

**Taylor
Wimpey**

Find your way around

MELTON MANOR

MELTON MOWBRAY | LEICESTERSHIRE



Come in and take a look around

Get to know
MELTON MANOR





MELTON MOWBRAY | LEICESTERSHIRE

Here you'll find a stunning collection of three, four and five bedroom homes, situated in the picturesque town of Melton Mowbray.

5 BEDROOM HOMES

-  **The Garrton**
5 bedroom home
Plots: 26, 33, 44, 57, 75, 92, 185 & 199
-  **The Winterford**
5 bedroom home
Plots: 1, 27, 32, 45, 74, 78, 183 & 200
-  **The Lavenham**
5 bedroom home
Plots: 5, 31, 34, 46, 47, 61, 76, 77, 89, 184 & 198

4 BEDROOM HOMES

-  **The Wortham**
4 bedroom home
Plots: 28, 43, 48, 58, 72, 73, 79, 128, 129, 136, 182 & 197
-  **The Wortham V**
4 bedroom home
Plot: 197
-  **The Haddenham**
4 bedroom home
Plots: 4, 29, 60, 62, 80, 82, 90, 91, 127, 133, 135, 147, 151, 187 & 196
-  **The Haddenham V**
4 bedroom home
Plot: 6

4 BEDROOM HOMES

-  **The Eynsham**
4 bedroom home
Plots: 15, 30, 35, 59, 63, 71, 81, 83, 88, 113, 130, 131, 188 & 195
-  **The Downham**
4 bedroom home
Plots: 8, 14, 22, 64, 114, 132, 138, 145, 148, 152 & 189
-  **The Huxford**
4 bedroom home
Plots: 13, 23, 49, 65, 70, 103, 112, 117, 134, 137, 146 & 186

3 BEDROOM HOMES

-  **The Easedale**
3 bedroom home
Plots: 7, 16, 18, 42, 50, 56, 69, 120, 121, 158, 169 & 190
-  **The Crofton G**
3 bedroom home
Plots: 3, 11, 12, 24, 25, 38-40, 107, 108, 115, 116, 122, 123, 141, 142, 149, 150, 156, 157, 180, 181, 191 & 192
-  **The Gosford**
3 bedroom home
Plots: 9, 10, 17, 19-21, 36, 37, 41, 51-55, 66-68, 84-87, 104-106, 109-111, 118, 119, 124-126, 139, 140, 144, 143, 153-155, 170-179, 193 & 194
-  **The Gosford V**
3 bedroom home
Plot: 2
-  3 bedroom home*
Plots: 94, 95, 97-100, 159 & 168

2 BEDROOM HOMES

-  2 bedroom bungalow*
Plots: 93, 96, 101, 102, 163 & 164
-  2 bedroom home*
Plots: 160-162 & 165-167

*ah/so = Affordable homes, shared ownership
BCP = Bin collection point
SS = Sub station
V = Visitor parking
POS = Public open space
LEAP = Local equipped area for play
SUDS = Sustainable urban drainage system

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. TWEM 62756/September 2020

Taylor
Wimpey

THE GARRTON

5 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE GARRTON

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

TOTAL 1796 sq. ft.

GROUND FLOOR



Lounge	3.41m x 4.72m	11' 2" x 15' 6"
Kitchen/Dining (max.)	8.35m x 3.48m	27' 5" x 11' 5"
Study	2.75m x 2.27m	9' 0" x 7' 6"

FIRST FLOOR



Bedroom 1	3.41m x 3.99m	11' 3" x 13' 1"
Bedroom 4	2.75m x 3.63m	9' 1" x 11' 11"
Bedroom 5	2.99m x 2.55m	9' 10" x 8' 5"

SECOND FLOOR



Bedroom 2	3.41m x 4.38m	11' 3" x 14' 5"
Bedroom 3	3.66m x 2.56m	12' 0" x 8' 5"

 **Plots:** 26, 33, 44, 57, 75, 92, 185 & 199

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE WINTERFORD

5 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE WINTERFORD

The Winterford is a spacious five bedroom family home ideal for growing families. The ground floor features a reception room, a separate study and a guest cloakroom. The kitchen and dining area with French doors to the rear garden and a separate utility room, and a separate lounge also with French doors to the rear garden make up the ground floor. Upstairs boasts four double bedrooms, two en suites, a further bedroom and a family bathroom.

