



# KINGSBURY PARK

L U T T E R W O R T H



MULBERRY  
H O M E S



## KINGSBURY PARK

LUTTERWORTH



Street scene image depicts The Harrington, The Pitsford and The Sherbourne

*A beautiful selection*  
OF 2, 3, & 4 BEDROOM LUXURY HOMES



Street Scene image depicts The Humberstone, The Farnwell and The Carlton.

# Introducing KINGSBURY PARK

*Modern living in the heart of thriving Lutterworth*

Kingsbury Park is an impressive development of two, three and four bedroom homes located off Coventry Road in the heart of one of Leicestershire's most sought after market towns.

The development comprises a wide selection of modern homes, all built with pride to Mulberry Homes' exacting standards and with the care and attention to detail for which the company is renowned.

The Mulberries at Kingsbury Park is the latest collection of new homes to be released at this exceptional development, offering more choice for buyers looking for high quality homes in the area.

As well as luxury new homes, all residents will be able to enjoy green open spaces and plentiful rolling countryside right on the doorstep, creating a truly attractive place to call home.

Moreover, the development also enhances the current roadways, by providing a brand new roundabout to help facilitate easy access to the new homes.

With traditional elevations that ooze curb appeal, combined with the latest in contemporary internal finishes, The Mulberries at Kingsbury Park offers comfortable, stylish new homes in an excellent location.



**KINGSBURY PARK**

L U T T E R W O R T H



### EXCELLENT SCHOOLS

A wide variety of sought-after schools provide excellent education options for families



### LOCAL AMENITIES

Charming independent shops, boutiques and deli's line Lutterworth's historic high street



### OUTDOOR LIVING

Enjoy the great outdoors and explore the local wildlife with Lutterworth's country park right on your doorstep



St Mary's Church, Lutterworth

## Market town living WITH THE VERY BEST ON OFFER

Lutterworth, located on the southern border of Leicestershire, is one of the most sought after towns in the county. Close to both Warwickshire and Northamptonshire it is the natural choice for busy families keen to have it all.

Boasting a wide choice of excellent schools, the area attracts families from across the county and beyond. Supported by the excellent and close by motorway network, Lutterworth is extremely popular with those looking for top quality education options.

Kingsbury Park is in the perfect location for running daily errands, with Lutterworth town boasting an array of high street and independent shops and amenities, including Waitrose supermarket and a traditional weekly market. At the weekend, the popular farmers market is ideal for stocking up on fresh, local produce. Enjoy leisurely days out exploring the boutiques and eateries that line Lutterworth's historic high street.

Providing a breath of fresh air, Kingsbury Park is just a stone's throw from Lutterworth Country park offering plentiful open green space, dog friendly fitness trails and a wildlife pond.



Lutterworth, Leicestershire

Lutterworth, Leicestershire

Lutterworth Cricket Club

## Excellent Connections

Leading retail brands can be found at Leicester's nearby Fosse Shopping Park, in addition to a number of major towns and cities all within easy reach, including Leicester itself. Plus, with excellent transport links to the Capital, Kingsbury Park is ideally located for both work and pleasure.

Whatever your priority, a home at Kingsbury Park will allow you to enjoy life to the full. A convenient town steeped in local history, excellent education options and leisure activities are all at your fingertips, along with space to breathe and a home of which to be truly proud.



RUGBY

COVENTRY

12 MINS

NORTHAMPTON

19 MINS

MILTON KEYNES

21 MINS

BIRMINGHAM NEW STREET

38 MINS

LONDON EUSTON

47 MINS



M1 JCT 20

1.8 MILES

M6 /A14

4.4 MILES

RUGBY

9 MILES

LEICESTER

15.6 MILES

NORTHAMPTON

24.7 MILES

BIRMINGHAM

37.2 MILES

# Development Layout

## PHASE FOUR



EXISTING  
HOUSES AT  
KINGSBURY  
PARK

EXISTING  
HOUSES AT  
KINGSBURY  
PARK



**KINGSBURY PARK**  
LUTTERWORTH



### 2 BEDROOM HOMES

The Bosworth  
Plots 279, 280

### 3 BEDROOM HOMES

The Beacon  
Plots 251, 252, 281, 282

The Carlton  
Plot 260

### 4 BEDROOM HOMES

The Humberstone  
Plots 257, 258, 268

The Pitsford  
Plots 253, 256, 263, 265, 267, 283

The Salcey  
Plots 254, 255, 262, 264

The Yardley  
Plots 259, 261, 266

### AFFORDABLE HOMES





Plots 269, 270, 271, 272, 273,  
274, 275-278



# Development Layout

## MASTER PLAN


### 4 BEDROOM HOMES

-  The Blenheim  
Plots 171, 174, 189 and 216
-  The Harrington  
Plots 36, 107, 120, 166 and 173
-  The Humberstone  
Plots 5, 8, 13, 16, 31, 38, 39, 44, 83, 99, 127, 129, 134, 150, 167, 171, 174, 185, 189, 216, 219, 228, 257, 258 and 268
-  The Sherbourne  
Plots 2, 17, 35, 103, 106, 108, 122, 126 (no bay), 147, 157, 165 and 190

-  The Pitsford  
Plots 114, 121, 123, 124, 148, 159, 172, 184, 188, 253, 256, 263, 265, 267 and 283



