



# Branston Leas, Branston

Acacia Lane, DE14 3FW  
Phase 5A

2, 3, & 4 bedroom homes available.



# There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



**Building more than just homes.**



# Community matters.



## Enjoy your surroundings.

“Community” can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you’re stuck in the sticks.



# Why Branston Leas?

## Here's why....

Set between the River Trent and Branston Water Park, this emerging community also benefits from public open space, designated walkways and a play area – creating ideal spaces for those long summer evenings.

Homeowners can also find Branston Square Retail Park nearby and a range of other facilities offering all your daily essentials as well as fresh bakes and local takeaways for a tasty treat.



# Our Homes.





# The Loxley

764 sq. ft.

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Two double bedrooms
- Main bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

**Bedrooms**

**2**

**Bathrooms**

**1**

**Property type**

**Semi-Detached**

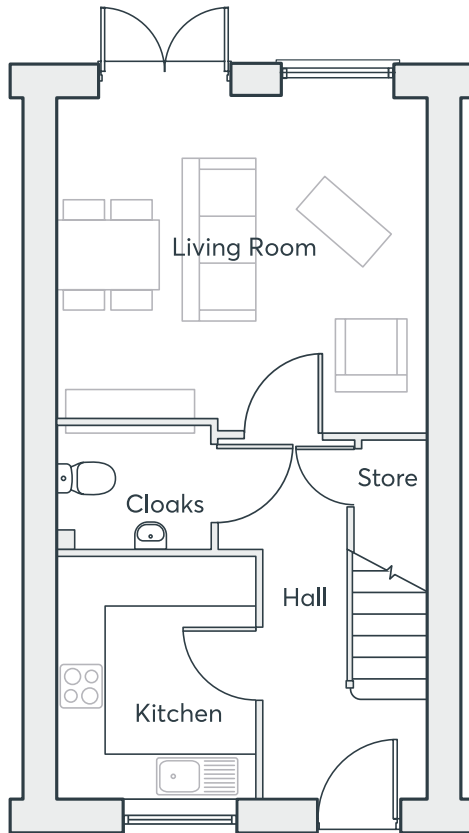
Find this home on the site plan



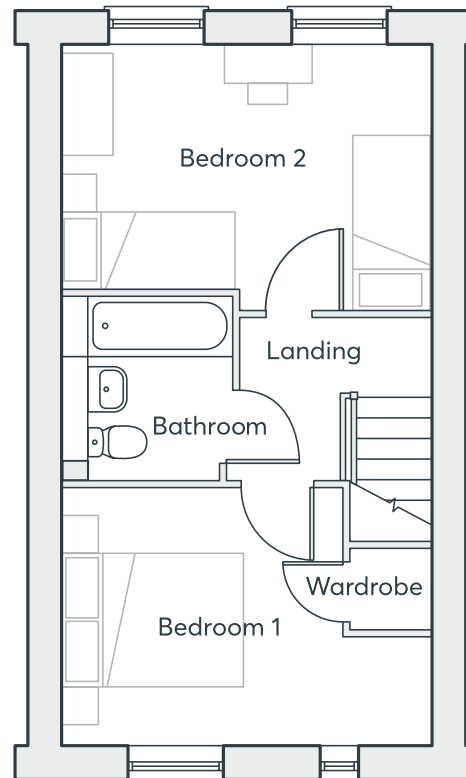
\*Please refer to specialist designs for exact locations

# The Loxley

Ground Floor



First Floor



## Ground Floor

Dining / Living	3.95m x 4.31m	12'11" x 14'2"
Kitchen	2.87m x 2.26m	9'5" x 7'5"
WC	1.27m x 1.49m	4'2" x 4'11"

## First Floor

Bedroom 1	2.82m x 3.28m	9'3" x 10'9"
Bedroom 2	2.88m x 4.31m	9'5" x 14'2"
Bathroom	2.16m x 1.95m	7'1" x 6'5"

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# The Lawrence

777 sq. ft.

