

Taylor  
Wimpey

*Find your way around*




# KIRBY MEADOWS

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BARRY CLOSE / KIRBY MUXLOE | LEICESTERSHIRE



### 5 bedroom homes

-  **The Burghley**  
5 bedroom home  
**Plots:** 1, 5, 6, 42, 43, 47, 51 & 52
-  **The Stamford**  
5 bedroom home  
**Plots:** 2, 3, 4, 44, 45, 46, 48, 50 & 53
-  **The Garrton**  
5 bedroom home  
**Plots:** 7, 8, 49 & 69

### 3 bedroom homes

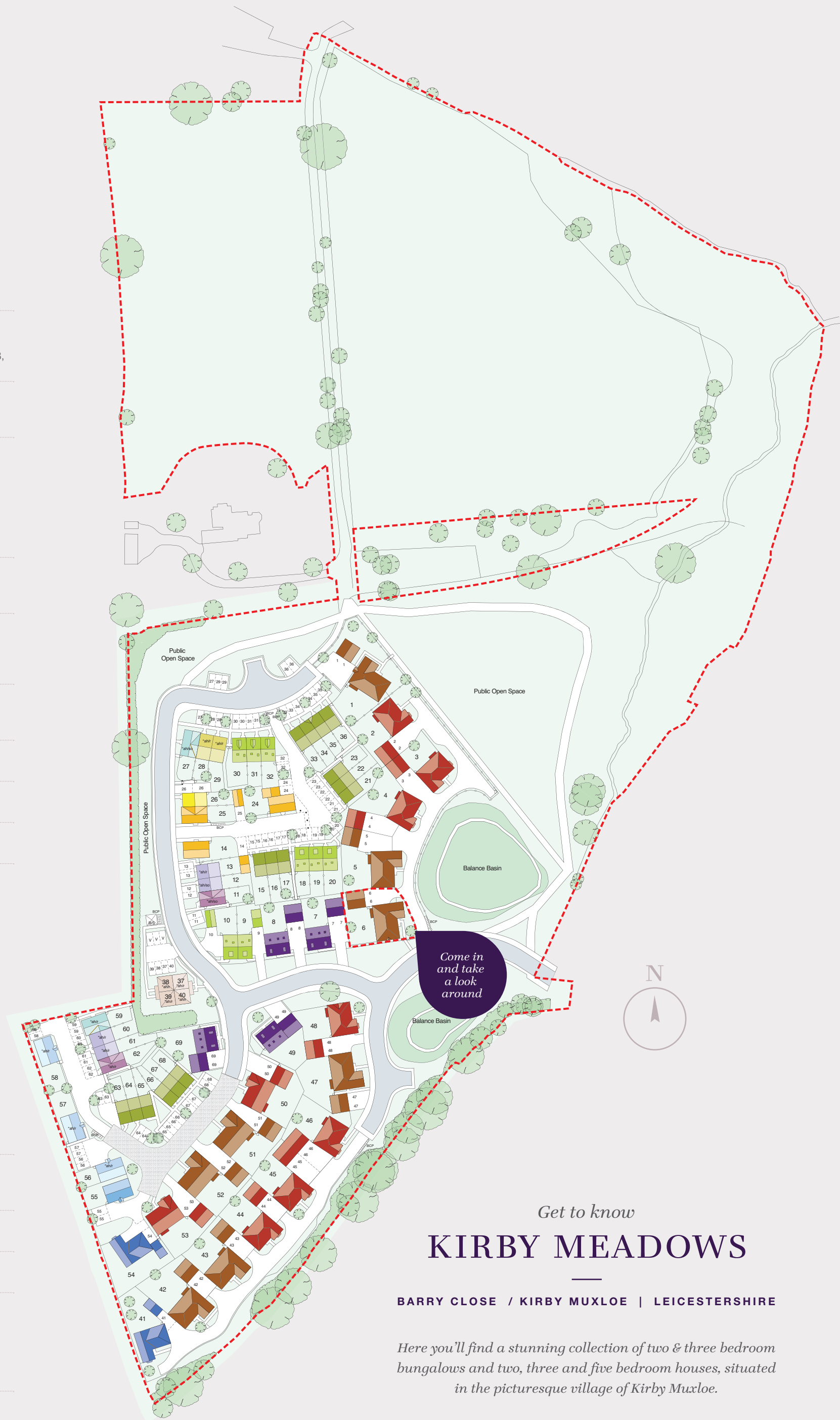
-  **The Barker**  
3 bedroom home  
**Plots:** 41 & 54
-  **The Marsdale**  
3 bedroom home  
**Plots:** 14, 24 & 25
-  **The Crofton G**  
3 bedroom home  
**Plots:** 9, 10, 18, 19, 20, 30, 31 & 32
-  **The Gosford**  
3 bedroom home  
**Plot:** 26
-  **3 bedroom home\***  
**Plots:** 28 & 29
-  **3 bedroom home\***  
**Plots:** 11 & 62
-  **3 bedroom home\***  
**Plots:** 27 & 59

