

College Gardens

Leicester

A development of 2, 3 & 4 bedroom homes



your home, your location



Join the Kier way of living

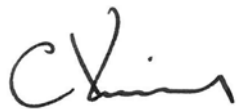
As part of Kier Group PLC, Kier Living specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Living development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location*.



Chris King Managing Director

Photographs show typical Kier Living properties from previous developments.





Welcome to Leicester... *your location*

Each new home for sale at College Gardens offers the very best in modern, low maintenance living. Situated off Wycombe Road, on the outskirts of the City of Leicester, this exciting new development enjoys easy access to the A47, the main link road between Leicester City Centre and Peterborough. The M1 and M69 are also easily accessible, providing a direct route to the other major centres in the Midlands, including Nottingham to the north and Birmingham to the west.

Leicester train station offers fast train service into central London in just over an hour and East Midlands Airport is also only around a 30 minute drive.

College Gardens is within easy reach of all the fantastic amenities of this cosmopolitan City where shoppers are spoilt for choice. The Haymarket Shopping Centre in the heart of the City offers a fantastic range of shops including the high street chains and a great selection of independent boutiques.

Highcross Leicester, the City's newest shopping centre has over 120 shops including several major department stores together with a number of cafés and a 12 screen cinema.

Leicester's famous Golden Mile offers an exotic range of clothing, gifts, spices, Indian food and jewellery stores. The City's popular market dates back over 700 years and is now Europe's largest covered market, including a food hall selling seafood, meats and fresh produce. Located just outside the City, approximately half a mile from J21 of the M1, Fosse Shopping Park is one of the country's biggest out-of-town shopping centres.

The City's Cultural Quarter is a thriving area for art and creativity. Home to the renowned Curve Theatre and the Phoenix Cinema, there is also a growing nightlife scene here, with live music venues, stylish bars, restaurants and nightclubs.

A City that is passionate about sport, Leicester is home to the Leicester Tigers Rugby Club and Leicester City Football Club, along with Leicester Riders Basketball and Leicestershire County Cricket Club. The City's Outdoor Pursuits Centre offers canoeing, orienteering, archery, quad biking and much more.





College Gardens, Leicester...

Housetype Key

2 bedroom homes

- The Hammond 61, 62, 63, 88, 89, 90
- The Ashcombe 29, 30, 31, 39, 40, 41, 42, 76, 77, 78, 79
- The Elveden 14, 15, 44, 47, 55, 58, 98, 99, 100, 101, 110, 121
- The Allington 16, 17, 24, 25, 26, 49, 50, 51



3 bedroom homes

- The Langton 43, 45, 46, 48, 54, 56, 57, 59, 109, 111, 120, 122
- The Wychwood 18, 19, 22, 23, 80, 81, 86, 87, 102, 103, 116, 117

4 bedroom homes

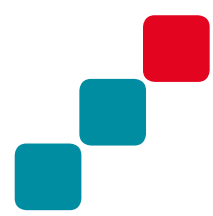
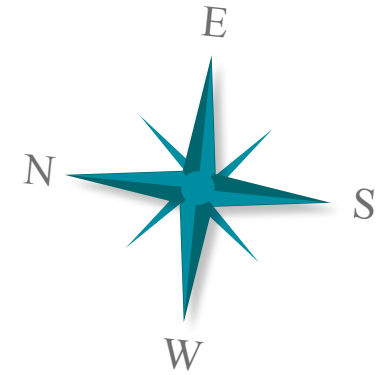
- The Hanbury 12, 13, 27, 28, 82, 83, 84, 85, 104, 105, 106, 107, 108, 112, 113, 114, 115, 118, 119
- The Thetford 52, 53, 70, 71, 72, 73, 74, 92, 93, 96, 97, 123, 124, 131
- The Juniper 69, 75, 91
- The Kingswood 60, 64, 65, 66, 67, 68, 94, 95, 125, 126, 127, 128, 129, 130