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Terraced, Semi-detached**

Find this home on the site plan



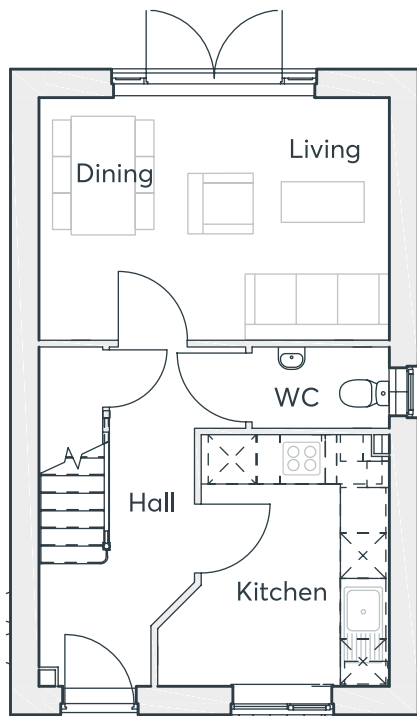
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\*Please refer to specialist designs for exact locations

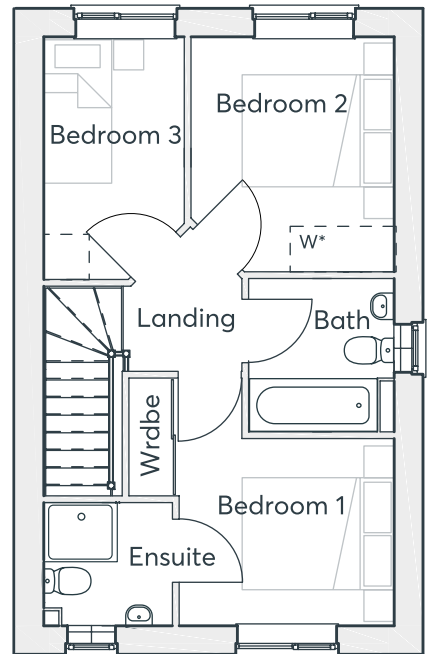


# The Lawrence

Ground Floor



First Floor



\*Plot specific window. Optional wardrobe at additional cost

## Ground Floor

Dining	3.21m x 1.90m	10'6" x 6'3"
Kitchen	3.33m x 3.07m	10'11" x 10'1"
Living	3.21m x 2.74m	10'6" x 9'0"
WC	1.08m x 1.82m	3'6" x 5'11"

## First Floor

Bathroom	2.03m x 1.88m	6'8" x 6'2"
Bedroom 1	3.35m x 2.87m	11'0" x 9'5"
Bedroom 2	3.10m x 2.69m	10'2" x 8'10"
Bedroom 3	3.21m x 1.86m	10'6" x 6'1"
En-suite	1.63m x 1.68m	5'4" x 5'6"

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# The Mirin

823 sq. ft.

- Open plan kitchen and dining room with French doors to the garden
- Separate living room with study area
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Terraced, Semi-detached**