TOTAL 2076 sq. ft.

GROUND FLOOR



Lounge	5.23m x 4.16m	17' 2" x 13' 8"
Reception room	4.75m x 3.59m	15' 7" x 11' 10"
Kitchen/Dining	6.38m x 3.87m	20' 11" x 12' 8"
Study	2.98m x 2.60m	9' 9" x 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.57m x 4.75m	11' 9" x 15' 7"
Bedroom 2	3.80m x 3.50m	12' 6" x 11' 6"
Bedroom 3 (max.)	4.68m x 2.67m	15' 5" x 8' 9"
Bedroom 4 (max.)	4.13m x 2.75m	13' 7" x 9' 0"
Bedroom 5	2.72m x 2.79m	8' 11" x 9' 2"

 **Plots:** 1, 27, 32, 45, 74, 78, 183 & 200

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Taylor Wimpey logo is positioned in the upper right quadrant of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark, serif font. The background of the entire image is a high-quality architectural rendering of a residential development. The central focus is a two-story brick house with a prominent gable roof. The brickwork is a mix of red and tan tones. The gable end features dark timber framing. The house has several multi-paned windows with white frames. A dark front door is sheltered by a small gabled porch. To the right of the door is a two-car garage with dark doors. A white hatchback car is parked on a paved driveway in front of the garage. The house is surrounded by a well-maintained lawn and some landscaping. In the background, other similar houses are visible, suggesting a new housing estate. The sky is bright blue with scattered white clouds. The overall aesthetic is clean, modern, and professional.

THE LAVENHAM

5 BEDROOM HOME

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE LAVENHAM

A five bedroom detached home that benefits from an integrated double garage. On the ground floor you'll also find a spacious lounge with French doors to the rear garden, a kitchen and breakfast area with a utility room, a dining room and a guest cloakroom. Upstairs, the en suite master bedroom can be found, along with a second en suite double bedroom, two more double bedrooms, a further bedroom and a family bathroom.

TOTAL 1630 sq. ft.

GROUND FLOOR



Lounge	3.91m x 5.27m	12' 10" x 17' 4"
Kitchen/Breakfast (max.)	5.71m x 3.86m	18' 9" x 12' 8"
Dining	3.07m x 3.20m	10' 1" x 10' 6"

FIRST FLOOR



Bedroom 1 (max.)	4.54m x 3.82m	14' 11" x 12' 7"
Bedroom 2	3.82m x 3.53m	12' 7" x 11' 7"
Bedroom 3	3.42m x 2.69m	11' 3" x 8' 10"
Bedroom 4	3.29m x 2.69m	10' 10" x 8' 10"
Bedroom 5	2.85m x 3.00m	9' 4" x 9' 10"



Plots: 5, 31, 34, 46, 47, 61, 76, 77, 89, 184 & 198

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE WORTHAM

4 BEDROOM HOME



Please note that The Wortham V is identical to The Wortham except it comes with an imitation brick chimney.

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, a second en suite double bedroom, two further double bedrooms and a family bathroom.

TOTAL 1512 sq. ft.

GROUND FLOOR



Lounge	5.78m × 3.59m	19' 0" × 11' 10"
Kitchen/Dining	6.49m × 3.35m	21' 4" × 11' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.62m × 4.79m	11' 11" × 15' 9"
Bedroom 2 (max.)	4.39m × 3.15m	14' 5" × 10' 4"
Bedroom 3 (min.)	3.04m × 3.42m	10' 0" × 11' 3"
Bedroom 4	3.06m × 3.46m	10' 1" × 11' 4"

 **Plots:** 28, 43, 48, 58, 72, 73, 79, 128, 129, 136, 182 & 197

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE HADDENHAM

4 BEDROOM HOME



Please note that The Haddenham V is identical to The Haddenham except it comes with an imitation brick chimney.

