



OAKRIDGE

NORTH KILWORTH, LEICESTERSHIRE
PHASE 2

FRANCIS JACKSON HOMES



OAKRIDGE, STATION ROAD, NORTH KILWORTH

Phase 2 of this select development,
an additional nine homes in the
popular South Leicestershire village
of North Kilworth

North Kilworth is located six miles east of the market town of Lutterworth which has close access to the M1 and M6 and eight miles west of Market Harborough, another thriving Leicestershire town. North Kilworth is in easy reach of excellent rail links to London (1 hour) and Birmingham (40 minutes) from Rugby (11 miles) and Market Harborough (8 miles).

The village is home to St Andrew's Church of England Primary School, the White Lion pub and a convenience store which accompanies the petrol station. In the centre of the village is a recognised Nature Reserve, the Bogs, a small, rare wetland site which was restored to its natural state in 2006 by villagers. North Kilworth Sports Club and the neighbouring floodlit sports courts provide a perfect environment for several village clubs, including cricket, bowls and tennis.

Just outside the village there are further leisure opportunities at Kilworth Springs Golf Club and North Kilworth Marina situated on the banks of Grand Union Canal. Kilworth House is also located nearby, a luxury hotel with open air theatre.

FRANCIS JACKSON HOMES

Francis Jackson Homes is a family owned housebuilding company specialising in well built homes across the South Midlands

Francis Jackson Homes has established a reputation as one of the very best housebuilders in the region with attention to detail and quality of finish second to none.

Our aim is to offer our customers as much choice and input into their new home where possible, subject to the stage of construction. This flexibility is rarely available when buying a new home and sets us apart from other housebuilders.

We are committed to not only building the best quality homes but also ensuring our customer care service is of the highest quality. We are proud to have many of our purchasers return to buy a second and in a few cases a third home from us over the years, which is a great endorsement of the quality of our homes.

Francis Jackson Homes are proud to have won a number of prestigious national building awards including The Sunday Times Build Quality Award and the LABC Warranty Developer of the Year. In 2020 we were selected as finalists for 'Small Housebuilder of the Year' in the national awards for Housebuilder magazine. Recent developments have reached the LABC Building Excellence Awards finals in both 2023 and 2024.



DESIGNED DOWN TO THE LAST DETAIL

Francis Jackson Homes pride themselves on an exceptionally high quality standard finish and specification

All our homes are sold with an in house 2 year warranty (covering defects in materials or workmanship) and a 10 year LABC warranty (structural).

All items listed below are included in our standard specification:

- Central heating provided by an air source heat pump
- Zoned underfloor heating to the ground floor and radiators to first floor
- Individually designed Symphony Gallery range kitchen units with quartz worktops and upstand*
- Laminate worktop with splash back tiling to the utility room*
- Integrated Neff kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood and dishwasher)
- Ideal Standard sanitary ware*
- Porcelanosa floor tiles in kitchen, utility and bathrooms (half height wall tiles to bathrooms, full height within shower areas)*
- Heated chrome towel rails to all bathrooms
- Walls painted in Dulux Supermatt, woodwork painted white
- FTTP broadband – Up to 1Gbps
- Telephone, TV and CAT 6 points fitted
- Low energy lighting
- Vertical panel internal doors
- Built in wardrobes, where indicated
- Security alarm to the house
- External lighting
- EV charging point
- Turf to front and rear gardens
- Outside tap

* Choices may be available for these elements, subject to stage of construction



SITE PLANS



Sat Nav: LE17 6FH

Site plan, landscaping and plot boundaries indicative only. Not to scale.



PLOTS 1 & 2

Detached two bedroom chalet bungalows with open plan kitchen/living, en suite to master bedroom with large parking area and garden

GROUND FLOOR

Living room	4.8m x 3.6m
Kitchen	3.9m x 3.4m
Bed 2	3.7m x 3.6m max
Bathroom	2.4m x 2.4m max

FIRST FLOOR

Bed 1	5.3m x 3.6m (incl. wardrobes)
En suite	2.5m x 1.4m max



PLOTS 3 & 4

A pair of semi detached three bedroom homes with open plan kitchen/dining, en suite to master bedroom, family bathroom and garage with additional parking

GROUND FLOOR

Living room	4.5m max x 3.8m max
Kitchen	3.3m x 2.7m
Dining	4.4m x 2.8m
Utility	2.5m x 1.7m (excl. cupboard)
WC	1.8m x 0.9m

FIRST FLOOR

Bed 1	4.5m max x 3.7m max (incl. wardrobe)
En suite	1.9m x 1.7m
Bed 2	3.2m min x 2.8m
Bed 3	2.6m x 2.2m
Bathroom	2.1m x 1.8m



PLOT 5

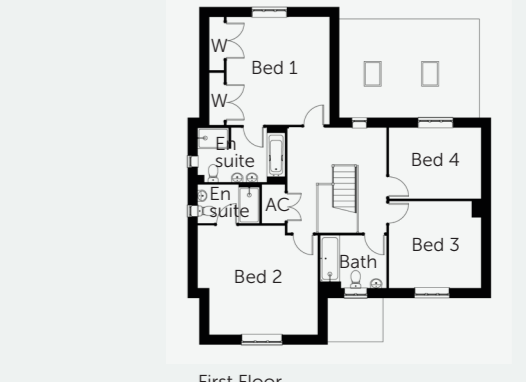
A large detached four bedroom home with spacious open plan kitchen/dining, living room with woodburner, study, en suites to beds 1 & 2 and double garage