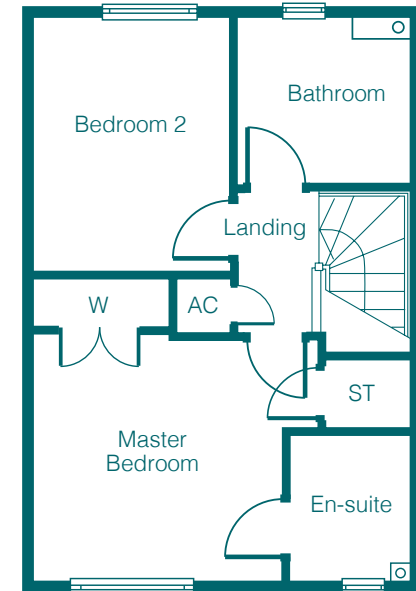
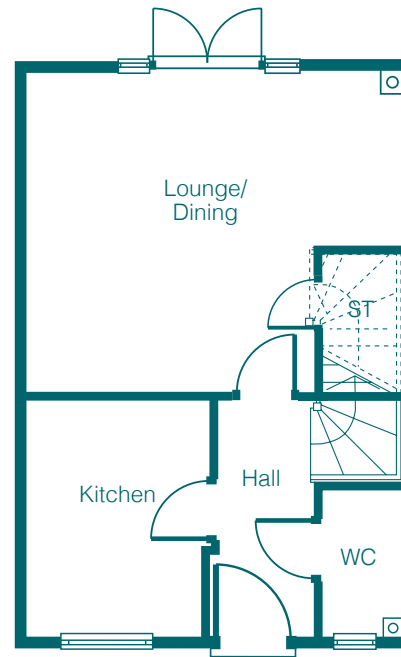
- Shared ownership/rental homes



The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

development layout





Ground

Lounge/Dining	4.74m max x 4.09m max 15' 7" max x 13' 5" max
Kitchen	3.0m x 2.41m 9' 10" x 7' 11"
Cloaks	1.8m x 0.93m 5' 11" x 3' 1"

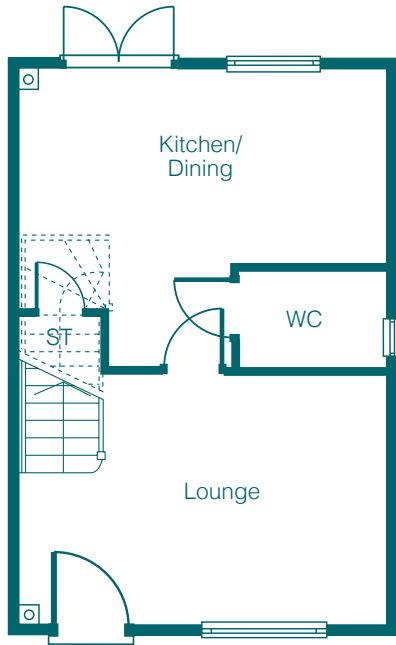
First

Master Bedroom	3.15m min x 3.07m max 10' 4" min x 10' 1" max
En-suite	1.8m x 1.47m 5' 11" x 4' 10"
Bedroom 2	3.24m x 2.46m 10' 8" x 8' 1"
Bathroom	2.16m x 2.08m 7' 1" x 6' 10"

Artists impression shows The Hammond housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

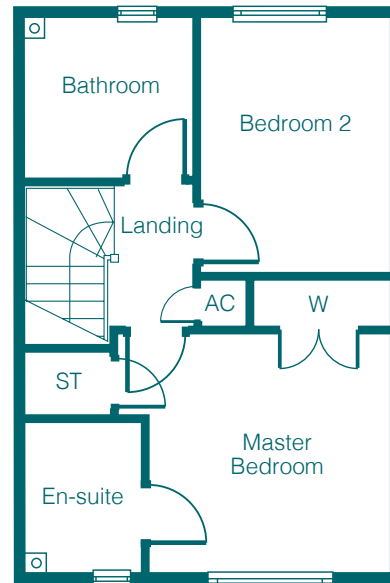
The Hammond 2 bedroom home **732 sq ft**

Plots 61, 62, 63, 88, 89, 90



Ground

Lounge	4.74m max x 3.28m max 15' 7" max x 10' 9" max
Kitchen/Dining	4.74m max x 2.55m min 15' 6" max x 8' 4" min
Cloaks	1.88m x 1.26m 5' 2" x 4' 2"



First

Master Bedroom	3.15m min x 3.14m max 10' 4" min x 10' 4" max
En-suite	1.94m x 1.47m 6' 4" x 4' 10"
Bedroom 2	3.35m x 2.46m 11' 0" x 8' 1"
Bathroom	2.16m x 2.04m 7' 1" x 6' 8"