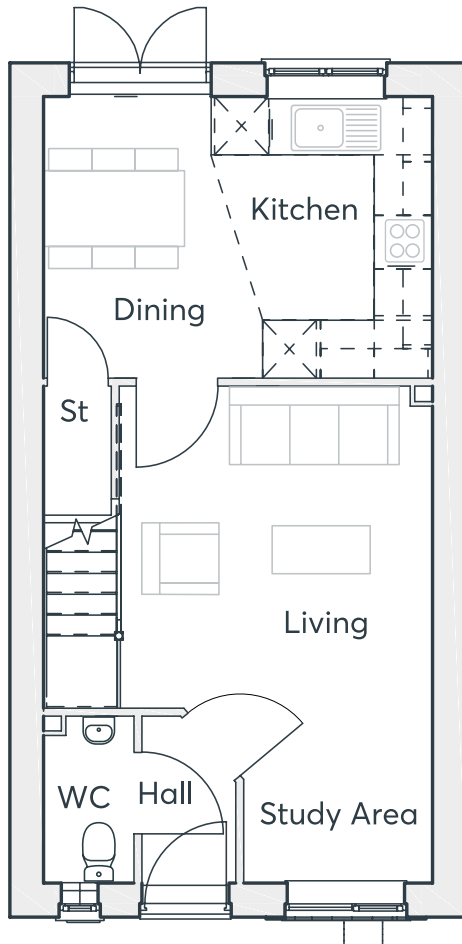
Find this home on the site plan



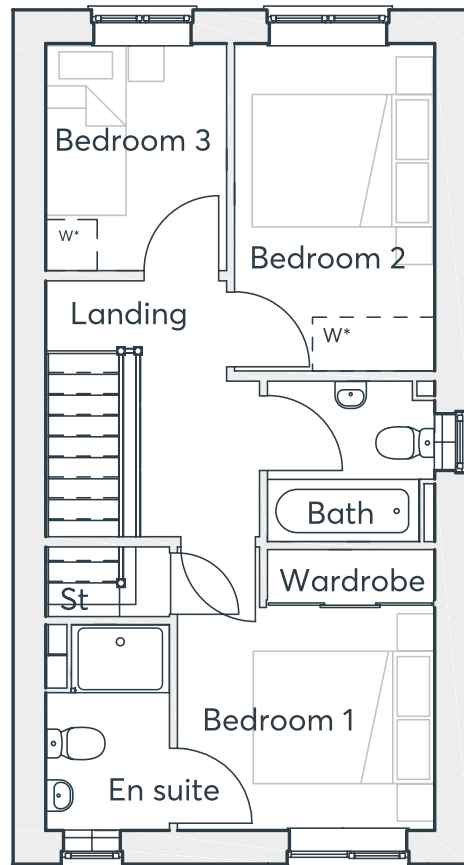
\*Please refer to specialist designs for exact locations

# The Mirin

Ground Floor



First Floor



\*Plot specific window. Optional wardrobe at additional cost

## Ground Floor

Dining	3.14m x 1.89m	10'4" x 6'2"
Kitchen	3.14m x 2.46m	10'4" x 8'1"
Living	5.57m x 4.35m	18'3" x 14'3"
WC	1.87m x 1.01m	6'2" x 3'4"

## First Floor

Bathroom	1.80m x 1.89m	5'11" x 6'3"
Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
Bedroom 2	3.66m x 2.24m	12'0" x 7'4"
Bedroom 3	2.54m x 2.02m	8'4" x 6'8"
En-suite	2.30m x 1.38m	7'7" x 4'6"

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# The Webster

922 sq. ft.

- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Main bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Semi-detached**

Find this home on the site plan

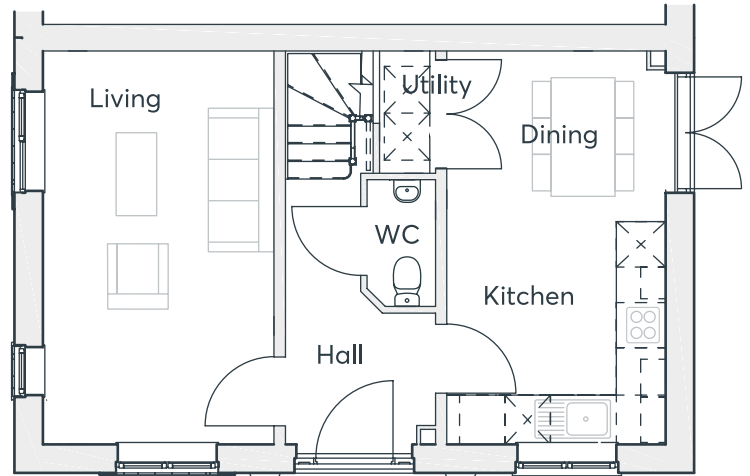


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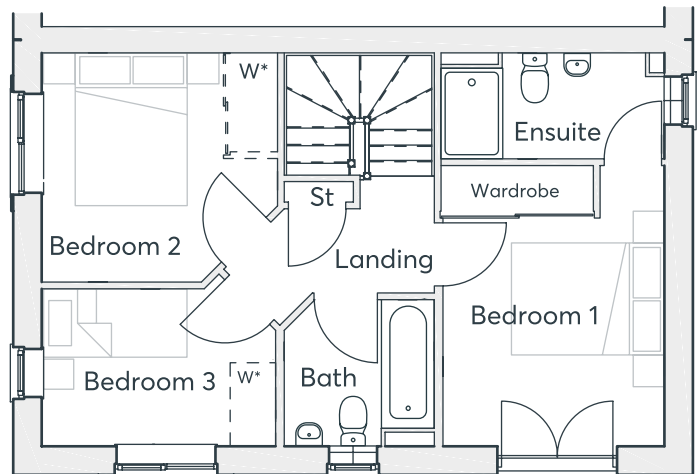
\*Please refer to specialist designs for exact locations

# The Webster

Ground Floor



First Floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining	2.18m × 2.89m	7'2" × 9'6"
Kitchen	3.02m × 2.90m	9'11" × 9'6"
Living	5.20m × 3.06m	17'1" × 10'0"
Utility	1.61m × 0.74m	5'4" × 2'5"
WC	1.68m × 0.90m	5'6" × 2'11"

## First Floor

Bathroom	1.94m × 2.00m	6'4" × 6'7"
Bedroom 1	3.69m × 2.91m	12'1" × 9'7"
Bedroom 2	3.03m × 3.12m	9'11" × 10'3"
Bedroom 3	2.08m × 3.09m	6'10" × 10'2"
En-suite	1.40m × 2.93m	4'7" × 9'7"

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# The Saxon

974 sq. ft.

