



**GLEBE RISE**  
WYMONDHAM



## DISCOVER YOUR DREAM HOME IN THE COUNTRY

*Glebe Rise is a charming collection of 12 homes, nestled in the rolling Leicestershire countryside on the edge of the pretty village of Wymondham. Each individual home has been thoughtfully designed using locally-inspired materials to create light-filled, luxurious living spaces with generous private gardens.*

Set in acres of tranquil Leicestershire pasture, Glebe Rise brings together the best of country living combined with all the benefits of a contemporary home. Ranging from substantial detached five-bedroom properties to two-bedroom cottages, each home comes with larger-than-average room sizes, superior build quality and stunning finishes throughout.

Taking inspiration from traditional dwellings nearby, these stylish homes are built from weathered red brick or stone with roofs made from grey slate or clay pantiles. Natural materials also take centre stage in the elegant interiors which feature oak internal doors, quartz

work tops and timber windows painted in soft heritage grey. Underfloor heating comes as standard across the ground floor and all homes have full-size garages – double or single, depending on the size of the property.

The homes at Glebe Rise have been positioned to make the most of the stunning rural views while allowing for generous gardens, plenty of space between the properties and lots of parking. This peaceful setting is perfect if you are planning to work from home, and yet the village pub and café are just a short walk away. The best of both worlds? Come and see for yourself.





## AN IDYLIC LOCATION

*A home at Glebe Rise brings you a thriving village community with country walks on your doorstep as well as easy access to excellent transport links. Little wonder it ticks all the boxes.*

Imagine sipping your morning cup of coffee as you watch a flock of sheep gently grazing in the fields beyond your garden. Well, at Glebe Rise you can do just that. Set in a secluded rural location on the edge of the pretty Leicestershire village of Wymondham, this collection of 12 beautiful homes brings you peaceful country living coupled with access to great transport links.

Situated 6 miles east of Melton Mowbray and just a 12-minute drive to the A1, Glebe Rise is within easy reach of attractive market towns such as Stamford, Oakham and Uppingham. A 25-minute drive takes you to Grantham where you can catch a train to London Kings Cross in just over an hour.

Closer to home, the pretty village of Wymondham – which dates back to the 13th Century – has a lovely pub, church and village hall all less than a five-minute walk away. The popular Windmill visitor centre has a café, independent shops and an outdoor play area for all the family to enjoy. The nearest supermarket is in Melton Mowbray where you'll also find a range of restaurants, pubs and food markets.

Family days out can be spent at Rutland Water, which lies just 11 miles to the south, or at Belton House – a charming National Trust property just north of Grantham with an adventure playground, indoor soft play and miles of beautiful parkland walks.

You'll be spoilt for choice in terms of schools in the area. Wymondham Church of England Primary School is a small, friendly village school with a 'Good' OFSTED rating. Nearby Whissendine Church of England Primary School has been rated 'Outstanding' by OFSTED. Secondary options include Melton Mowbray's Long Field Academy and John Ferneley College which both have 'Good' OFSTED ratings. The King's School, Grantham, is a selective grammar school with an excellent reputation. Independent schools in the region include Oakham School (8 miles), Uppingham School (14 miles) and Stamford School (17 miles).

### Approximate driving distances from Glebe Rise

- Melton Mowbray - 6 miles
- Oakham - 8 miles
- Uppingham - 14 miles
- Grantham - 16 miles
- Stamford - 17 miles
- Loughborough - 22 miles
- Leicester - 23 miles
- A1 - 7 miles
- M1 - 25 miles
- East Midlands Airport - 29 miles
- Birmingham Airport - 61 miles
- Nottingham - 27 miles
- Peterborough - 30 miles
- Birmingham - 68 miles
- London - 107 miles



## A HOME BUILT WITH CARE



*We are on a mission to create the perfect home for you and your family. Specialising in small-scale developments of unrivalled quality, our reputation for excellence shines through in everything we do.*



There's something different about a Grace Homes property. As you look around, you'll see our trademark care and attention to detail in every aspect of the home we build for you. The rooms are generously proportioned and flooded with light. The large gardens are fully turfed and landscaped. And all the materials you see – from the Silestone worktops to the natural stone patios and paths are of exceptional quality.

We also make sure that as much as possible is included as standard in the price you pay for your new home. There are no hidden extras. Kitchen and bathroom floors are tiled, quartz work tops are included as standard, and the garden comes complete with a turfed lawn, outside tap and light. Everything has been thought of so that all you have to do is enjoy your new life in your beautiful new home.

Don't just take our word for it. The feedback we get from our customers makes all our hard work worthwhile. They tell us about the above-and-beyond customer care they receive from every single member of our staff. And a large proportion of our new home owners come to us thanks to recommendations from previous Grace Homes customers.

When it comes to industry accolades, our craftsmanship, excellence and expertise have been recognised with numerous awards. Our latest win is the LABC Building Excellence Award for 'Best Small New Housing Development in the East Midlands', awarded to our homes at Langdale, Thorpe Langton. We couldn't be prouder.

# THE SITE PLAN

Surrounded by rolling green fields, this unique development brings you country living with all the benefits of a luxurious, contemporary home. As well as being positioned to make the most of the stunning rural views, each property reflects the architecture of the surrounding villages, creating a feeling of quiet luxury and calm.

- Plot 1: Coston Lodge
- Plot 2: Buckminster House
- Plot 5: Loseby Cottage
- Plot 6: Clawson Cottage
- Plot 7: Hickling Cottage
- Plot 8: Granby Cottage
- Plot 9: Burrough House
- Plot 10: Tilton House
- Plot 11: Langham House
- Plot 12: Willoughby House





## COSTON LODGE

Plot 1: A detached three-bedroom bungalow with a single garage

Set in a secluded corner plot, Coston Lodge offers plenty of light-filled living space and all the convenience of one-level living. This luxurious home has three double bedrooms, underfloor heating throughout and a large, south-facing garden.

At the heart of this elegant home is the stunning kitchen-family room with lovely views of the garden. High quality units and integrated appliances complete the kitchen, plus there's a handy adjoining utility room.

The generous living room at the rear has an exposed brick fireplace and folding-sliding doors which can be opened up to the exceptionally private garden.

The spacious master bedroom has built-in wardrobes and a stylish en suite. There are a further two double bedrooms as well as a beautiful family bathroom.

This home also has a single garage with additional parking for two cars on the driveway.