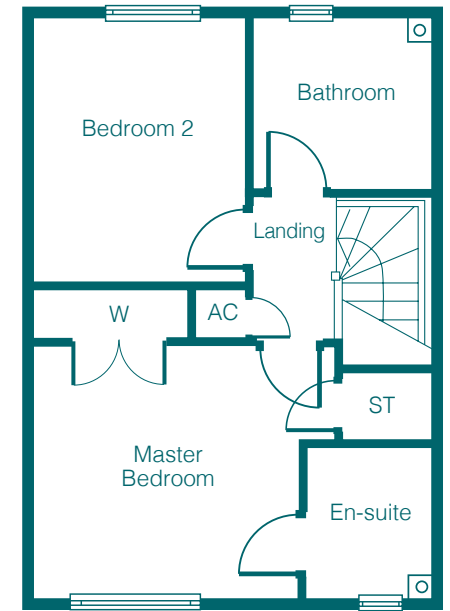
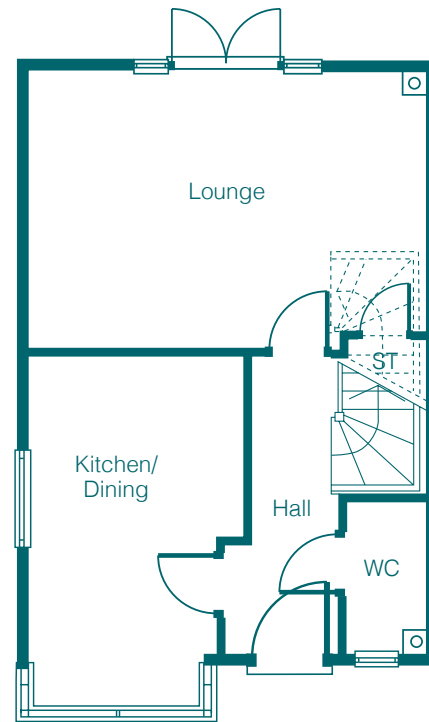


The Ashcombe 2 bedroom home 745 sq ft

Plots 29, 30, 31, 39, 40, 41, 42, 76, 77, 78, 79

Artists impression shows The Ashcombe housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





Ground

Lounge	4.85m max x 3.44m max 15' 11" max x 11' 3" max
Kitchen/Dining	4.33m max x 2.6m max 14' 3" max x 8' 6" max
Cloaks	1.81m x 0.90m 5' 11" x 2' 11"

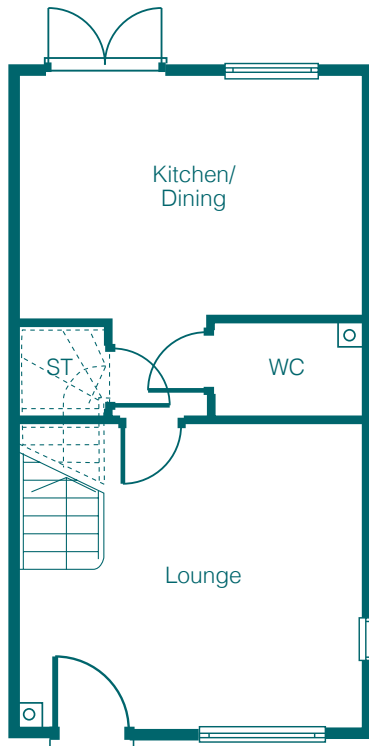
First

Master Bedroom	3.27m min x 3.13m max 10' 9" min x 10' 3" max
En-suite	1.81m x 1.47m 5' 11" x 4' 10"
Bedroom 2	3.25m x 2.57m 10' 8" x 8' 5"
Bathroom	2.16m x 2.08m 7' 1" x 5' 10"

Artists impression shows The Elveden housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

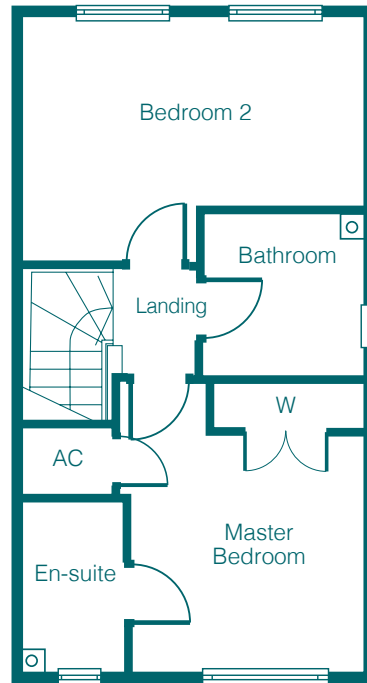
The Elveden 2 bedroom home **765 sq ft**