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for extra space. The entrance hallway leads to the kitchen and dining area with French doors to the rear garden and a separate utility. An open plan lounge, integral garage and guest cloakroom complete the ground floor. Two en suite double bedrooms are found upstairs, along with two further double bedrooms and a family bathroom.

TOTAL 1447 sq. ft.

GROUND FLOOR




Lounge	5.47m x 3.45m	18' 0" x 11' 4"
Kitchen/Dining (max.)	6.34m x 3.92m	20' 10" x 12' 11"

FIRST FLOOR



Bedroom 1 (max.)	4.03m x 4.66m	13' 3" x 15' 4"
Bedroom 2 (max.)	4.06m x 3.83m	13' 4" x 12' 7"
Bedroom 3	3.28m x 3.23m	10' 9" x 10' 8"
Bedroom 4	2.79m x 3.23m	9' 2" x 10' 8"

 **Plots:** 4, 6, 29, 60, 62, 80, 82, 90, 91, 127, 133, 135, 147, 151, 187 & 196

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE EYNESHAM

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EYNSHAM

The four bedroom Eynsham provides all the practicality and living space you could need. A kitchen with breakfast area features French doors leading to the rear garden, while a spacious living room overlooks the front of the property and features double doors leading to a separate dining area. A guest cloakroom and integral garage complete the ground floor. Two en suite bedrooms are found upstairs, along with two further bedrooms and a family bathroom.

TOTAL 1321 sq. ft.

GROUND FLOOR



Lounge	5.61m x 3.34m	18' 5" x 11' 0"
Kitchen	2.99m x 2.89m	9' 10" x 9' 6"
Breakfast/Family	2.98m x 2.22m	9' 10" x 7' 4"
Dining	2.97m x 2.99m	9' 9" x 9' 10"

FIRST FLOOR



Bedroom 1 (max.)	3.91m x 4.60m	12' 10" x 15' 1"
Bedroom 2 (max.)	4.17m x 2.91m	13' 8" x 9' 7"
Bedroom 3	3.14m x 2.71m	10' 4" x 8' 11"
Bedroom 4	2.58m x 3.14m	8' 6" x 10' 4"

 **Plots:** 15, 30, 35, 59, 63, 71, 81, 83, 88, 113, 130, 131, 188 & 195

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Taylor Wimpey logo is positioned at the top center of the page. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font. The background of the entire page is a photograph of a two-story brick house with a red tiled roof, white window frames, and a red front door and garage door. The house is set against a clear blue sky with some light clouds. A small tree is visible on the right side of the image.

Taylor
Wimpey

THE DOWNHAM

4 BEDROOM HOME

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen and dining area with double doors leading to a separate living room with a bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, two more double bedrooms, a further bedroom and a family bathroom.

TOTAL 1232 sq. ft.

GROUND FLOOR



Lounge (max.)	5.29m x 3.22m	17' 4" x 10' 7"
Kitchen/Dining	7.95m x 2.99m	26' 1" x 9' 10"

FIRST FLOOR



Bedroom 1	4.30m x 3.04m	14' 2" x 10' 0"
Bedroom 2 (max.)	3.51m x 3.29m	11' 7" x 10' 10"
Bedroom 3	3.56m x 3.04m	11' 8" x 10' 0"
Bedroom 4	2.63m x 2.54m	8' 8" x 8' 4"

 **Plots:** 8, 14, 22, 64, 114, 132, 138, 145, 148, 152 & 189

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE HUXFORD

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. The ground floor features a kitchen and dining area with French doors to the rear garden, a separate lounge and a guest cloakroom. Upstairs you'll find a master bedroom with en suite, a double bedroom, two further bedrooms and a family bathroom.

TOTAL 1153 sq. ft.