### 2 bedroom homes

-  **The Canford**  
2 bedroom home  
**Plots:** 15, 16, 17, 21, 22, 23, 33, 34, 35, 36, 63, 64, 65, 66, 67 & 68
-  **The Langley**  
2 bedroom home  
**Plot:** 55
-  **2 bedroom home\***  
**Plots:** 12, 13, 60 & 61
-  **2 bedroom home\***  
**Plots:** 56, 57 & 58

### 1 bedroom homes

-  **1 bedroom home\***  
**Plots:** 37, 38, 39 & 40



Get to know

## KIRBY MEADOWS

BARRY CLOSE / KIRBY MUXLOE | LEICESTERSHIRE

Here you'll find a stunning collection of two & three bedroom bungalows and two, three and five bedroom houses, situated in the picturesque village of Kirby Muxloe.

\*ah/s = Affordable Social homes  
\*ah/r = Affordable Rental homes  
\*ah/so = Affordable Shared ownership  
BCP = Bin collection point  
BS = Bin store

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 56062TWM/AUGUST 2019

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](https://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details. 56062 TWEM/AUGUST 2019.



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# THE BURGHELEY

*5 bedroom home*

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# THE BURGHLEY

*The five bedroom Burghley is ideal for growing families looking for extra space. A good sized living room and an open plan kitchen/dining room each open through French doors to the private garden. A second family area or dining room, study and a utility room are also located on the ground floor. An en suite master bedroom, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.*

**TOTAL 2550 sq. ft.**

*Ground floor*



<b>Kitchen</b>	8.18m × 3.65m	26' 10" × 12' 0"
<b>Living room</b>	5.46m × 4.45m	17' 11" × 14' 7"
<b>Dining area</b>	4.62m × 4.06m	15' 2" × 13' 4"
<b>Study</b>	3.76m × 2.41m	12' 4" × 7' 11"

*First floor*



<b>Bedroom 1</b>	5.35m × 4.87m	17' 7" × 16' 0"
<b>Bedroom 2</b>	3.58m × 3.72m	12' 3" × 11' 9"
<b>Bedroom 3</b>	4.34m × 2.83m	14' 3" × 9' 3"
<b>Bedroom 4</b>	4.07m × 2.58m	13' 2" × 8' 6"
<b>Bedroom 5</b>	3.10m × 2.58m	10' 2" × 8' 6"



**Plots:** 1, 5, 6, 42, 43, 47, 51 & 52

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 56062\_TWEM / August 2019.

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# THE STAMFORD

*5 bedroom home*

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# THE STAMFORD

*The Stamford is a spacious family home offering space for day to day living. A large hallway opens onto two reception rooms, a study and a guest cloakroom. The kitchen and dining area open onto the private rear garden. Upstairs, there is a well proportioned en suite master bedroom with dressing area, three further double bedrooms, two with an en suite shower room, plus a further bedroom and a main bathroom.*

**TOTAL 2126 sq. ft.**

*Ground floor*



<b>Kitchen/Dining</b>	6.16m × 3.55m	20' 3" × 11' 8"
<b>Reception Room 1</b>	4.74m × 3.85m	16' 6" × 12' 8"
<b>Reception Room 2</b>	4.67m × 3.92m	15' 4" × 12' 10"
<b>Study</b>	3.85m × 2.82m	12' 8" × 9' 3"