Plots 14, 15, 44, 47, 55, 58, 98, 99, 100, 101, 110, 121



Ground

Lounge	4.29m max x 3.92m max 14' 1" max x 12' 11" max
Kitchen/Dining	4.29m x 3.08m 14' 1" x 10' 1"
Cloaks	1.81m x 1.21m 5' 11" x 4' 0"



First

Master Bedroom	3.01m min x 2.96m min 9' 10" min x 9' 9" min
En-suite	2.12m x 1.2m 7' 0" x 3' 11"
Bedroom 2	4.29m max x 2.41m min 14' 1" max x 7' 11" min
Bathroom	2.1m x 2.0m 6' 11" x 6' 7"

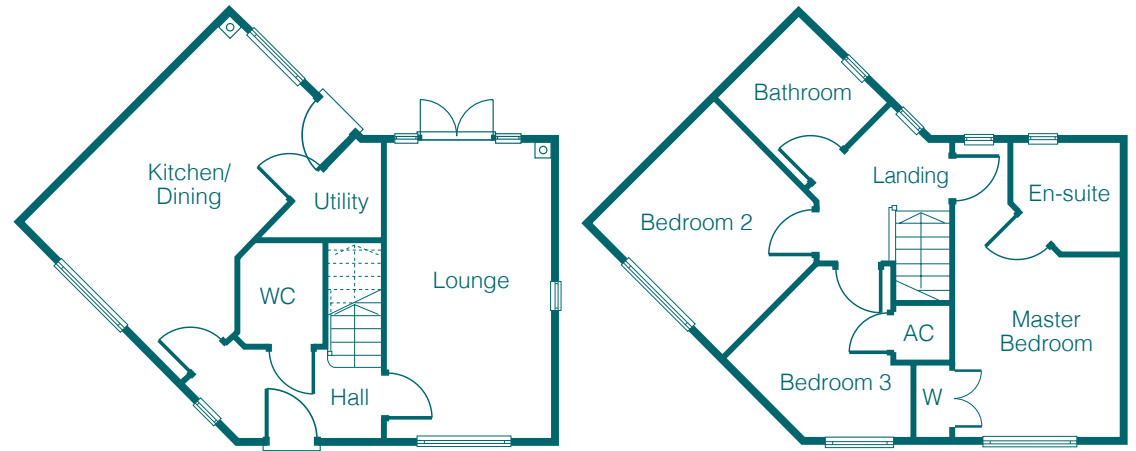


The Allington 2 bedroom home 777 sq ft

Plots 16, 17, 24, 25, 26, 49, 50, 51

Artists impression shows The Allington housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





Ground

Lounge	5.08m x 2.84m 16' 8" x 9' 4"
Kitchen/Dining	5.08m max x 2.95m min 16' 8" max x 9' 8" min
Utility	2.14m max x 1.61m max 7' 0" max x 5' 3" max
Cloaks	1.78m max x 1.45m max 5' 10" max x 4' 9" max

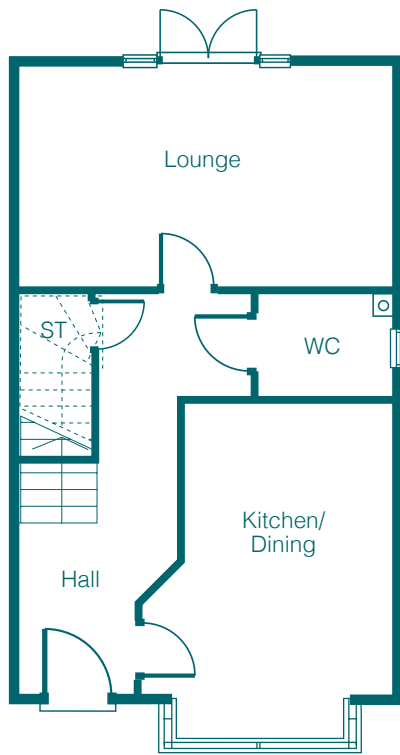
First

Master Bedroom	3.1m min x 2.86m max 10' 2" min x 9' 4" max
En-suite	1.84m max x 1.71m max 6' 1" max x 5' 7" max
Bedroom 2	3.21m max x 2.95m max 10' 7" max x 9' 8" max
Bedroom 3	3.18m max x 2.25m min 10' 5" max x 7' 5" min
Bathroom	2.11m x 2.01m 6' 11" x 6' 7"