GROUND FLOOR



Lounge	3.65m x 4.64m	12' 0" x 15' 3"
Kitchen/Dining	5.71m x 3.04m	18' 9" x 10' 0"

FIRST FLOOR



Bedroom 1	3.40m x 3.17m	11' 2" x 10' 5"
Bedroom 2	3.22m x 2.85m	10' 7" x 9' 4"
Bedroom 3	2.21m x 3.25m	7' 3" x 10' 8"
Bedroom 4	2.40m x 2.53m	7' 11" x 8' 4"



Plots: 13, 23, 49, 65, 70, 103, 112, 117, 134, 137, 146 & 186

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE EASEDALE

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a further bedroom and a family bathroom.

TOTAL 922 sq. ft.

GROUND FLOOR



Lounge	5.11m x 3.03m	16' 10" x 10' 0"
Kitchen/Dining	5.11m x 2.92m	16' 10" x 9' 7"

FIRST FLOOR



Bedroom 1	3.85m x 3.07m	10' 1" x 12' 8"
Bedroom 2	2.96m x 2.87m	9' 9" x 9' 5"
Bedroom 3	2.96m x 2.15m	9' 9" x 7' 1"



Plots: 7, 16, 18, 42, 50, 56, 69, 120, 121, 158, 169 & 190

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE CROFTON G

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

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 1141 sq. ft.

GROUND FLOOR



Lounge/Dining	4.76m x 3.71m	15' 7" x 12' 2"
Kitchen (max.)	3.44m x 2.71m	11' 4" x 8' 11"

FIRST FLOOR




Bedroom 2	4.80m x 3.38m	15' 9" x 11' 1"
Bedroom 3	2.91m x 2.58m	9' 7" x 8' 6"

SECOND FLOOR



Bedroom 1 (max.)	6.20m x 5.06m	20' 4" x 16' 7"
-------------------------	---------------	-----------------

 **Plots:** 3, 11, 12, 24, 25, 38-40, 107, 108, 115, 116, 122, 123, 141, 142, 149, 150, 156, 157, 180, 181, 191 & 192

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE GOSFORD

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

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 kitchen/dining room which has French doors out to the garden. The first floor features the en suite master bedroom, a double bedroom, a further bedroom and a family bathroom.

TOTAL 856 sq. ft.

GROUND FLOOR



Lounge (max.)	3.70m x 4.27m	12' 2" x 14' 0"
Kitchen/Dining	4.74m x 2.88m	15' 7" x 9' 6"

FIRST FLOOR



Bedroom 1 (min.)	2.98m x 2.84m	9' 10" x 9' 4"
Bedroom 2	2.65m x 3.31m	8' 9" x 10' 11"
Bedroom 3	2.03m x 3.56m	6' 8" x 11' 8"

 **Plots:** 9, 10, 17, 19-21, 36, 37, 41, 51-55, 66-68, 84-87, 104-106, 109- 111, 118, 119, 124-126, 139, 140, 144, 143, 153-155, 170-179, 193 & 194

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE GOSFORD V

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE GOSFORD V

The three bedroom Gosford V 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 kitchen/dining room which has French doors out to the garden. The first floor features the en suite master bedroom, a double bedroom, a further bedroom and a family bathroom.

TOTAL 856 sq. ft.

GROUND FLOOR



Lounge	4.25m x 3.70m	13' 11" x 12' 2"
Kitchen/Dining	4.74m x 2.88m	15' 7" x 9' 6"

FIRST FLOOR



Bedroom 1 (min.)	2.98m x 2.84m	9' 10" x 9' 4"
Bedroom 2	2.65m x 3.31m	8' 9" x 10' 11"
Bedroom 3	2.03m x 3.56m	6' 8" x 11' 8"



Plot: 2

* 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. TWEM 62756/September 2020.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**



MELTON MANOR. A VERY SPECIAL PLACE TO BE

A warm welcome to Melton Manor.

Here you'll find a stunning collection of three, four and five bedroom homes, situated in the picturesque town of Melton Mowbray.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

ENJOY RURAL LIVING

If you're looking for the serenity of rural living with close proximity to a bustling town, then Melton Manor is made for you.

