# **Castle Manor**

ASHBY DE LA ZOUCH, LEICESTERSHIRE

A beautiful collection of three, four and five bedroom homes nestled within the attractive market town of Ashby De La Zouch.



## Contents













## Welcome to Castle Manor

Situated in North West Leicestershire, Castle Manor is a brand new community within the popular market town of Ashby De La Zouch.

The development will benefit from an abundance of new open space, including several new play areas and a trim trail for children, providing opportunities for residents young and old to meet and socialise.



And at Day Los

## **The perfect location**

With everyday amenities, great travel links and plenty of choice for walks, recreation and leisure, Castle Manor is ideally located to cater for a variety of lifestyles.

Commuters will benefit from the close proximity of East Midlands Parkway railway station for journeys to London and Nottingham. For trips further afield, East Midlands Airport is just 17 minutes away by car.

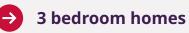






Watch development video

## **Our homes**





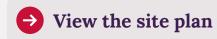














## The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



 GROUND FLOOR

 Kitchen/Dining max.

 4.25m × 3.43m
 14' 0" × 11' 3"

 Lounge max.

 3.19m × 4.19m
 10' 6" × 13' 9"



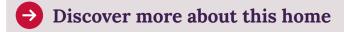
FIRST FLOOR Bedroom 2 max. 4.25m × 2.82m 14' 0" × 9' 3" Bedroom 3

2.15m × 3.59m 7' 1" × 11' 10"

SECOND FLOOR Bedroom 1 max.

3.13m × 5.52m

10' 3" × 18' 1"







## **The Easedale**

3 BEDROOM HOME, TOTAL 917 sq ft



#### **GROUND FLOOR**

Kitchen/Dining 2.95m × 5.10m

 $\rightarrow$ 

9' 8" × 16' 9"

Discover more about this home

Lounge 3.02m × 5.10m 9' 11" × 16' 9"

### **FIRST FLOOR**

| Bedroom 1                         |                 |
|-----------------------------------|-----------------|
| 3.08m × 3.92m                     | 10' 1" × 12' 6" |
| <b>Bedroom 2</b><br>2.95m × 2.86m | 9' 8" × 9' 5"   |
| <b>Bedroom 3</b><br>2.95m × 2.15m | 9' 8" × 7' 1"   |

### View development



## The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft



### **GROUND FLOOR**

**Kitchen/Dining** 4.72m × 2.87m

× 2.87m 15' 6" × 9' 5"

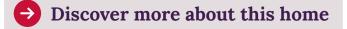
**Lounge** max. 3.69m × 4.26m 12' 1" × 14' 0"



### FIRST FLOOR

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

### View development





## **The Marford**

4 BEDROOM HOME, TOTAL 1,550 sq ft



### **GROUND FLOOR**

| <b>Kitchen</b><br>3.32m × 4.79m     | 10' 11" × 15' 9" |
|-------------------------------------|------------------|
| <b>Lounge</b><br>4.76m × 3.91m      | 15' 8" × 12' 10" |
| Dining/Study<br>2.66m × 3.04m       | 8' 9" × 10' 0"   |
| <b>Family room</b><br>3.26m × 3.91m | 10' 8" × 12' 10" |



### **FIRST FLOOR**

| <b>Bedroom 1</b> max.<br>3.64m × 4.91m | 12' 0" × 16' 2"  |
|--|------------------|
| <b>Bedroom 2</b> max.<br>3.32m × 4.00m | 10' 11" × 13' 2" |
| <b>Bedroom 3</b> max.<br>3.23m × 4.72m | 10' 7" × 15' 6"  |
| <b>Bedroom 4</b><br>2.55m × 3.81m      | 8' 4" × 12' 6"   |

## Discover more about this home

### View development



## **The Manford**

4 BEDROOM HOME, TOTAL 1,368 sq ft



#### **GROUND FLOOR**

Kitchen/Dining min. 26' 7" × 9' 6" 8.11m × 2.88m

| Lounge        |                 |
|---------------|-----------------|
| 3.88m × 4.74m | 12' 9" × 15' 7" |

Study 2.10m × 2.62m 6' 11" × 8' 6"

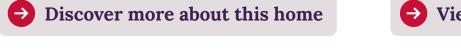
 $\rightarrow$ 



### FIRST FLOOR

| <b>Bedroom 1</b> max.<br>3.88m × 3.72m | 12' 9" × 12' 2" |
|--|-----------------|
| <b>Bedroom 2</b> max.<br>3.09m × 4.02m | 10' 2" × 13' 2" |
| <b>Bedroom 3</b> max.<br>3.03m × 3.66m | 10' 0" × 12' 0" |
| <b>Bedroom 4</b> max.<br>2.75m × 3.97m | 9' 0" × 13' 0"  |

### View development





## The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



### **GROUND FLOOR**

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**Kitchen/Dining** max. 3.58m × 6.09m 11' 9" × 20' 0"

**Lounge** 3.46m × 6.09m 11' 4" × 20' 0"

Discover more about this home



#### **FIRST FLOOR**

| <b>Bedroom 1</b><br>3.52m × 3.75m      | 11' 7" × 12' 4" |
|--|-----------------|
| <b>Bedroom 2</b> max.<br>3.64m × 2.95m | 11' 11" × 9' 8" |
| <b>Bedroom 3</b><br>2.51m × 3.05m      |                 |
| 2.5111 × 5.0511                        | 8' 3" × 10' 0"  |