### Ground floor

Room	Metres	Feet
Living	3.97 x 5.77	13'0" x 18'11"
Kitchen/Family	2.68 x 5.69	8'10" x 18'8"
Utility	2.54 x 1.64	8'4" x 5'5"
Bed 1	3.55 x 4.05	11'8" x 13'3"
En suite	2.01 x 2.80	6'7" x 9'2"
Bed 2	4.83 x 2.80	15'10" x 9'2"
Bed 3	2.86 x 2.80	9'5" x 9'2"
Bathroom	1.97 x 3.48	6'6" x 11'5"





# BUCKMINSTER HOUSE

Plot 2: A detached four-bedroom home with a double garage

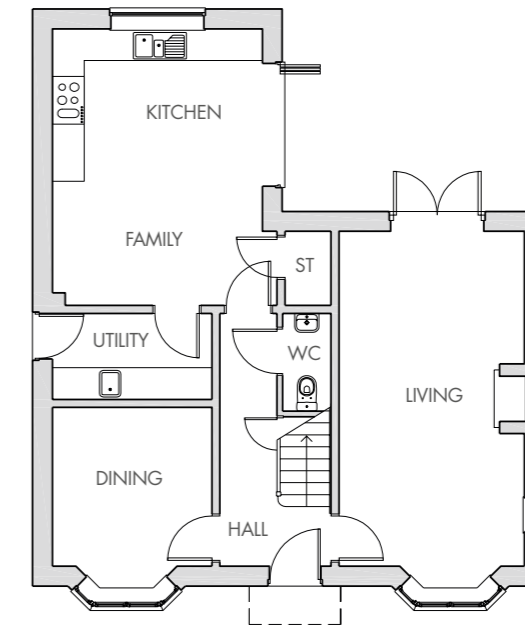
This bay-fronted stone house offers a superb amount of living space and a beautiful, south-facing walled garden.

The stylish kitchen-family room has plenty of space for dining and relaxing. Folding-sliding doors open up the space to the sunny rear garden. There is a light-filled dining room to the front of the property that could alternatively be used as a home office.

The large living room will always be cosy thanks to the exposed brick fireplace and underfloor heating which spans the entire ground floor. This bright, double aspect room also has French doors opening onto the pretty, walled garden.

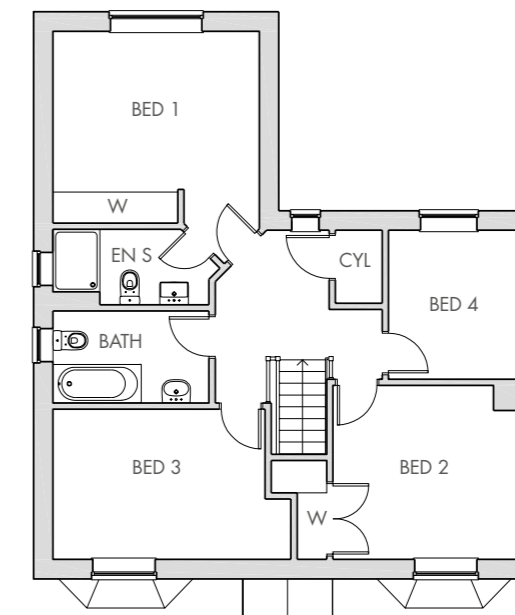
The luxurious master bedroom has built-in wardrobes and an en suite with vanity unit and shower. There are three additional bedrooms and a spacious family bathroom.

This property comes with a large double garage and four additional parking spaces.



Ground floor

Room	Metres	Feet
Living	3.50 x 6.33	11'6" x 20'9"
Kitchen/Family	4.24 x 5.23	13'11" x 17'2"
Utility	3.01 x 1.63	9'11" x 5'4"
Dining	3.01 x 3.00	9'11" x 9'10"
WC	0.91 x 1.85	3'0" x 6'1"



First floor

Room	Metres	Feet
Bed 1	3.97 x 4.47	13'0" x 14'8"
En suite	3.00 x 1.45	9'10" x 4'9"
Bed 2	3.53 x 3.35	11'7" x 11'0"
Bed 3	4.57 x 2.89	15'0" x 9'6"
Bed 4	2.47 x 2.86	8'1" x 9'5"
Bathroom	3.00 x 1.77	9'10" x 5'10"





# TWYFORD HOUSE

Plot 3: A detached four-bedroom home with a double garage

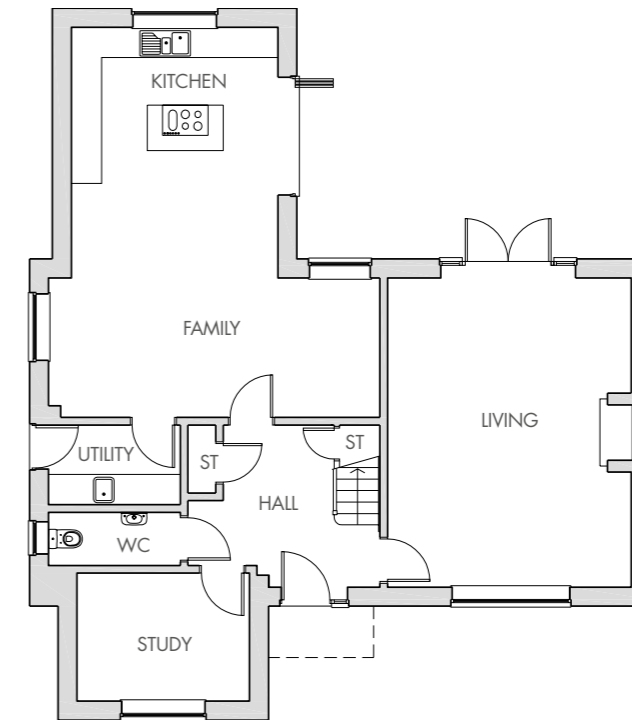
Enjoying beautiful views across the fields, this stunning stone property provides extensive family accommodation with four generous bedrooms.

Life at Twyford House centres around the large L-shaped kitchen-family room which opens onto the garden via a run of elegant folding-sliding doors. This room offers plenty of space for entertaining as well as a quartz island unit, high-end appliances and an adjoining utility room. Working from home here is a breeze because of the light-filled study with its calming views of the rolling pasture beyond.

The spacious living room on the ground floor also enjoys the same countryside views and has French doors to the rear opening onto the private garden.