Located in the market town of Melton Mowbray, north east of Leicester, Melton Manor is surrounded by countryside, wildlife and culture.

Featuring bright, spacious rooms with all modern fixtures and fittings, once you move into your new home at Melton Manor, all you have to do is sit back, relax and enjoy your home.



Tourist information sign on Cornhill - centre of town.



Melton Mowbray Golf Club.



St. Mary's Church in Thorpe Arnold.

THE IDEAL LOCATION

Situated in Melton Mowbray, Melton Manor is within a mile of the town's highstreet, which has all of the essential amenities you'd expect of a thriving town, and an extensive selection of shopping and entertainment opportunities.

Melton Manor is located directly next to Thorpe Arnold Cricket Club and Melton Country Park is within walking distance, offering the perfect location for a family day out.

The development is conveniently located less than two miles away from Melton Mowbray railway station which offers direct services to Leicester and Peterborough. For those who prefer to drive, Melton Manor has direct road links to Loughborough, Nottingham and Leicester making travelling or commuting to nearby cities or towns, simple and stress-free.



Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



Ye Old Pork Pie Shoppe in Nottingham street, since 1851.



The Anne of Cleves pub, adjacent to St. Mary's Church - in Melton Mowbray.



Melton Country Park.



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 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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

MELTON MANOR

Land off Melton Spinney Road, Melton Mowbray,
Leicestershire, LE13 1UZ

TELEPHONE

01664 490 573

OPEN TIMES

7 days a week, 10:00 - 17:00

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

✓ = Standard features * = Optional features (subject to build stage or plot).

† = On selected housetypes only. Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. 70720 TWEM April 2022.

Kitchen	
Fitted kitchen with choice of door fronts	✓
Choice of laminate worktops	✓
Sink unit liner	✓
Stainless steel 1½ bowl sink and drainer with mixer tap	✓
Oven	✓
Integrated gas hob	✓
Integrated cooker hob	✓
Plumbing for washing machine	✓
Plumbing for dishwasher**	✓
Space for fridge freezer	✓
Utility Room (where shown on floorplans)	
Stainless steel single bowl sink and drainer with mixer tap	✓
Bathrooms, En suites & Cloakrooms	
Chrome taps and fittings	✓
Porcelenosa tiling+	✓
Modern white sanitary ware	✓
Central Heating / Hot Water System	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Security and Safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO ² monitor (where boiler or gas appliance)	✓
Warranties	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

Electrical Features	
White power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom (if indicated on working drawings)	✓
Master telephone socket	✓
Extractor fans (as indicated on working drawings)	✓
Mains doorbell	✓
PIR coach lamp to front of property	✓
Wiring only to rear light	✓
Cat 5 cabling to BT point	✓
USB charger point to kitchen	✓
Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Finishing Touches	
White emulsion to walls and ceilings	✓
White gloss paint to woodwork (except doors)	✓
White 4 panel doors with chrome ironmongery	✓
White loft hatch	✓
External	
Front garden turfed or shrubbed+	✓
Front entrance path+	✓
Driveways finished as working drawing	✓
Turf to rear garden	✓
Fencing/boundary wall (as per drawings)	✓
External tap	✓
Door numbers	✓

MELTON MANOR

Melton Spinney Road
Melton Mowbray
Leicestershire
LE13 1UZ

CONTACT US ON

01664 490 573

SATNAV

LE13 1UZ

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk

FROM MELTON MOWBRAY

- Leave Melton Mowbray on Norman Way/A607
- Turn left onto Thorpe Road to stay on A607
- After 0.8 miles, turn left onto Melton Spinney Road
- The development will be located on your left

FROM A46

- Use the B676 exit towards Melton Mowbray to exit A46
- Turn onto B676 and continue for 1.4 miles
- Turn right onto A6006
- After 3.9 miles, take the first exit at the roundabout to stay on A6006
- Continue straight onto A607
- Turn left onto Thorpe Road/A607
- Then turn left onto Melton Spinney Road
- The development will be located on your left