Artists impression shows The Langton housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

The Langton 3 bedroom home **941 sq ft**

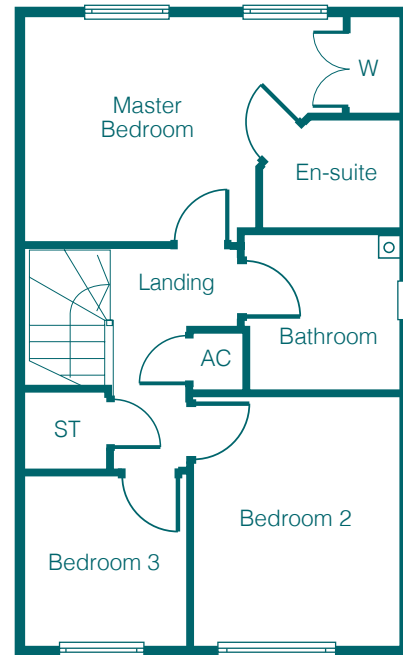
Plots 43, 45, 46, 48, 54, 56, 57, 59, 109, 111, 120, 122



Ground

Lounge	5.08m x 3.03m 16' 8" x 9' 11"
Kitchen/Dining	3.99m excl bay x 2.82m min 13' 1" excl bay x 9' 3" min
Cloaks	1.79m x 1.41m 5' 10" x 4' 8"

Please note: Bay position varies on plots 22 and 23.



First

Master Bedroom	4.35m max x 3.04m max 14' 3" max x 10' 0" max
En-suite	1.84m max x 1.46m max 6' 0" max x 4' 10" max
Bedroom 2	3.44m x 2.82m 11' 3" x 9' 3"
Bedroom 3	2.31m x 2.14m 7' 7" x 7' 0"
Bathroom	2.15m x 2.01m 7' 1" x 6' 7"

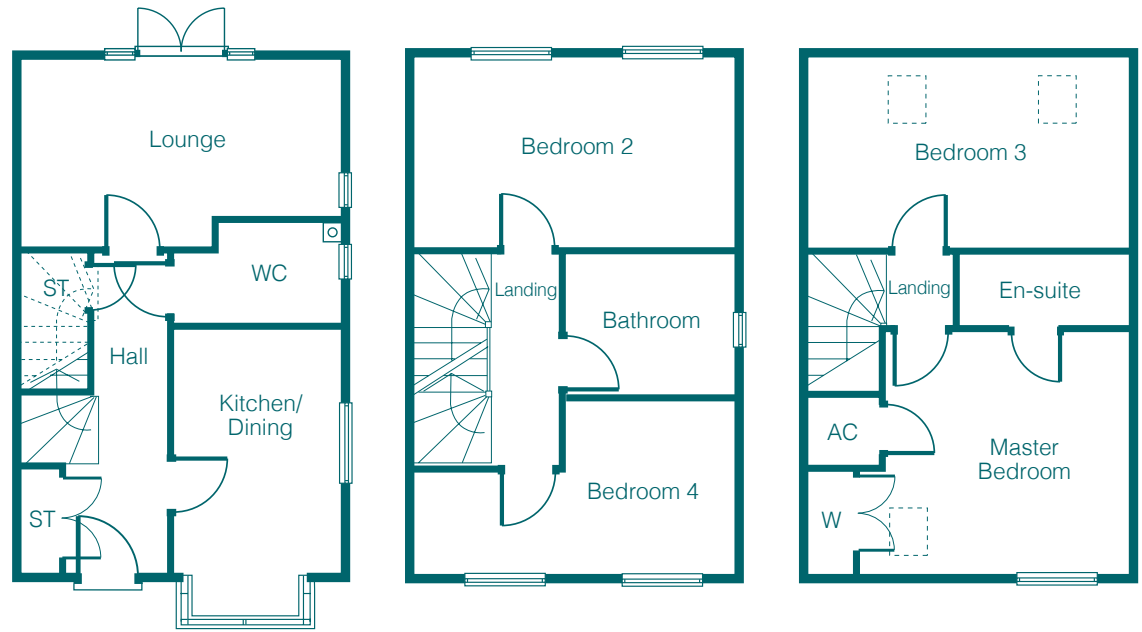


The Wychwood 3 bedroom home 961 sq ft

Plots 18, 19, 22, 23, 80, 81, 86, 87, 102, 103, 116, 117

Artists impression shows The Wychwood housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