*First floor*



<b>Bedroom 1</b>	3.54m × 3.68m	11' 8" × 12' 1"
<b>Bedroom 2</b>	4.67m × 3.37m	15' 4" × 11' 1"
<b>Bedroom 3</b>	3.54m × 3.43m	11' 7" × 11' 3"
<b>Bedroom 4</b>	2.80m × 3.68m	9' 2" × 12' 1"
<b>Bedroom 5</b>	2.22m × 2.57m	7' 4" × 8' 5"



**Plots:** 2, 3, 4, 44, 45, 46, 48, 50 & 53

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# THE GARRTON

*5 bedroom home*

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# THE GARRTON

*Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.*

**TOTAL 1825 sq. ft.**

*Ground floor*



<b>Lounge</b>	3.35m x 4.74m	11' 0" x 15' 7"
<b>Kitchen/Dining</b>	8.34m x 3.46m (max)	27' 4" x 11' 4" (max)
<b>Study</b>	2.73m x 2.31m	9' 0" x 7' 7"

*First floor*



<b>Bedroom 1</b>	3.34m x 3.98m	11' 0" x 13' 1"
<b>Bedroom 4</b>	3.62m x 2.75m	11' 11" x 9' 0"
<b>Bedroom 5</b>	2.98m x 2.54m	9' 9" x 8' 4"

*Second floor*



<b>Bedroom 2 (min.)</b>	4.66m x 3.42m	15' 4" x 11' 1"
<b>Bedroom 3</b>	3.64m x 2.83m	12' 0" x 9' 4"



**Plots:** 7, 8, 49 & 69

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# THE CROFTON G

*3 bedroom home*

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# THE CROFTON G

*This versatile three bedroom townhouse is ideal for growing families or professional couples. A light living/dining room forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs, the second floor master suite features high galleried ceilings, an en suite shower room and dressing area.*

**TOTAL 1149 sq. ft.**

*Ground floor*



<b>Lounge/Dining</b>	4.78m x 3.70m	15' 8" x 12' 2"
<b>Kitchen (max)</b>	3.43m x 2.72m	11' 3" x 8' 11"

*First floor*



<b>Bedroom 2</b>	4.78m x 3.37m	15' 8" x 11' 1"
<b>Bedroom 3</b>	2.90m x 2.56m	9' 6" x 8' 5"

*Second floor*



<b>Bedroom 1</b>	5.16m (max ex. dormer) x 3.66m (max)	16' 11" (max ex. dormer) x 12' 0" (max)
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**Plots:** 9, 10, 18-20 & 30-32

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# THE BARKER

*3 bedroom home*

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# THE BARKER

*The Barker is a three bedroom bungalow which offers a generous and convenient layout all on one floor. A lengthy hallway leads to the kitchen and a light and airy living room with French doors out to the garden, as well as an en suite master bedroom and second well-sized double bedroom. The third bedroom, main bathroom and storage cupboard complete the layout of the property.*

**TOTAL 1100 sq. ft.**

## Ground floor

Lounge	3.46m x 4.67m	11' 4" x 15' 4"
Dining	2.72m x 3.10m	10' 2" x 8' 11"
Kitchen	3.10m x 4.30m	10' 2" x 14' 1"
Bedroom 1	4.07m x 3.50m	13' 4" x 11' 6"
Bedroom 2	3.20m x 3.50m	10' 6" x 11' 4"
Bedroom 3	2.60m x 2.40m	8' 7" x 7' 10"



**Plots:** 41 & 54

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# THE MARSDALE

*3 bedroom home*

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# THE MARSDALE

*The Marsdale is a three bedroom property which is ideally suited to couples and growing families. The entrance hallway leads to light and airy kitchen/dining room, a spacious living room with French doors to the garden, and a cloakroom. Upstairs, the landing leads to the en suite master bedroom, a further double bedroom, a main bathroom and a final third bedroom which could alternatively be used as a study or nursery.*

**TOTAL 1066 sq. ft.**

*Ground floor*



<b>Lounge</b>	3.24m x 5.41m	10' 8" x 17' 9"
<b>Kitchen/Dining</b>	3.49m (max.) x 5.41m	11' 3" (max) x 17' 9"