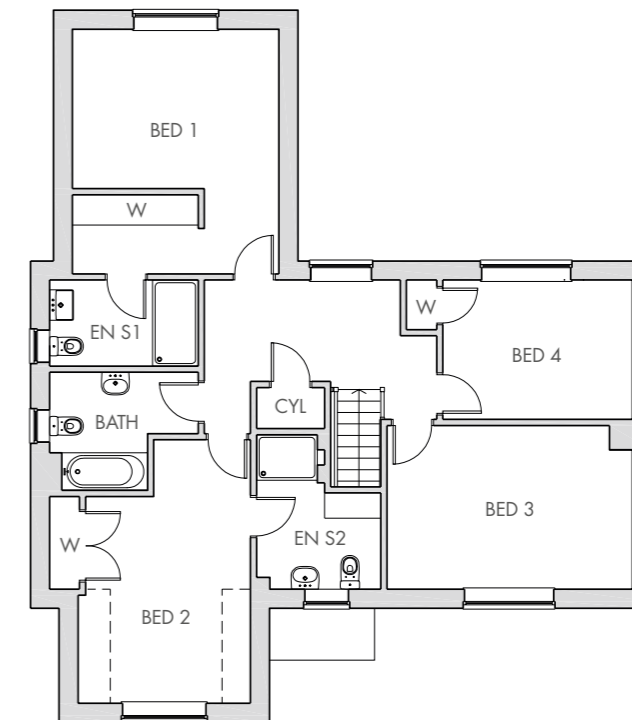
Upstairs, the master bedroom has a dressing area, built-in wardrobes and stylish en suite shower room. The second bedroom also has its own en suite and far-reaching rural views. There are two further bedrooms and a large family bathroom complete with high-end sanitary ware and fittings.

This home has a double garage with additional parking for four cars.



Ground floor

Room	Metres	Feet
Living	4.81 x 6.10	15'9" x 20'0"
Kitchen/Family	6.54 x 7.70	21'5" x 25'3"
Utility	2.60 x 1.57	8'6" x 5'2"
Study	3.40 x 2.53	11'2" x 8'4"
WC	2.60 x 1.05	8'6" x 3'5"



First floor

Room	Metres	Feet
Bed 1	4.08 x 4.83	13'5" x 15'10"
En suite 1	2.93 x 1.70	9'7" x 5'7"
Bed 2	3.40 x 5.20	11'2" x 17'1"
En suite 2	2.46 x 3.05	8'1" x 10'0"
Bed 3	4.84 x 3.23	15'11" x 10'7"
Bed 4	3.74 x 2.75	12'3" x 9'0"
Bathroom	2.93 x 2.33	9'7" x 7'8"







## KETTLEBY HOUSE

*Plot 4: A detached four-bedroom home with a double garage*

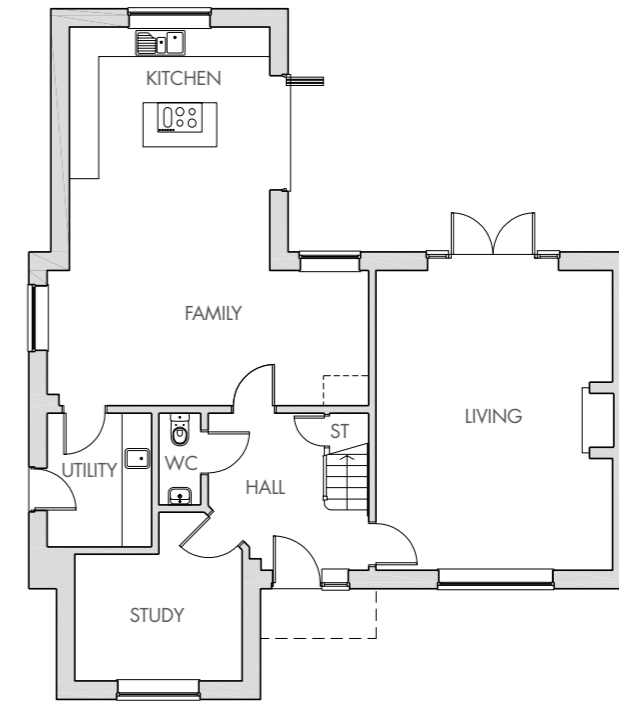
Lying at the heart of Glebe Rise, this beautiful family home is built from traditional red brick and offers elegant living space with a high quality finish throughout.

To the rear of Kettleby House is the vast kitchen-family room with folding-sliding doors opening onto the large, lawned garden. Within this room you will also find a sizeable quartz island unit, integrated appliances and premium quality cabinetry. Working from home here couldn't be easier thanks to the lovely, bright study.

Underfloor heating throughout the ground floor gives a warm and cosy feel, and the dual aspect living room has a working fireplace and gorgeous rural views.

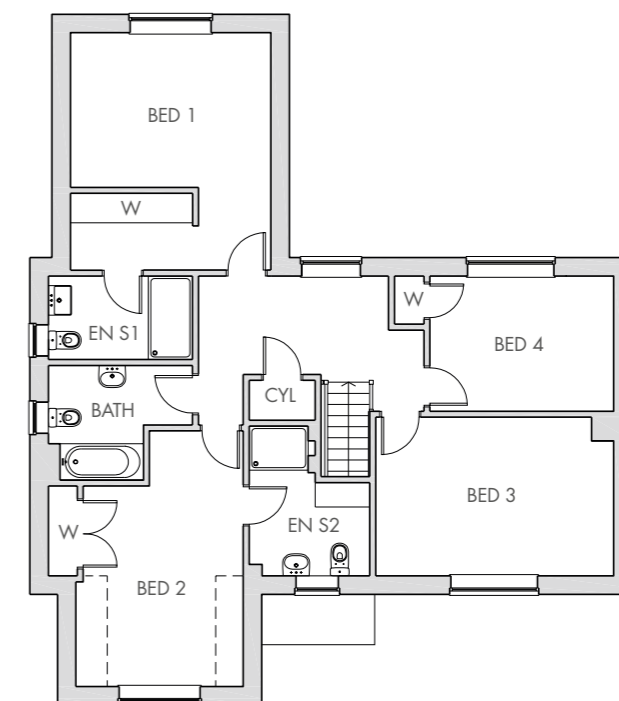
On the first floor, the main bedroom has a dressing area, built-in wardrobes and en suite. To the front of the property, bedroom two also has its own en suite shower room as well as calming views of the fields beyond. There are two, additional good-sized bedrooms and a stylish family bathroom.