Ground


Lounge	4.62m max x 2.31m min 15' 2" max x 7' 7" min
Kitchen/Dining	3.56m excl bay x 2.41m 11' 8" excl bay x 7' 11"
Cloaks	2.41m max x 1.45m max 7' 11" max x 4' 9" max

First

Bedroom 2	4.62m x 2.75m 15' 2" x 9' 0"
Bedroom 4	4.62m max x 2.46m max 15' 2" max x 8' 1" max
Bathroom	2.41m max x 2.1m 7' 11" max x 6' 10"

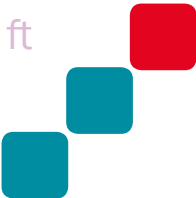
Second

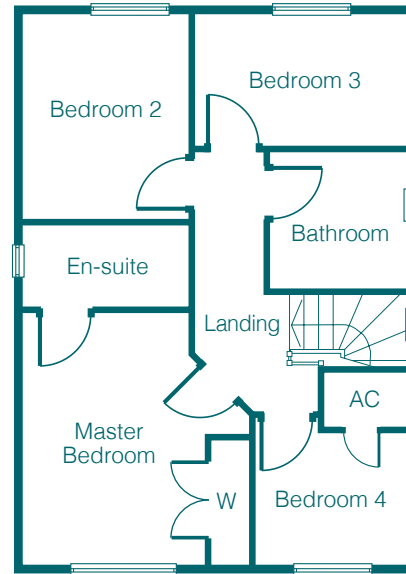
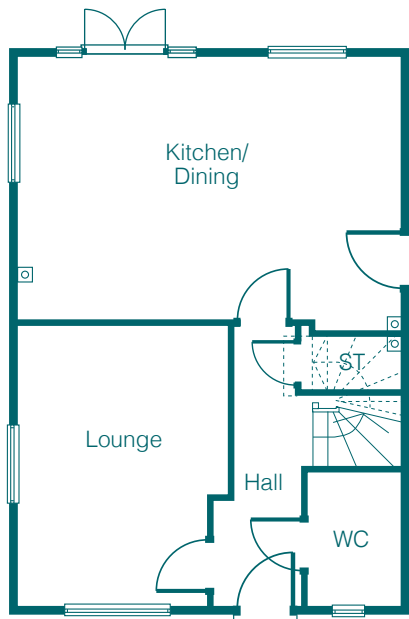
Master Bedroom	3.9m max x 3.54m 12' 10" max x 11' 7"
En-suite	2.43m x 1.02m 8' 0" x 3' 4"
Bedroom 3	4.62m x 2.76m 15' 2" x 9' 1"

 *The Hanbury* 4 bedroom home 1084 sq ft

Plots 12, 13, 27, 28, 82, 83, 84, 85, 104, 105, 106,
107, 108, 112, 113, 114, 115, 118, 119

Artists impression shows The Hanbury housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





Ground

Lounge	4.35m x 3.26m 14' 3" x 10' 8"
Kitchen/Dining	5.98m x 4.19m 19' 7" x 13' 9"
Cloaks	2.03m x 1.4m 6' 8" x 4' 7"

Please note: Plots 71-74, 92, 96 and 97 have an attached garage.

First

Master Bedroom	3.94m max x 2.61m min 12' 11" max x 8' 7" min
En-suite	2.61m x 1.28m 8' 7" x 4' 2"
Bedroom 2	3.21m x 2.6m 10' 6" x 8' 6"
Bedroom 3	3.25m x 2.05m 10' 8" x 6' 9"
Bedroom 4	2.34m x 2.02m min 7' 8" x 6' 7" min
Bathroom	2.15m x 2.07m 7' 0" x 6' 10"