GROUND FLOOR

Living room	6.2m x 4.6m
Kitchen	6.3m x 5.1m max
Dining	5.4m x 3.4m
Study	3.8m x 3m max
Utility	3.3m x 1.9m
WC	2m x 1.1m

FIRST FLOOR

Bed 1	4.6m x 4.2m (incl. wardrobes)
En suite	3.4m x 2.1m
Bed 2	4.6m max x 4.2m
En suite	2.4m x 1.5m
Bed 3	3.6m x 3.4m
Bed 4	3.6m x 2.8m
Bathroom	2.6m x 2.1m



PLOT 6

A large detached four bedroom home with spacious open plan kitchen/dining, living room with woodburner, study, en suites to beds 1 & 2, generous garden and double garage

GROUND FLOOR

Living room	6.2m x 4.6m
Kitchen	6.3m x 5.1m max
Dining	5.4m x 3.4m
Study	3.8m x 3m max
Utility	3.3m x 1.9m
WC	2m x 1.1m

FIRST FLOOR

Bed 1	4.6m x 4.2m (incl. wardrobes)
En suite	3.4m x 2.1m
Bed 2	4.6m max x 4.2m
En suite	2.4m x 1.5m
Bed 3	3.6m x 3.4m
Bed 4	3.6m x 2.8m
Bathroom	2.6m x 2.1m



Ground Floor



First Floor

PLOT 7

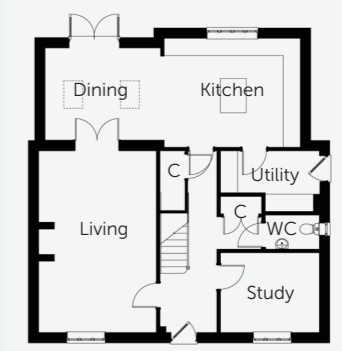
A detached four bedroom home with open plan kitchen/dining, living room with woodburner, study, en suites to beds 1 & 2, south facing garden and double garage

GROUND FLOOR

Living room	6.3m x 4.1m
Kitchen	4.8m x 3.8m
Dining	4.1m x 3.2m
Study	3.5m x 2.8m
Utility	3.5m x 2.1m max
WC	1.9m x 1.2m

FIRST FLOOR

Bed 1	4.8m x 3.8m (incl. wardrobes)
En suite	2.6m x 1.8m max
Bed 2	3.8m x 3m
En suite	2.6m x 1.4m max
Bed 3	3.4m x 3m
Bed 4	3m x 2.8m
Bathroom	2.8m x 2.2m



Ground Floor



First Floor

PLOT 8

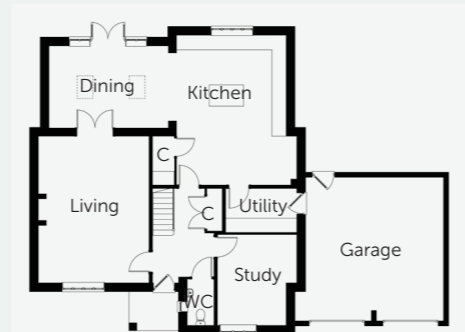
A detached four bedroom home with open plan kitchen/dining, living room with woodburner, study, en suites to beds 1 & 2, south facing garden and double garage

GROUND FLOOR

Living room	6.3m x 4.1m
Kitchen	4.8m x 3.8m
Dining	4.1m x 3.2m
Study	3.5m x 2.8m
Utility	3.5m x 2.1m max
WC	1.9m x 1.2m

FIRST FLOOR

Bed 1	4.8m x 3.8m (incl. wardrobes)
En suite	2.6m x 1.8m max
Bed 2	3.8m x 3m
En suite	2.6m x 1.4m max
Bed 3	3.4m x 3m
Bed 4	3m x 2.8m
Bathroom	2.8m x 2.2m



Ground Floor



First Floor

LOCATION

Sat Nav: LE17 6FH



PLOT 9

A large detached four bedroom home with spacious open plan kitchen/dining, living room with woodburner, study, en suites to beds 1 & 2, generous garden and integral double garage

GROUND FLOOR

Living room	6.2m x 4.6m
Kitchen	6.3m x 5.1m max
Dining	5.4m x 3.4m
Study	3.8m x 3m max
Utility	3.3m x 1.9m
WC	2m x 1.1m

FIRST FLOOR

Bed 1	4.6m x 4.2m (incl. wardrobes)
En suite	3.4m x 2.1m
Bed 2	4.6m max x 4.2m
En suite	2.4m x 1.5m
Bed 3	3.6m x 3.4m
Bed 4	3.6m x 2.8m
Bathroom	2.6m x 2.1m

Some of the images shown in this brochure are computer generated images (CGI). Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied on for ordering carpets or furniture. A Predicted Energy Assessment is available, please ask Francis Jackson Homes for a copy. September 2024.

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