This beautiful property also comes with a large double garage and four parking spaces.



Ground floor

Room	Metres	Feet
Living	4.81 x 6.10	15'9" x 20'0"
Kitchen/Family	6.54 x 7.70	21'5" x 25'3"
Utility	2.12 x 2.72	6'11" x 8'11"
Study	3.40 x 3.43	11'2" x 11'3"
WC	0.85 x 1.87	2'9" x 6'2"



First floor

Room	Metres	Feet
Bed 1	4.08 x 4.83	13'5" x 15'10"
En suite 1	2.93 x 1.70	9'7" x 5'7"
Bed 2	3.40 x 5.20	11'2" x 17'1"
En suite 2	2.46 x 3.05	8'1" x 10'0"
Bed 3	4.84 x 3.23	15'11" x 10'7"
Bed 4	3.74 x 2.75	12'3" x 9'0"
Bathroom	2.93 x 2.33	9'7" x 7'8"





## LOSEBY COTTAGE & CLAWSON COTTAGE

Plots 5 & 6: A pair of semi-detached, two-bedroom homes, each with a single garage.

These pretty red brick cottages provide carefully designed living spaces, attractive, south-facing gardens and a high-quality finish throughout.

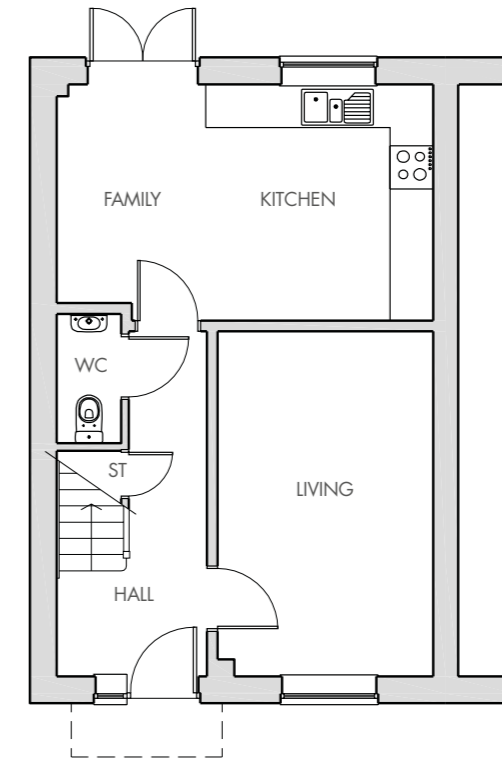
To the rear of each property is a generous kitchen-family room with integrated appliances, premium quality cabinetry and French doors opening onto the enclosed garden. Storage has been carefully thought out with a handy understairs cupboard.

Underfloor heating throughout the downstairs ensures each home is super toasty throughout the winter. And the large, south-facing window at the front floods the living room with light.

Upstairs, the master bedroom has built-in wardrobes and a luxurious en suite shower room. The second bedroom enjoys garden views to the south and there is a family bathroom just next door.

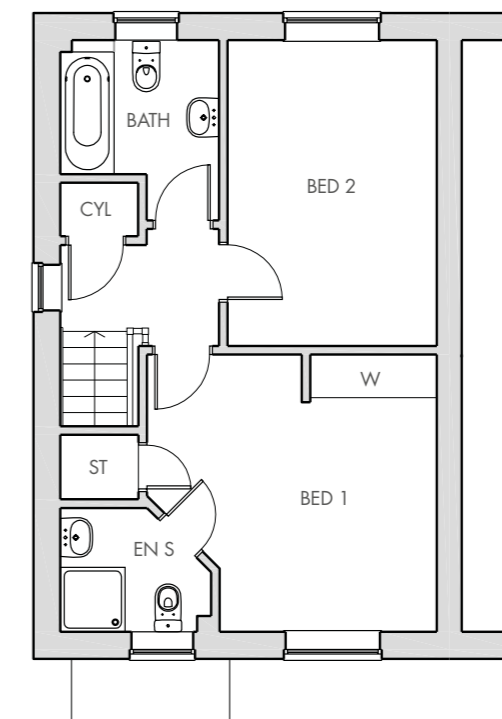
Each of these lovely homes has its own single garage plus two additional parking spaces.

These cottages are available to purchase under our 'Local Homes' scheme. Turn to Page 33 for more details.



Ground floor

Room	Metres	Feet
Living	3.00 x 4.80	9'10" x 15'9"
Kitchen/Family	5.24 x 3.29	17'2" x 10'10"
WC	0.90 x 1.80	2'11" x 5'11"



First floor

Room	Metres	Feet
Bed 1	4.03 x 3.86	13'3" x 12'8"
En suite	2.10 x 1.73	6'11" x 5'8"
Bed 2	2.91 x 4.26	9'7" x 14'0"
Bathroom	2.21 x 2.51	7'3" x 8'3"

The floor plans show Plot 5. Plot 6 is handed.



# HICKLING COTTAGE & GRANBY COTTAGE

Plots 7 & 8: A pair of semi-detached, three-bedroom homes, each with a single garage.

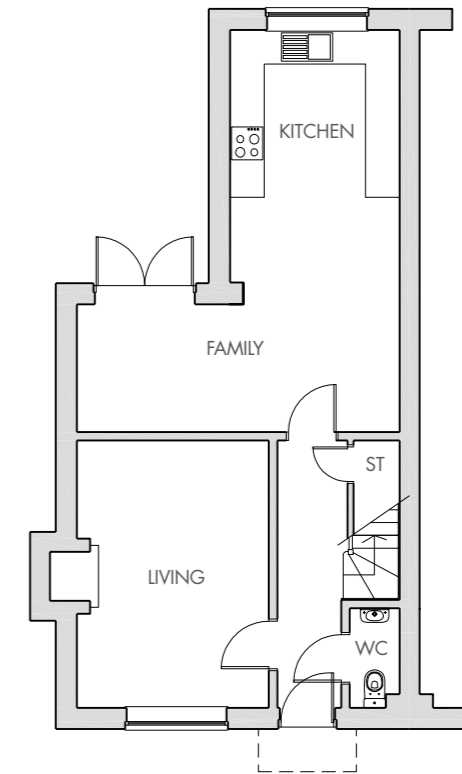
These characterful cottages both offer lots of light-filled family living space, three good-sized bedrooms and attractive, south-facing gardens.