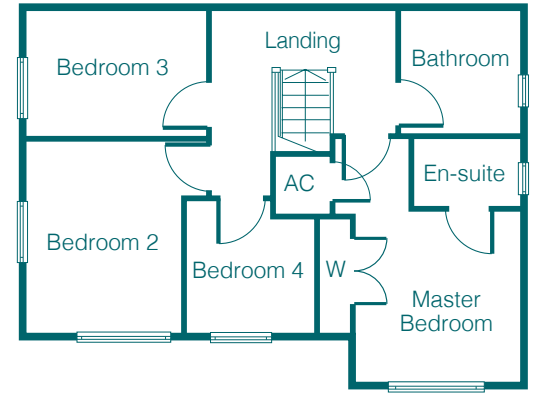
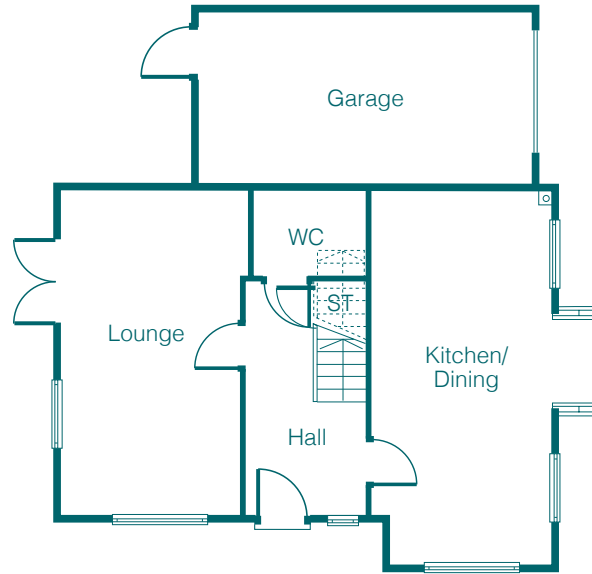


The Thetford 4 bedroom home 1112 sq ft

Plots 52, 53, 70, 71, 72, 73, 74, 92, 93, 96, 97, 123, 124, 131

Artists impression shows The Thetford housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





Ground

Lounge	5.75m x 3.33m 18' 11" x 10' 11"
Kitchen/Dining	6.65m x 3.26m excl bay 21' 10" x 10' 8" excl bay
Cloaks	2.04m x 1.47m 6' 8" x 4' 10"

Please note: Plot 69 has no garage.

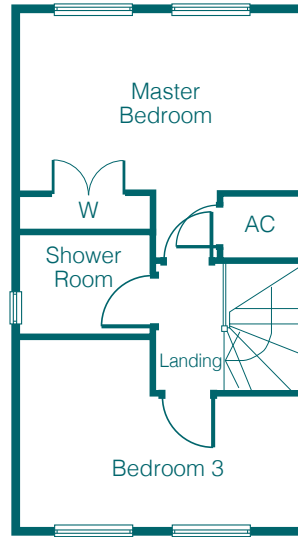
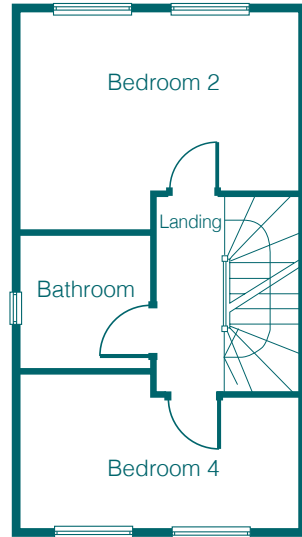
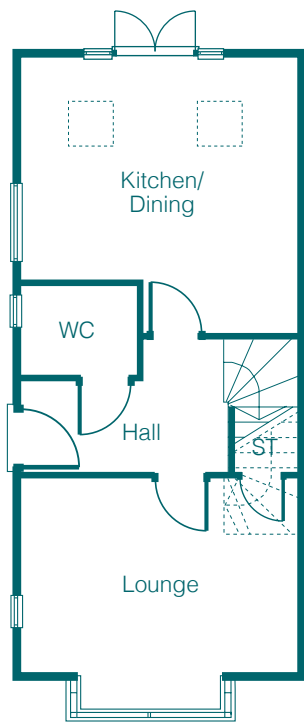
First

Master Bedroom	3.02m min x 2.83m min 9' 11" min x 9' 3" min
En-suite	1.83m x 1.22m 6' 0" x 4' 0"
Bedroom 2	3.46m x 3.23m max 11' 4" x 10' 7" max
Bedroom 3	3.23m x 2.17m 10' 7" x 7' 2"
Bedroom 4	2.35m max x 2.32m max 7' 9" max x 7' 7" max
Bathroom	2.16m x 2.08m 7' 1" x 6' 10"

Artists impression shows The Juniper housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