- Open plan kitchen and dining room with French doors opening onto the rear garden
- Dual aspect lounge with French doors opening onto the rear garden
- Main bedroom with en-suite and built-in wardrobe
- Large second double bedroom
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Semi-detached**

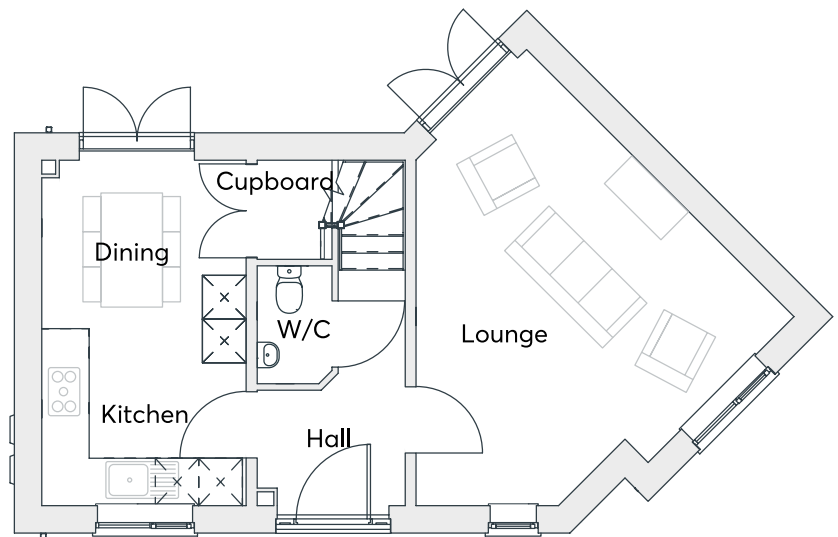
Find this home on the site plan



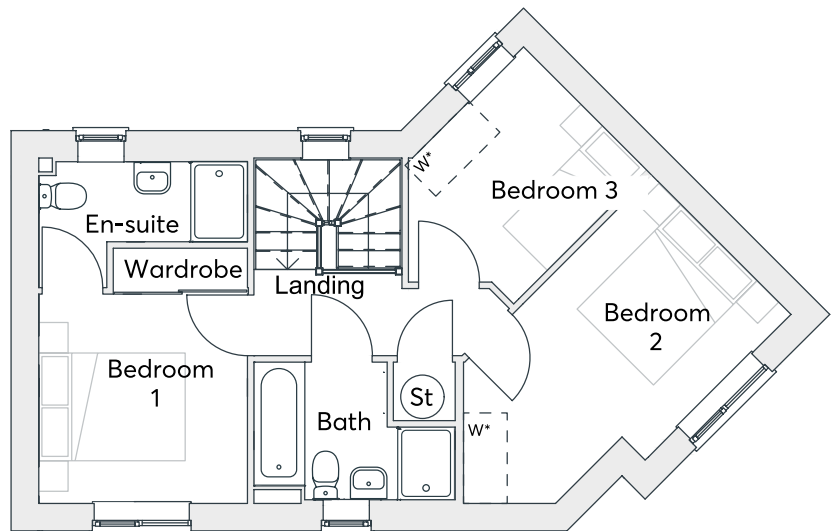
\*Please refer to specialist designs for exact locations

# The Saxon

Ground Floor



First Floor



\*Optional wardrobe at additional cost

## Ground Floor

Dining	2.18m × 2.81m	7'2" × 9'3"
En-suite	1.10m × 2.87m	3'7" × 9'5"
Kitchen	2.57m × 2.81m	8'5" × 9'3"
Lounge	6.27m × 5.20m	20'7" × 17'1"
WC	1.62m × 1.03m	5'4" × 3'5"

## First Floor

Bathroom	1.94m × 2.77m	6'4" × 9'1"
Bedroom 1	2.88m × 2.87m	9'5" × 9'5"
Bedroom 2	3.92m × 4.50m	12'10" × 14'9"
Bedroom 3	3.53m × 3.28m	11'7" × 10'9"

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# The Florian

530 sq. ft.