*First floor*



<b>Bedroom 1</b>	3.28m x 4.10m	10' 8" x 13' 6"
<b>Bedroom 2</b>	2.68m x 2.95m	11' 1" x 9' 8"
<b>Bedroom 3</b>	3.49m x 2.37m	11' 5" x 7' 9"



**Plots:** 14, 24 & 25

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# THE GOSFORD

*3 bedroom home*

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# THE GOSFORD

*The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.*

**TOTAL 866 sq. ft.**

*Ground floor*



<b>Lounge (max.)</b>	4.26m × 3.69m	14' 0" × 12' 1"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

*First floor*



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	3.30m × 2.63m	10' 10" × 8' 8"
<b>Bedroom 3</b>	3.55m (max) × 2.00m	11' 8" (max) × 6' 7"



**Plot: 26**

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# THE CANFORD

*2 bedroom home*

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# THE CANFORD

*The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom, alongside a main bathroom and guest bedroom with generous storage space.*

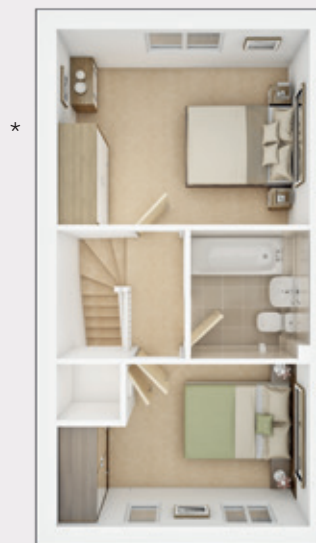
**TOTAL 689 sq. ft.**

*Ground floor*



<b>Lounge/Dining (max.)</b>	4.73m x 3.98m	15' 6" x 13' 1"
<b>Kitchen</b>	3.02m x 1.85m	9' 11" x 6' 1"

*First floor*



<b>Bedroom 1</b>	3.98m x 3.08m	13' 1" x 10' 1"
<b>Bedroom 2</b>	3.98m (max) x 2.56m	13' 1" (max) x 8' 5"



**Plots:** 15-17, 21-23, 33-36 & 63-68

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# THE LANGLEY

*2 bedroom home*

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# THE LANGLEY

*The Langley is a spacious 2 bedroom bungalow perfect for downsizers. The open plan contemporary fitted kitchen and lounge/dining room is great for entertaining, along with the two bedrooms and family bathroom making this the perfect single storey home.*

**TOTAL 606 sq. ft.**

## Ground floor



Lounge/Dining room/Kitchen	4.00m x 6.02m	13' 1" x 19' 9"
Bedroom 1	3.98m x 3.17m	13' 1" x 10' 5"
Bedroom 2	3.09m x 2.76m	10' 2" x 9' 1"



**Plot: 55**

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# A WARM WELCOME TO KIRBY MEADOWS

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*Here you'll find a stunning collection of two & three bedroom bungalows and two, three and five bedroom houses, situated in the picturesque village of Kirby Muxloe.*



# COME ON IN AND MAKE YOURSELF AT HOME

*From the moment you step through the door, you'll know you've arrived home at Kirby Meadows.*

*Featuring bright, spacious rooms with all the latest fixtures and fittings, you can sit back, relax and enjoy your home from the first day you move in.*



*Images include optional upgrades at additional cost.*



# ENJOY VILLAGE LIFE

*If you're looking for the serenity of village life with close proximity of a bustling city, then Kirby Meadows is made for you. Situated west of Leicester, in the quaint village of Kirby Muxloe, which is full of rural charm and stunning views.*



 Beautiful walks in the local area



 Countryside close by



 Picturesque views

# THE IDEAL PLACE TO BE

*Located in Kirby Muxloe, west of Leicester, Kirby Meadows is within a mile of all the essential amenities. With Leicester city centre just over 5 miles away, the development is a stone's throw away from the extensive selection of shopping and entertainment opportunities. Kirby Muxloe is the ideal location for anyone looking for an easy and stress-free commute, with direct road links to Nottingham and London via the M1.*

## TRAVELLING BY CAR



 Kirby Muxloe golf course



 Amenities just a mile away



 Lovely parks for family days out





## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP  
YOU BUY



Backed by  
HM Government

Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP  
YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...