### View development



## The Burton

4 BEDROOM HOME, TOTAL 1,236 sq ft



#### **GROUND FLOOR**

**Kitchen/Dining** max. 3.58m × 6.09m 11' 9" × 20' 0"

**Lounge** 3.46m × 6.09m 11' 4" × 20' 0"



### FIRST FLOOR

| <b>Bedroom 1</b><br>3.52m × 3.75m      | 11' 7" × 12' 4" |
|--|-----------------|
| <b>Bedroom 2</b> max.<br>3.64m × 2.95m | 11' 11" × 9' 8" |
| <b>Bedroom 3</b><br>2.51m × 3.05m      | 8' 3" × 10' 0"  |
| <b>Bedroom 4</b> max.<br>3.54m × 2.25m | 11' 7" × 7' 5"  |





## The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



18' 9" × 11' 1"

Discover more about this home

#### **GROUND FLOOR**

**Kitchen/Dining** 

 $\rightarrow$ 

5.71m × 3.38m

Lounge 3.62m × 4.37m 11' 11" × 14' 4"



### FIRST FLOOR

| <b>Bedroom 1</b><br>3.27m × 3.61m      | 10' 9" × 11' 10" |
|--|------------------|
| <b>Bedroom 2</b><br>2.81m × 3.53m      | 9' 3" × 11' 7"   |
| <b>Bedroom 3</b> min.<br>2.81m × 2.52m | 9' 3" × 8' 3"    |
| <b>Bedroom 4</b><br>2.35m × 2.23m      | 7' 9" × 7' 4"    |





## The Wayford

5 BEDROOM HOME, TOTAL 1,837 sq ft



### **GROUND FLOOR**

| <b>Kitchen/Dining</b><br>5.58m × 3.35m | 18' 4" × 11' 0"  |
|--|------------------|
| <b>Lounge</b><br>4.40m × 6.06m         | 14' 6" × 19' 11" |
| <b>Dining</b><br>3.39m × 3.06m         | 11' 1" × 10' 1"  |
| <b>Study</b><br>3.39m × 2.34m          | 11' 1" × 7' 8"   |



### FIRST FLOOR

| <b>Bedroom 1</b><br>3.39m × 3.37m      | 11' 1" × 11' 1" |
|--|-----------------|
| <b>Bedroom 2</b> max.<br>3.67m × 3.47m | 12' 1" × 11' 5" |
| <b>Bedroom 3</b><br>3.81m × 3.02m      | 12' 6" × 9' 11" |
| <b>Bedroom 4</b><br>4.10m × 2.39m      | 13' 5" × 7' 10" |
| <b>Bedroom 5</b><br>3.22m × 2.33m      | 10' 7" × 7' 8"  |





## The Ashby

5 BEDROOM HOME, TOTAL 1,814 sq ft



 GROUND FLOOR

 Kitchen/Dining min.

 8.34m × 2.83m
 27' 4" × 9' 4"

 Lounge max.

 4.75m × 4.58m
 15' 7" × 15' 0"

 Study

 2.73m × 2.71m
 9' 0" × 7' 7"



 FIRST FLOOR

 Bedroom 1

 3.34m × 3.98m
 11' 0" × 13' 1"

 Bedroom 4

 2.75m × 3.62m
 9' 0" × 11' 11"

 Bedroom 5

2.54m × 2.98m 8' 4" × 9' 9"



SECOND FLOOR

| Bearoom 2     |                 |
|---------------|-----------------|
| 4.40m × 3.40m | 14' 5" × 11' 2" |
| Bedroom 3     |                 |
| 3.64m × 2.57m | 11' 11" × 8' 5" |





## The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft



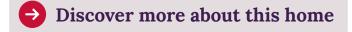




| GROUND FLOOR        |                 |
|---------------------|-----------------|
| Kitchen/Dining min. |                 |
| 8.34m × 2.83m       | 27' 4" × 9' 4"  |
| Lounge              |                 |
| 3.34m × 4.74m       | 11' 0" × 15' 7" |
| Study               |                 |
| 2.73m × 2.31m       | 9'0"×7'7"       |

| 11' 0" × 13' 1" |
|-----------------|
|                 |
| 9' 0" × 11' 11" |
|                 |
| 8' 4" × 9' 9"   |
|                 |

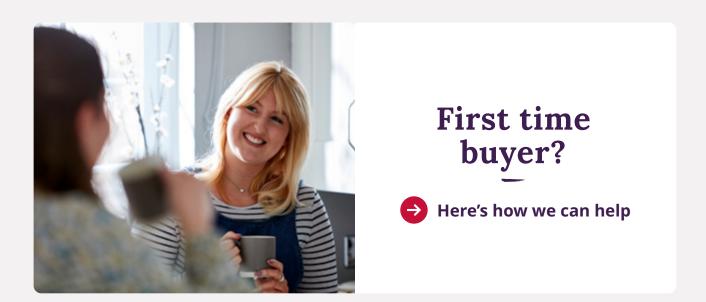
### **SECOND FLOOR** Bedroom 2 3.40m × 4.40m 11' 2" × 14' 5" Bedroom 3 3.64m × 2.57m 11' 11" × 8' 5"







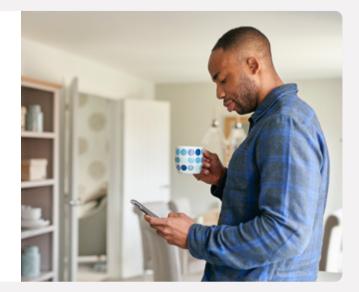
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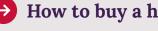


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How to buy a home





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