The stunning, L-shaped kitchen-family room is the heart of the home here, with plenty of space for both dining and relaxing. High-end integrated appliances come as standard, as do the premium kitchen units and underfloor heating. The French doors can be opened up to link the kitchen seamlessly with the wonderfully private garden. Also on the ground floor is a charming living room with a working fireplace.

Upstairs, the master bedroom has a beautiful en suite shower room and built-in wardrobes. Bedrooms two and three face south with rural views, and there is a luxurious family bathroom with bath, WC and basin.

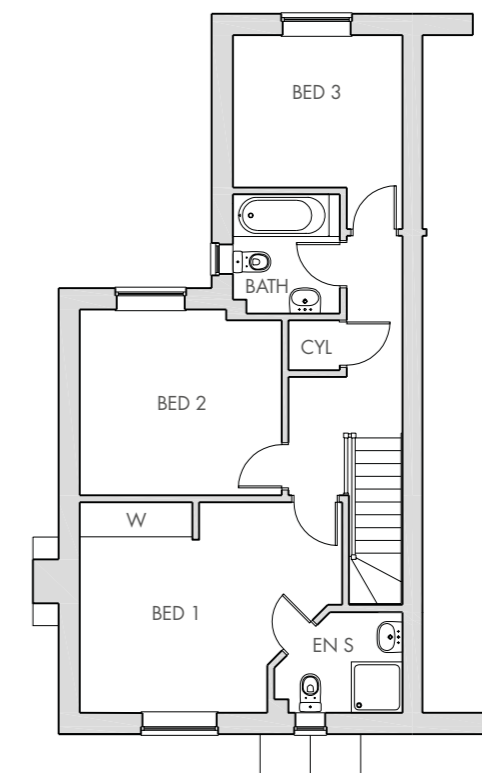
These stylish homes each have a single garage and additional parking for two cars.

These cottages are available to purchase under our 'Local Homes' scheme. Turn to Page 33 for more details.



Ground floor

Room	Metres	Feet
Living	3.38 x 4.71	11'1" x 15'5"
Kitchen/Family	5.69 x 7.09	18'8" x 23'3"
WC	0.88 x 1.76	2'11" x 5'9"



First floor

Room	Metres	Feet
Bed 1	4.63 x 3.72	15'2" x 12'2"
En suite	2.26 x 1.78	7'5" x 5'10"
Bed 2	3.56 x 3.28	11'8" x 10'9"
Bed 3	2.99 x 3.42	9'10" x 11'3"
Bathroom	1.89 x 2.10	6'2" x 6'11"

The floor plans show Plot 7. Plot 8 is handed.



# BURROUGH HOUSE

Plot 9: A detached four-bedroom home with a double garage

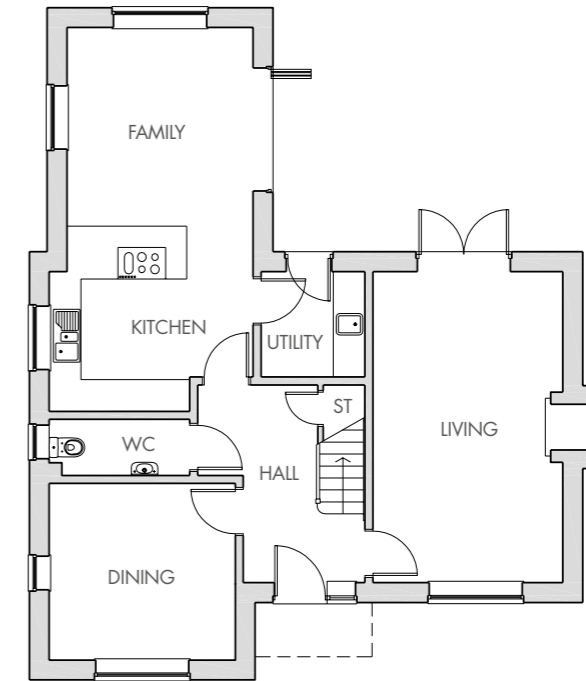
This attractive family home, built from traditional red brick with a grey slate roof, provides an exceptional amount of living space.

The huge kitchen-family room is flooded with light thanks to windows on three sides and a long run of folding-sliding doors opening onto the large, south-facing garden. The kitchen has premium integrated appliances, a stylish peninsular unit and a generous adjoining utility room. Also downstairs is a spacious dining room which could alternatively be used as a work-from-home space.

The double aspect living room is light and bright with a working fireplace and French doors opening onto the extremely private garden.

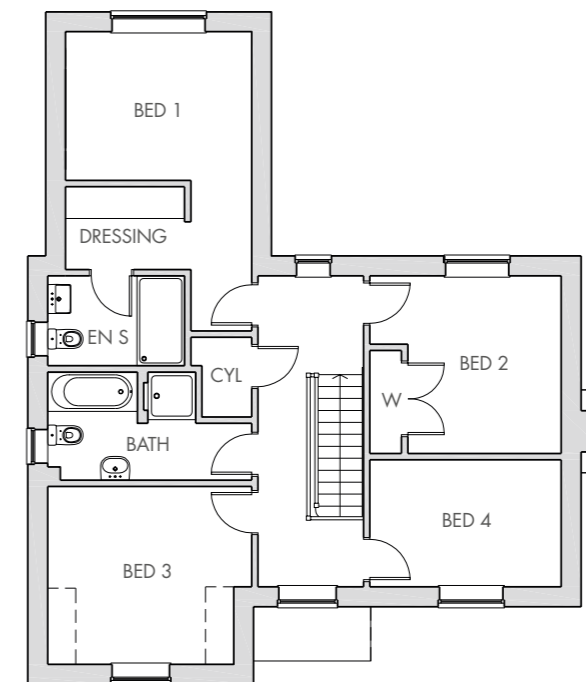
The master bedroom has a luxurious en suite shower room as well as a dedicated dressing area and built-in wardrobes. The second bedroom also has a set of fitted wardrobes. There are two further bedrooms and a spacious family bathroom with a separate shower enclosure.

This beautiful property comes with a double garage and additional parking for four cars on the large private driveway.