The Juniper 4 bedroom home **1157 sq ft**
Plots 69, 75, 91





Ground

Lounge	4.28m x 2.99m excl bay 14' 0" x 9' 10" excl bay
Kitchen/Dining	4.33m max x 4.28m max 14' 3" max x 14' 0" max
Cloaks	1.79m x 1.41m 5' 11" x 4' 8"

Second

Master Bedroom	4.28m max x 2.76m 14' 0" max x 9' 1"
Bedroom 3	4.28m max x 2.87m max 14' 0" max x 9' 5" max
Shower Room	2.01m x 1.52m 6' 7" x 5' 0"

First

Bedroom 2	4.28m x 3.48m max 14' 0" x 11' 5" max
Bedroom 4	4.28m max x 2.29m max 14' 0" max x 7' 6" max
Bathroom	2.1m x 2.01m 6' 11" x 6' 7"



The Kingswood 4 bedroom home 1211 sq ft

Plots 60, 64, 65, 66, 67, 68, 94, 95, 125, 126, 127, 128, 129, 130

Artists impression shows The Kingswood housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.



Specification... *your home*

External Features

- Double glazed PVCu windows
- Steel front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside lights to front and rear
- Paving slabs to patio
- Block paved driveways
- Outside tap
- Turf to front and rear garden
- 1.8m larch lap fencing panels to rear gardens

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors 2 panel finished in white gloss finish with chrome furniture
- Fitted wardrobes to master bedroom
- *TV points to lounge, master bedroom
- *BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of fitted kitchen** and worksurfaces - subject to build stage
- Kitchen sink one and a half stainless steel or single round bowl and single round drainer
- Stainless steel electric double oven, gas or electric ceramic hob† and stainless steel/glass cooker hood
- Plumbing for washing machine
- Chrome downlighters to 4 bedroom homes
- Chrome track lights to 2 and 3 bedroom homes
- Integrated dishwasher and fridge freezer

Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Shaver point to bathroom or en-suite - subject to plot
- All sanitaryware white
- Chrome downlighters to bathroom and en-suite for 4 bedroom homes
- Flush fitting lights to bathroom and chrome downlighters to en-suite for 2 and 3 bedroom homes
- Chrome ladder heated towel rail to bathroom and en-suite

Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing.

We reserve the right to change or substitute alternative items of the same quality.

This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation.

*Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

**See the Development Sales Advisor for plot specific kitchen layout. †Subject to build stage.

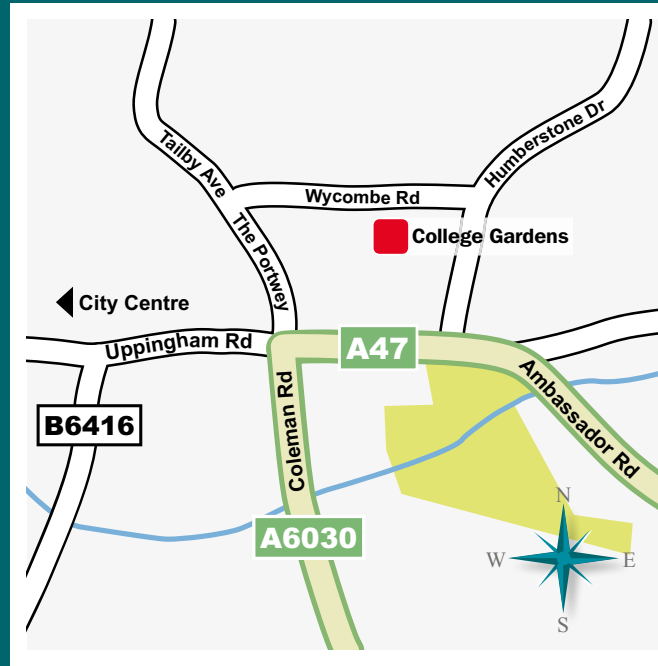
Photographs show typical Kier Living properties taken from previous developments.



College Gardens

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Kitchen layouts are indicative only. Please refer to the Development Sales Advisor for detailed layout. The metric dimensions shown have been taken from working drawings and may vary slightly on finished properties. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Our Development Sales Advisor will be pleased to give you actual measurements at the appropriate build stage. In order to improve the development, elevational treatments, brick colour, garage position and type (not integral) and parking spaces may vary from plot to plot. The handing of the property and landscaping may also vary from that shown. Please check with the Development Sales Advisor for details on specific plots.