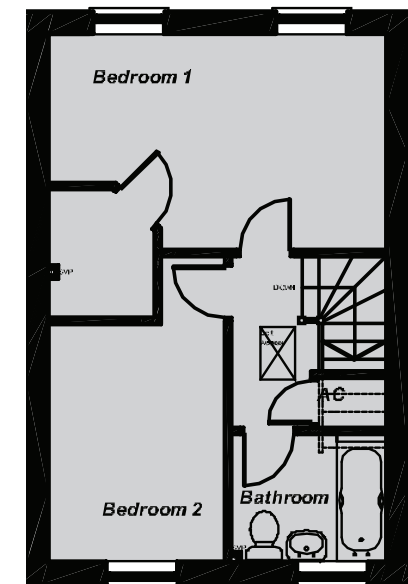
Ground Floor



First Floor



Ground Floor



First Floor

Type A

Ground Floor

Lounge	4.77m x 3.80m	(15'8" x 12'6")
Kitchen	4.00m x 3.60m	(13'1" x 11'10")

First Floor

Bedroom 1	3.23m x 2.72m	(10'7" x 8'11")
Bedroom 2	3.00m x 2.57m	(9'10" x 8'5")
Bedroom 3	2.82m x 1.97m	(9'3" x 6'6") overall

Type B

Ground Floor

Lounge	3.98m x 2.88m	(13'1" x 9'5") excluding bay & recess
Kitchen/diner	4.80m x 3.42m	(15'9" x 11'3") max size of L shape

First Floor

Bedroom 1	4.80m x 3.07m	(15'9" x 10'1") max
Bedroom 2	3.38m x 2.51m	(11'1" x 8'3")

Specification



These superb new homes in a conservation area are being constructed to the highest of standards, including purpose made joinery, reconstituted stone and clay roof tiles. The two bedroom homes will have a walk-in-wardrobe to bedroom one, with plumbing if an en suite is preferred.

The highest standards



Contemporary kitchens

- Fully fitted purpose made kitchen/diner units with modern appliances

Bathrooms and en suites*

- Bathrooms and en suites are fitted with white sanitary ware and tiles by Porcelanosa
- Heated towel rails in bathrooms and en suites*

Heating

- Energy efficient gas fired central heating

Electrical

- 100% energy efficient lights
- Kitchens, bathrooms, en suites* and cloakrooms fitted with down lighters
- TV points provided in the living room and all bedrooms
- Telephone points provided in the living room and master bedroom
- External lights to front and rear
- Mains operated smoke detectors fitted

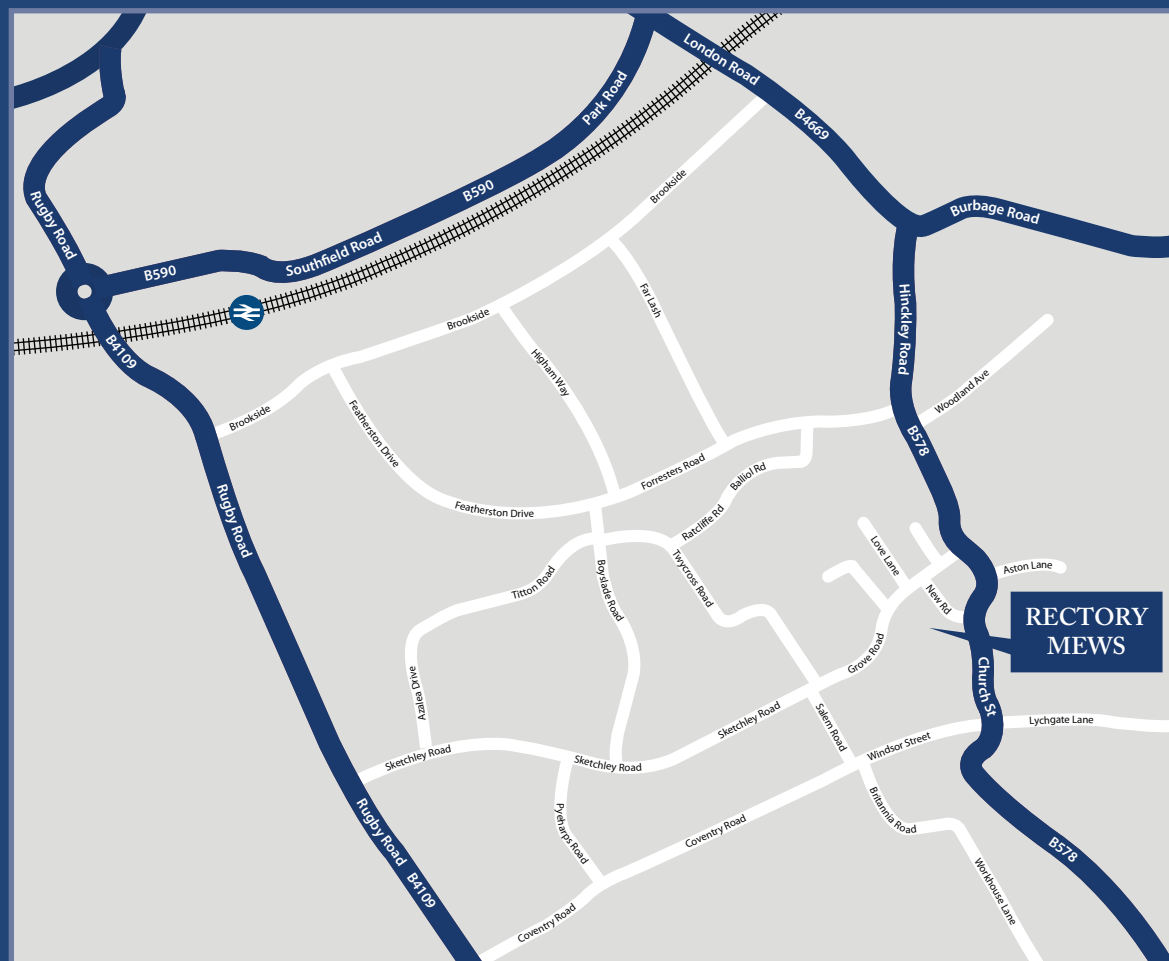
Construction

- High standard wall and loft insulation
- Sealed double glazing to ensure minimal heat loss and good sound insulation
- 10 year warranty against structural defects

Outside

- Private parking spaces for each house and beautiful landscaping

premier
guarantee



Rectory Mews, New Road, Burbage, Leicestershire, LE10 2AW

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www.guildhomes.co.uk
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The Property Misdescriptions Act 1991

This brochure is intended as a sales aid and guide to Rectory Mews (the development). The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Office on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustration purposes only.