Ground floor

Room	Metres	Feet
Living	3.59 x 5.88	11'9" x 19'3"
Kitchen/Family	3.52 x 7.26	11'7" x 23'10"
Utility	1.96 x 1.99	6'5" x 6'6"
Dining	3.52 x 3.34	11'7" x 10'11"
WC	2.66 x 1.06	8'9" x 3'6"



First floor

Room	Metres	Feet
Bed 1	3.52 x 5.66	11'7" x 18'7"
En suite	2.59 x 1.70	8'6" x 5'7"
Bed 2	3.62 x 3.36	11'11" x 11'0"
Bed 3	3.85 x 3.36	12'8" x 11'0"
Bed 4	3.62 x 2.40	11'11" x 7'10"
Bathroom	3.85 x 2.04	12'8" x 6'8"





# TILTON HOUSE

Plot 10: A detached five-bedroom home with a double garage

This handsome stone house offers vast amounts of living space, a large private garden and beautiful rural views.

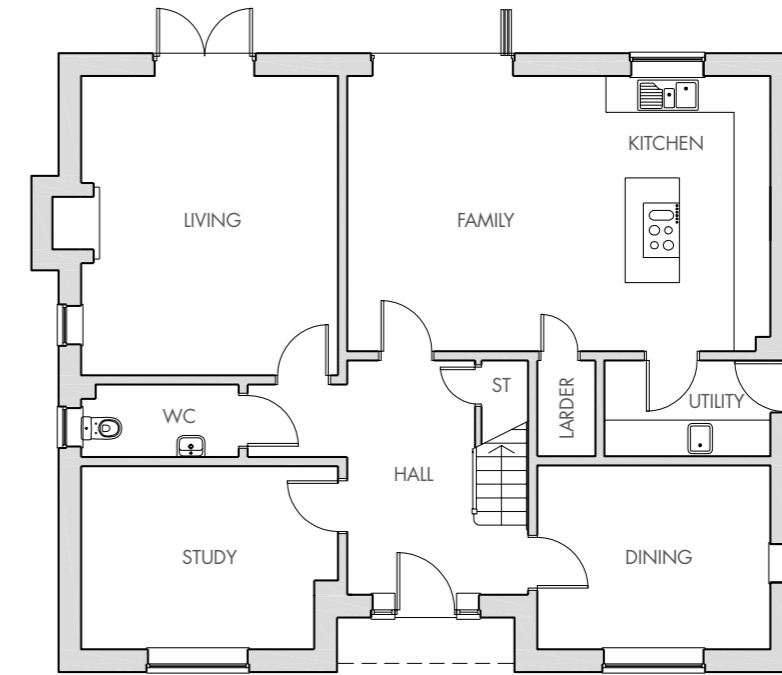
The luxurious kitchen-family room at Tilton House has a stylish quartz island unit, high-end integrated appliances and a long run of elegant folding-sliding doors leading to the garden. Just off the kitchen, there is a utility room and a separate larder.

At the front of the property there is a bright study and a large dining room which both enjoy calming rural views.

The living room to the rear has an exposed brick fireplace and French doors opening onto the lawned garden. Underfloor heating ensures that the entire ground floor is kept warm, whatever the weather.

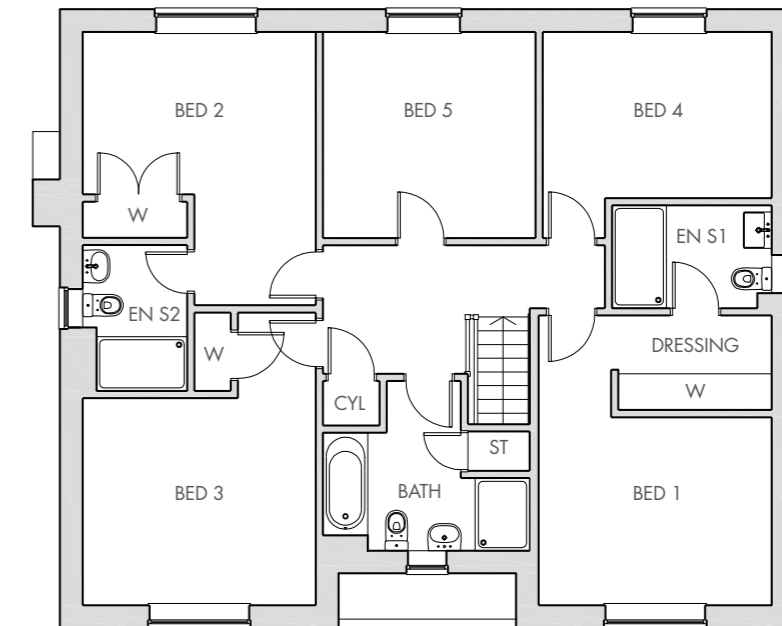
Upstairs, the master bedroom has lovely views of the surrounding countryside, a dressing area, fitted wardrobes and an en suite shower room. There are four additional bedrooms, one of which has an en suite, and a generous family bathroom with a separate shower cubicle as well as a bath.

This spacious home has a double garage and parking for up to four cars.



Ground floor

Room	Metres	Feet
Living	4.25 x 4.95	13'11" x 16'3"
Kitchen/Family	7.00 x 4.55	23'0" x 14'11"
Utility	2.74 x 1.59	9'0" x 5'3"
Dining	3.85 x 3.04	12'8" x 10'0"
Study	4.25 x 3.03	13'11" x 9'11"
WC	2.60 x 1.20	8'6" x 3'11"



First floor

Room	Metres	Feet
Bed 1	3.85 x 4.79	12'8" x 15'9"
En suite 1	2.64 x 1.70	8'8" x 5'7"
Bed 2	3.85 x 4.52	12'8" x 14'10"
En suite 2	1.73 x 2.41	5'8" x 7'11"
Bed 3	3.85 x 4.84	12'8" x 15'11"
Bed 4	3.79 x 3.41	12'5" x 11'2"
Bed 5	3.52 x 3.41	11'7" x 11'2"
Bathroom	3.42 x 2.80	11'3" x 9'2"