- Open plan kitchen/living and dining room
- Fitted kitchen with built-in oven, hob and extractor hood
- Main double bedroom
- Bathroom with theromstatic shower over bath and shower screen
- Garden to rear with turf and fencing
- Allocated parking space
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof
- 10 year New Home warranty

**Bedrooms**

**1**

**Bathrooms**

**1**

**Property type**

**Maisonette Ground Floor**

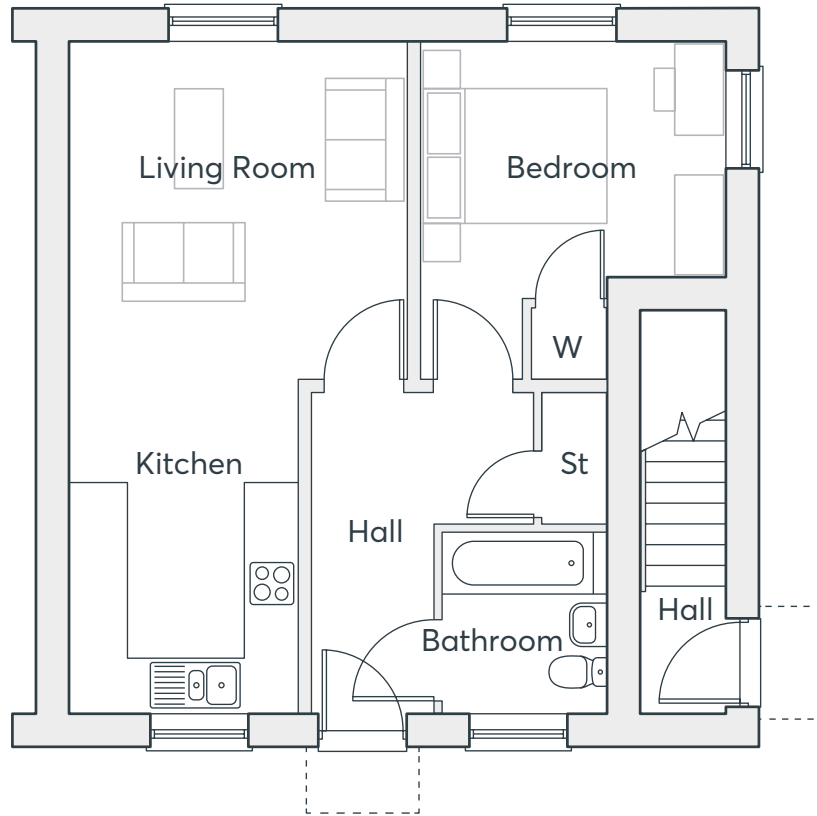
Find this home on the site plan



\*Please refer to specialist designs for exact locations



# The Florian



Ground Floor

## Ground Floor

<b>Kitchen</b>	3.75m × 2.57m	12'4" × 8'5"
<b>Living</b>	3.81m × 3.80m	12'6" × 12'5"
<b>Bedroom 1</b>	2.68m × 3.42m	8'9" × 11'2"
<b>Bathroom</b>	2.04m × 1.90m	6'8" × 6'3"

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# The Nithard

599 sq. ft.

- Open plan kitchen/living and dining room
- Fitted kitchen with built-in oven, hob and extractor hood
- Main double bedroom
- Bathroom with theromstatic shower over bath and shower screen
- Garden to rear with turf and fencing
- Allocated parking space
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof
- 10 year New Home warranty

