

# Melton Manor

MELTON MOWBRAY, LEICESTERSHIRE

A stunning collection of three, four and five bedroom new homes situated in the picturesque town of Melton Mowbray.

**Taylor**  
**Wimpey**

# Contents

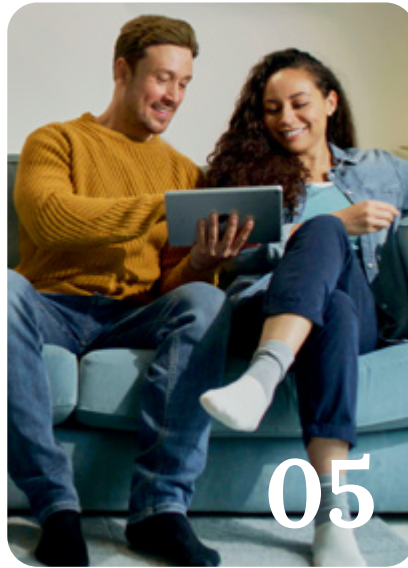
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**Welcome to  
Melton Manor**



**Personalise  
your home**



**Included  
as standard**



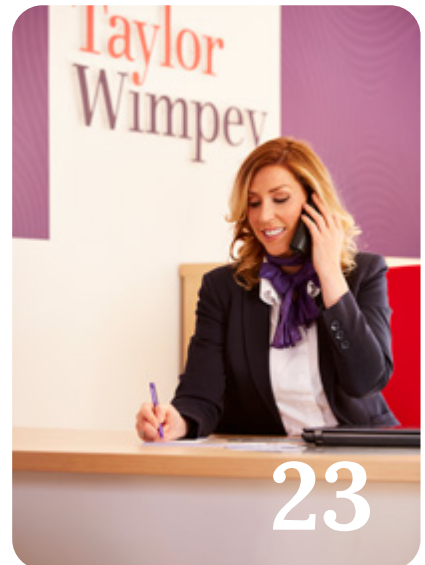
**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Melton Manor

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

The development is within a mile of the town's high street, which has all of the essential amenities you'd expect of a thriving town, and an extensive selection of shopping and entertainment opportunities.



[View the site plan](#)





# The perfect location

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.

Melton Mowbray golf course



Melton country park



Melton Mowbray



[Watch development video](#)





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

# Specification of our houses

Kitchens	
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 hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher**	✓
Space for fridge freezer	✓
Bathrooms, en suites, utility and 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	✓
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	✓

✓ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction   † = Where applicable

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# Specification of our houses

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 features	
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	✓
Utility Room (where shown on floorplans)	
Stainless steel single bowl sink and drainer with mixer tap	✓
Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO <sup>2</sup> monitor (where boiler or gas appliance)	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

→ 5 bedroom homes



→ 4 bedroom homes



→ 3 bedroom homes



→ View the site plan



# The Garrton

5 BEDROOM HOME, TOTAL 1,796 sq. ft.



## GROUND FLOOR

### Lounge

3.41m × 4.72m 11' 2" × 15' 6"

### Kitchen/Dining max.

8.35m × 3.48m 27' 5" × 11' 5"

### Study

2.75m × 2.27m 9' 0" × 7' 6"



## FIRST FLOOR

### Bedroom 1

3.41m × 3.99m 11' 3" × 13' 1"

### Bedroom 4

2.75m × 3.63m 9' 1" × 11' 11"

### Bedroom 5

2.99m × 2.55m 9' 10" × 8' 5"



## SECOND FLOOR

### Bedroom 2

3.41m × 4.38m 11' 3" × 14' 5"

### Bedroom 3

3.66m × 2.56m 12' 0" × 8' 5"



Discover more about this home



View our current availability

\*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWEM 73175/April 2023





# The Winterford

5 BEDROOM HOME, TOTAL 2,076 sq. ft.



## GROUND FLOOR

### Lounge

5.23m × 4.16m 17' 2" × 13' 8"

### Reception room

4.75m × 3.59m 15' 7" × 11' 10"

### Kitchen/Dining

6.38m × 3.87m 20' 11" × 12' 8"

### Study

2.98m × 2.60m 9' 9" × 8' 7"

\* Plot specific windows



## FIRST FLOOR

### Bedroom 1 max.

3.57m × 4.75m 11' 9" × 15' 7"

### Bedroom 2

3.80m × 3.50m 12' 6" × 11' 6"

### Bedroom 3 max.

4.68m × 2.67m 15' 5" × 8' 9"

### Bedroom 4 max.

4.13m × 2.75m 13' 7" × 9' 0"

### Bedroom 5

2.72m × 2.79m 8' 11" × 9' 2"



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# The Lavenham

5 BEDROOM HOME, TOTAL 1,630 sq. ft.



## GROUND FLOOR

<b>Lounge</b>	3.91m × 5.27m	12' 10" × 17' 4"
<b>Kitchen/ Breakfast max.</b>	5.71m × 3.86m	18' 9" × 12' 8"
<b>Dining</b>	3.07m × 3.20m	10' 1" × 10' 6"



## FIRST FLOOR

<b>Bedroom 1 max.</b>	4.54m × 3.82m	14' 11" × 12' 7"
<b>Bedroom 2</b>	3.82m × 3.53m	12' 7" × 11' 7"
<b>Bedroom 3</b>	3.42m × 2.69m	11' 3" × 8' 10"
<b>Bedroom 4</b>	3.29m × 2.69m	10' 10" × 8' 10"
<b>Bedroom 5</b>	2.85m × 3.00m	9' 4" × 9' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Wortham