# LANGHAM HOUSE

Plot 11: A detached five-bedroom home with a double garage

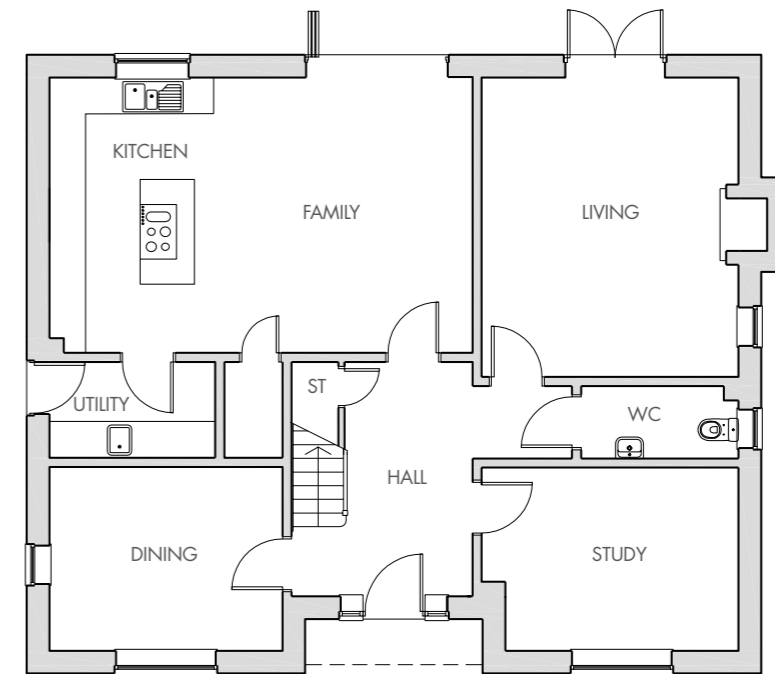
Tucked away in a prime corner plot, this beautifully-proportioned property provides light-filled living space, five generous bedrooms and a large, private garden.

The vast kitchen-family room is the star of the show here, with its quartz-topped island unit, premium appliances and stylish cabinetry. Folding-sliding doors open the room up to the garden, creating a wonderful indoor-outdoor feel. Storage will never be a problem, with both a utility room and a larder leading off the kitchen.

There is a lovely home office with views across the rolling countryside, as well as a separate dining room. The living room to the rear has an exposed brick fireplace and French doors opening onto the garden.

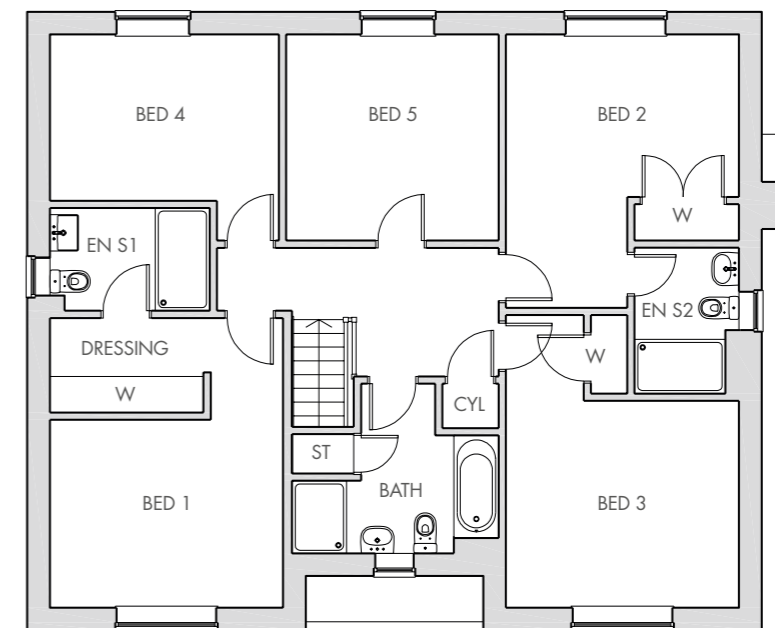
The master bedroom has its own dressing area, fitted wardrobes, en suite shower room and beautiful views. The other bedroom at the front of the property also enjoys rural views and fitted wardrobes. There are three additional bedrooms, one of which has an en suite, and a luxurious family bathroom.

This property also has a large double garage and four parking spaces.



Ground floor

Room	Metres	Feet
Living	4.25 x 4.95	13'11" x 16'3"
Kitchen/Family	7.00 x 4.56	23'0" x 15'0"
Utility	2.74 x 1.59	9'0" x 5'3"
Dining	3.85 x 3.04	12'8" x 10'0"
Study	3.85 x 3.03	12'8" x 9'11"
WC	2.60 x 1.20	8'6" x 3'11"



First floor

Room	Metres	Feet
Bed 1	3.85 x 4.79	12'8" x 15'9"
En suite 1	2.64 x 1.70	8'8" x 5'7"
Bed 2	3.85 x 4.52	12'8" x 14'10"
En suite 2	1.73 x 2.41	5'8" x 7'11"
Bed 3	3.85 x 4.84	12'8" x 15'11"
Bed 4	3.79 x 3.41	12'5" x 11'2"
Bed 5	3.52 x 3.41	11'7" x 11'2"
Bathroom	3.42 x 2.80	11'3" x 9'2"





# WILLOUGHBY HOUSE

Plot 12: A detached five-bedroom home with a double garage

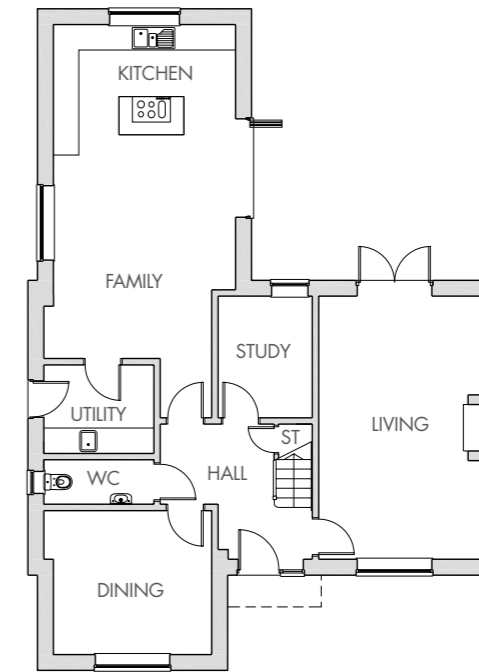
Accessed via a private drive, Willoughby House is one of the largest properties at Glebe Rise, enjoying plenty of luxury living space, a huge garden and stunning countryside views.

The vast kitchen-family room takes centre stage here with its beautiful quartz island unit, high-end cabinetry and premium integrated appliances. Folding-sliding doors allow you to open up the space to the large, south-facing garden.

The double aspect living room has French doors and an exposed brick fireplace. Also on the ground floor is a bright study overlooking the garden, and a generous dining room and cloakroom.