**Bedrooms**

**1**

**Bathrooms**

**1**

**Property type**

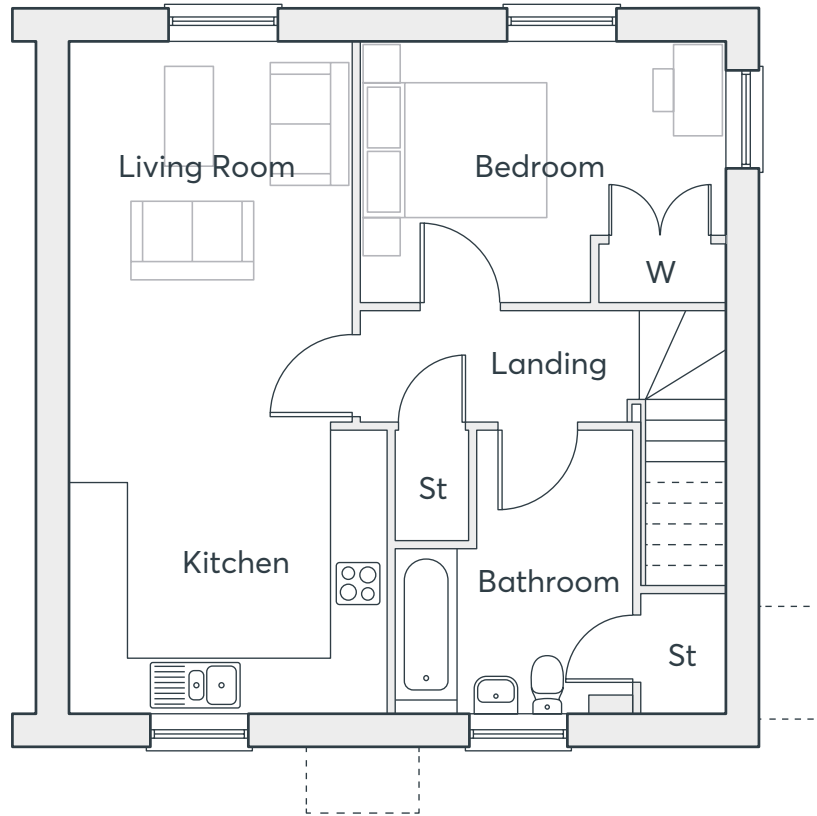
**Masionette First Floor**

Find this home on the site plan



\*Please refer to specialist designs for exact locations

# The Nithard



First Floor

## Ground Floor

Living	4.38m × 3.17m	14'4" × 10'5"
Kitchen	3.20m × 3.56m	10'6" × 11'8"
Bedroom 1	2.94m × 4.10m	9'8" × 13'5"
Bathroom	3.18m × 2.66m	10'5" × 8'9"

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# The Houghton

909 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Semi-detached**

Find this home on the site plan

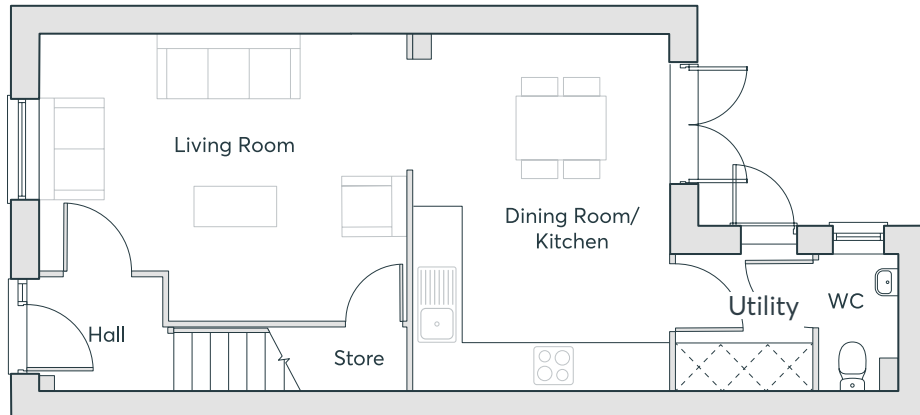


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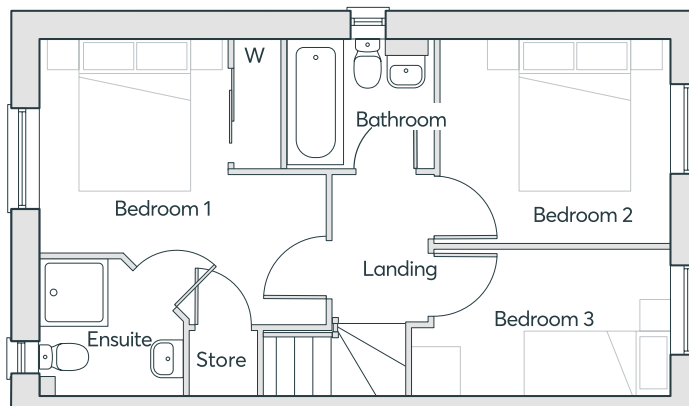
\*Please refer to specialist designs for exact locations

# The Houghton

Ground Floor



First Floor



## Ground Floor

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Utility	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

## First Floor

Bathroom	1.97m x 1.70m	6'6" x 5'7"
Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
Bedroom 2	3.01m x 2.73m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'3"
En-suite	1.77m x 1.80m	5'10" x 5'11"

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# The Alban

623 sq. ft.