4 BEDROOM HOME, TOTAL 1,512 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"

\* Plot specific windows



Discover more about this home



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# The Haddenham

4 BEDROOM HOME, TOTAL 1,447 sq. ft.



## GROUND FLOOR

### Lounge

5.47m × 3.45m 18' 0" × 11' 4"

### Kitchen/Dining max.

6.34m × 3.92m 20' 10" × 12' 11"



## FIRST FLOOR

### Bedroom 1 max.

4.03m × 4.66m 13' 3" × 15' 4"

### Bedroom 2 max.

4.06m × 3.83m 13' 4" × 12' 7"

### Bedroom 3

3.28m × 3.23m 10' 9" × 10' 8"

### Bedroom 4

2.79m × 3.23m 9' 2" × 10' 8"



Discover more about this home



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# The Eynsham

4 BEDROOM HOME, TOTAL 1,321 sq. ft.



## GROUND FLOOR

### Lounge

5.61m × 3.34m 18' 5" × 11' 0"

### Kitchen

2.99m × 2.89m 9' 10" × 9' 6"

### Breakfast/Family

2.98m × 2.22m 9' 10" × 7' 4"

### Dining

2.97m × 2.99m 9' 9" × 9' 10"



## FIRST FLOOR

### Bedroom 1 max.

3.91m × 4.60m 12' 10" × 15' 1"

### Bedroom 2 max.

4.17m × 2.91m 13' 8" × 9' 7"

### Bedroom 3

3.14m × 2.71m 10' 4" × 8' 11"

### Bedroom 4

2.58m × 3.14m 8' 6" × 10' 4"



Discover more about this home



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# The Downham

4 BEDROOM HOME, TOTAL 1,232 sq. ft.



## GROUND FLOOR

**Lounge max.**

5.29m × 3.22m      17' 4" × 10' 7"

**Kitchen/Dining**

7.95m × 2.99m      26' 1" × 9' 10"



## FIRST FLOOR

**Bedroom 1**

4.30m × 3.04m      14' 2" × 10' 0"

**Bedroom 2 max.**

3.51m × 3.29m      11' 7" × 10' 10"

**Bedroom 3**

3.56m × 3.04m      11' 8" × 10' 0"

**Bedroom 4**

2.63m × 2.54m      8' 8" × 8' 4"



**Discover more about this home**



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# The Huxford

4 BEDROOM HOME, TOTAL 1,153 sq. ft.



## GROUND FLOOR

### Lounge

3.65m × 4.64m      12' 0" × 15' 3"

### Kitchen/Dining

5.71m × 3.04m      18' 9" × 10' 0"



## FIRST FLOOR

### Bedroom 1

3.40m × 3.17m      11' 2" × 10' 5"

### Bedroom 2

3.22m × 2.85m      10' 7" × 9' 4"

### Bedroom 3

2.21m × 3.25m      7' 3" × 10' 8"

### Bedroom 4

2.40m × 2.53m      7' 11" × 8' 4"



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# The Easedale

3 BEDROOM HOME, TOTAL 922 sq. ft.



## GROUND FLOOR

### Lounge

5.11m × 3.03m 16' 10" × 10' 0"

### Kitchen/Dining

5.11m × 2.92m 16' 10" × 9' 7"



## FIRST FLOOR

### Bedroom 1

3.85m × 3.07m 10' 1" × 12' 8"

### Bedroom 2

2.96m × 2.87m 9' 9" × 9' 5"

### Bedroom 3

2.96m × 2.15m 9' 9" × 7' 1"

[→ Discover more about this home](#)

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# The Crofton G

3 BEDROOM HOME, TOTAL 1,141 sq. ft.



## GROUND FLOOR

### Lounge/Dining

4.76m × 3.71m 15' 7" × 12' 2"

### Kitchen max.

3.44m × 2.71m 11' 4" × 8' 11"



## FIRST FLOOR

### Bedroom 2

4.80m × 3.38m 15' 9" × 11' 1"

### Bedroom 3

2.91m × 2.58m 9' 7" × 8' 6"



## SECOND FLOOR

### Bedroom 1 max.

6.20m × 5.06m 20' 4" × 16' 7"



Discover more about this home



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# The Gosford

3 BEDROOM HOME, TOTAL 856 sq. ft.



## GROUND FLOOR

**Lounge max.**

3.70m × 4.27m      12' 2" × 14' 0"

**Kitchen/Dining**

4.74m × 2.88m      15' 7" × 9' 6"



## FIRST FLOOR

**Bedroom 1 min.**

2.98m × 2.84m      9' 10" × 9' 4"

**Bedroom 2**

2.65m × 3.31m      8' 9" × 10' 11"

**Bedroom 3**

2.03m × 3.56m      6' 8" × 11' 8"



**Discover more about this home**



**View our current availability**

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# The Gosford V

3 BEDROOM HOME, TOTAL 856 sq. ft.



## GROUND FLOOR

### Lounge

4.25m × 3.70m

13' 11" × 12' 2"

### Kitchen/Dining

4.74m × 2.88m

15' 7" × 9' 6"



## FIRST FLOOR

### Bedroom 1 min.

2.98m × 2.84m

9' 10" × 9' 4"

### Bedroom 2

2.65m × 3.31m

8' 9" × 10' 11"

### Bedroom 3

2.03m × 3.56m

6' 8" × 11' 8"



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# Ways to buy

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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.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help





# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our sales executives on  
**01664 490 573.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**MELTON MANOR** Melton Spinney Road, Melton Mowbray, Leicestershire LE13 1UZ

**CONTACT US ON 01664 490 573**

## Taylor Wimpey

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