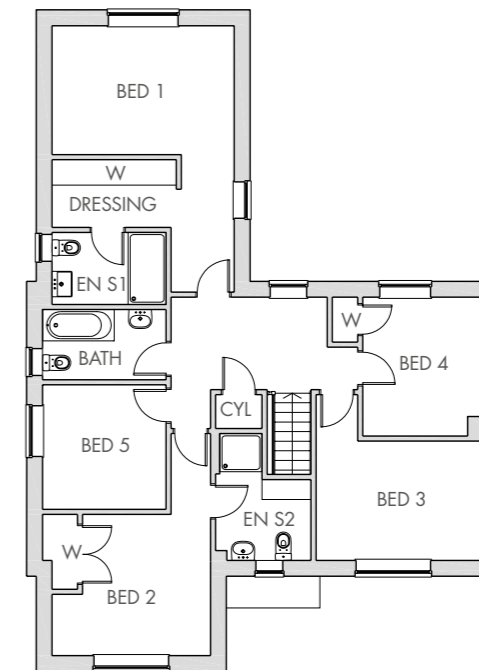
Upstairs, the spacious landing leads to the stylish master bedroom which comes complete with a dressing area and en suite shower room. There are four additional bedrooms, one of which has an en suite, as well as a luxurious family bathroom.

This beautiful property comes with a large double garage and four parking spaces.



Ground floor

Room	Metres	Feet
Living	4.00 x 6.22	13'1" x 20'5"
Kitchen/Family	4.30 x 7.89	14'1" x 25'11"
Utility	2.60 x 2.09	8'6" x 6'10"
Dining	3.97 x 3.40	13'0" x 11'2"
Study	2.22 x 2.87	7'3" x 9'5"
WC	2.60 x 1.05	8'6" x 3'5"



First floor

Room	Metres	Feet
Bed 1	4.30 x 6.29	14'1" x 20'8"
En suite 1	2.69 x 1.70	8'10" x 5'7"
Bed 2	3.74 x 5.24	12'3" x 17'2"
En suite 2	2.26 x 2.99	7'5" x 9'10"
Bed 3	4.03 x 3.91	13'3" x 12'10"
Bed 4	2.93 x 3.28	9'7" x 10'9"
Bed 5	2.92 x 2.94	9'7" x 9'8"
Bathroom	2.92 x 1.66	9'7" x 5'5"



## THE SPECIFICATION

Quality is everything when it comes to the fixtures and fittings in your new home. At Grace Homes, we select only the best, top-of-the-range appliances and sanitary ware from prestige suppliers. Exquisite natural materials are also carefully chosen such as oak, porcelain and stone. And all these elements are brought together with our trademark exceptional finish and exacting attention to detail.



### Kitchen

- Silestone quartz surfaces and upstand\*
- Porcelanosa floor tiles\*
- Appliances by Siemens:
  - Gas hob
  - Integrated multi-function oven (double oven to four and five-bedroom homes)
  - Integrated fridge freezer
  - Integrated dishwasher

### Utility (where applicable)

- Porcelanosa floor tiles\*
- Silestone quartz work surfaces and upstands\*
- Plumbing and electrics for a washing machine and tumble dryer

### Bathrooms, en-suites and cloakroom

- Vanity units to all master en-suites
- Villeroy & Boch basins, baths and WCs (PURA in Local Homes)
- Hansgrohe brassware throughout (VADO in Local Homes)
- Porcelanosa tiling to floors and specified wall areas\*

### Internal joinery

- Oak internal doors with brushed stainless-steel ironmongery
- Stylish staircase with oak handrail

### Heating and hot water

- Gas central heating system with the latest generation condensing boiler for energy efficiency
- Solar panels on every house roof to help heat the hot water
- Fully programmable underfloor heating on the ground floor
- Thermostatically-controlled radiators upstairs
- Most homes have a working fireplace in reclaimed brickwork with either an oak beam or brickwork arch and oak mantle in the living room, ideal for multi-fuel and wood burning stoves

### Windows and doors

- High-quality front doors and timber double glazed windows with energy efficient, low-emissivity glass with Chromatech Argon sealed units
- Windows painted in heritage grey
- Folding-sliding doors link the kitchen-family room to the garden in every four and five-bedroom home
- Garages have remote-controlled timber up-and-over doors

### Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms

### Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors have a multi-point locking system

### Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths in natural stone
- Outside tap
- Electric car charging points
- Parking areas feature tegular paving (please refer to the site plan for the specific locations of garages and parking)

### Peace of mind

- 10 year Premier Guarantee New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders

\* Choice available dependent on the stage of build





## A STEP ON THE LADDER

*We know that a brand new home can feel beyond the reach of some buyers, which is why we're delighted to offer four of the properties at Glebe Rise at a discounted rate as part of our Local Homes initiative. These two and three-bedroom, properties – built to the same exacting standards as the other homes on the development – will be available to buy at 30% below market value. Eligibility for this offer favours those with a strong link to the local area.*

At Grace Homes, we live and breathe the locations in which we build our exceptional properties. These are the areas in which we live, work and send our children to school.

That's why we love to give back to the community wherever possible, and why we're particularly excited to be offering local people the chance to move into their very own, beautiful Local Home.

Please call us on 01536 740019 to find out more about the eligibility criteria for our Local Homes and for information about how to apply.



## HOW TO FIND US: LE14 2AF



### Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

### Site Plan

The site plan is intended for illustrative purposes only. Construction and landscaping details can change during the course of the development. Trees and planting shown are indicative and actual numbers and positions may vary. The site plan does not form any part of a warranty or contract.

### Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

### CGIs and Floorplans

Elevations and individual features such as windows, building materials and soft landscaping may vary. Please note floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.

## AN AWARD-WINNING HOUSE BUILDER

*We are delighted to have been recognised for our industry-leading craftsmanship, excellence and expertise.*

- Winner: Best Small New Housing Development, LABC Building Excellence Awards 2020, East Midlands
- Winner: Development of The Year, Worcester Bosch Environment 2020 Awards

- Winner: Service Excellence, SME Northamptonshire Business 2019 Awards
- Long list: Premier Guarantee Excellence Awards, 2019



# GRACE HOMES

TIMELESS DESIGN. EXCEPTIONAL QUALITY.

For more information or to arrange an appointment to view Glebe Rise, please contact our sales team on:  
01536 740019 | [sales@gracehomes.co.uk](mailto:sales@gracehomes.co.uk) | [gracehomes.co.uk](http://gracehomes.co.uk)