- Open plan Living/dining room with French doors to the garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Useful downstairs cloakroom and storage cupboard
- Main bedroom with built-in wardrobes
- Second double bedroom
- Bathroom with theromstatic shower over bath and shower screen
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

**Bedrooms**

**2**

**Bathrooms**

**1**

**Property type**

**Semi-detached**

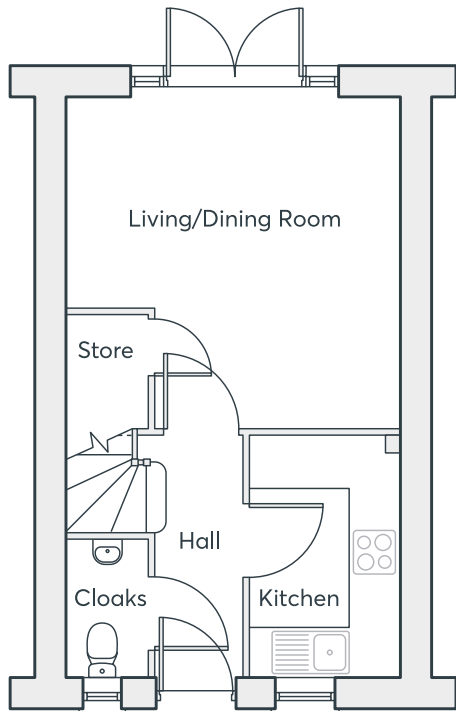
Find this home on the site plan



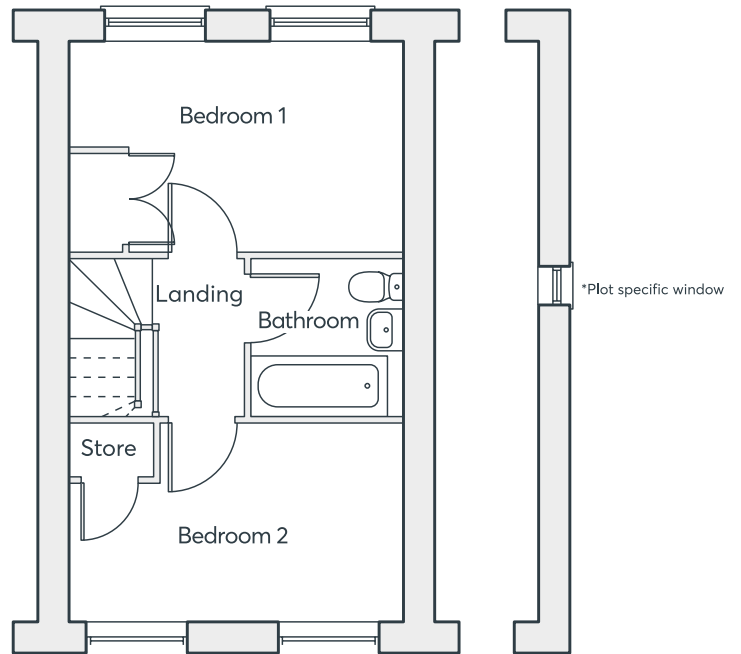
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\*Please refer to specialist designs for exact locations

# The Alban



Ground Floor



First Floor

## Ground Floor

Living/Dining	4.04m x 4.07m	13'3" x 13'4"
Kitchen	2.98m x 1.85m	9'9" x 6'1"
Cloakroom	1.70m x 0.96m	5'7" x 3'2"

## First Floor

Bathroom	1.93m x 1.93m	6'4" x 6'4"
Bedroom 1	2.58m x 4.07m	8'5" x 13'4"
Bedroom 2	2.43m x 4.07m	8'0" x 13'4"

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# Your site

Make sure to pinch and zoom!







Open daily 10am to 5:30pm

Please speak to a member of the Sales Team if you require this brochure in an alternative format.

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Email: [branstonleas@stmodwenhomes.co.uk](mailto:branstonleas@stmodwenhomes.co.uk)

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# Contact us



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