-  The Priory  
Plots 3, 18, 30 and 34

-  The Foxton  
Plot 125







-  The Salcey  
Plots 169, 183, 217, 254, 255, 262 and 264

-  The Yardley  
Plots 259, 261 and 266


### 2 BEDROOM HOMES

-  The Bosworth  
Plots 10, 19, 20, 21, 22, 23, 24, 69, 81, 82, 86, 87, 111, 112, 141, 142, 195, 196, 200, 201, 204, 205, 245-248, 279 and 280
-  The Stanton  
Plot 68




### 3 BEDROOM HOMES

-  The Abbey  
Plots 6, 7, 9\*, 14, 15, 25, 26, 28, 29, 84, 85, 97\*, 98\*, 100, 101, 109, 110, 135, 136, 151\*, 152\*, 161\*, 162\*, 197\*, 198\*, 215\*, 220\*, 221\*, 223\*, 224\* and 230\*  
\*Detached plots
-  The Beacon  
Plots 1, 11, 12, 32, 33, 42, 43, 70, 71, 143, 144, 154, 155, 163, 164, 226, 227, 251, 252, 281 and 282
-  The Carlton  
Plots 4, 37, 40, 41, 45, 47, 51, 52, 72, 102\*, 104, 105, 128, 131, 133, 149, 156\*, 158, 170, 180\*, 182, 186\*, 199\*, 203\*, 214\*, 218, 222, 229, 244, 249 and 260  
\*Plots 102, 156, 180, 186, 199, 203 & 214 have a bay window
-  The Farnwell  
Plots 27, 46, 48, 49, 88, 113, 130, 132, 139, 140, 145, 146, 153, 160, 175, 176, 179, 181, 187, 202, 225 and 250
-  The Houlton  
Plots 177, 178, 242 and 243
-  The Warwick  
Plots 50, 115 and 168

### AFFORDABLE HOMES

-  Plots 53-67, 73-80, 89-96, 116-119, 137-138, 152, 191-194, 206-213, 231-241, 269, 270, 271, 272, 273, 274 and 275-278

### MULBERRY INITIATIVES

-  Electric Car Charging Points
-  Automated Smart Parcel Delivery Points
-  Landscaped Green Garden Boundaries

# The Bosworth 2 BEDROOM SEMI-DETACHED HOME



PLOTS 279 & 280

## GROUND FLOOR

Kitchen	4.04m x 3.17m	13'3" x 10'4"
Living Room	4.25m x 4.20m	13'9" x 13'7"

## FIRST FLOOR

Bedroom 1	4.20m x 3.42m	13'7" x 11'2"
Bedroom 2	4.20m x 3.02m	13'7" x 9'9"

Computer generated image depicts a typical Bosworth housetype at Mulberry Homes, indicative only

# 3 BEDROOM SEMI-DETACHED HOME The Beacon



PLOTS 251, 252, 281 & 282

## GROUND FLOOR

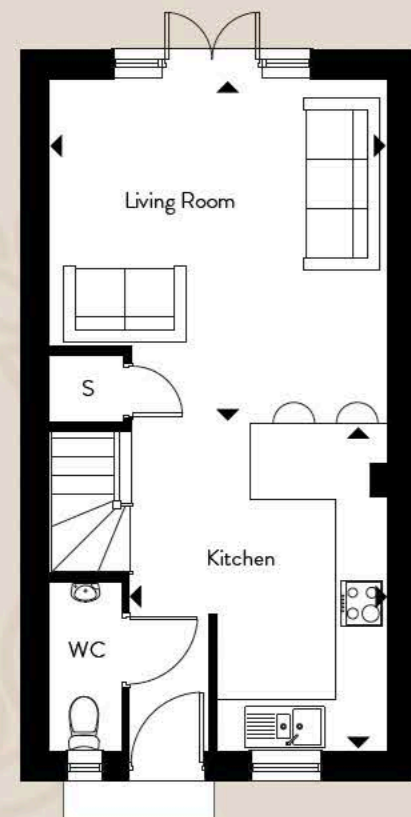
Kitchen/Dining	4.79m x 3.38m	15'8" x 11'1"
Living Room	4.84m x 3.62m	15'11" x 11'10"

## FIRST FLOOR

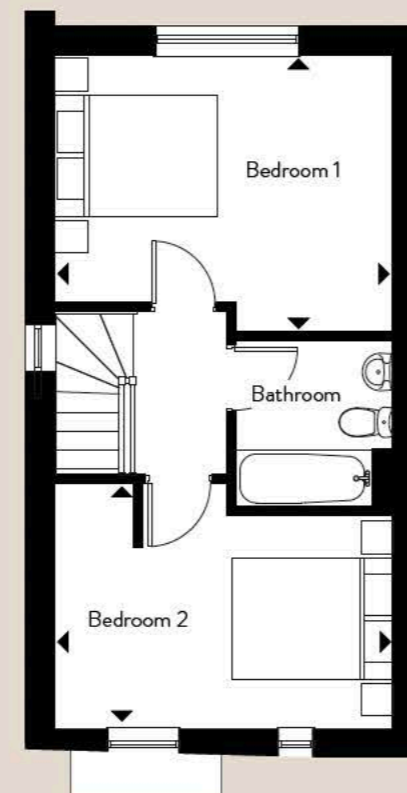
Bedroom 1	3.56m x 2.62m	11'8" x 8'7"
Bedroom 2	3.32m x 2.62m	10'11" x 8'7"
Bedroom 3	2.31m x 2.06m	7'7" x 6'9"

Computer generated image depicts a typical Beacon housetype at Mulberry Homes, indicative only

S = Store

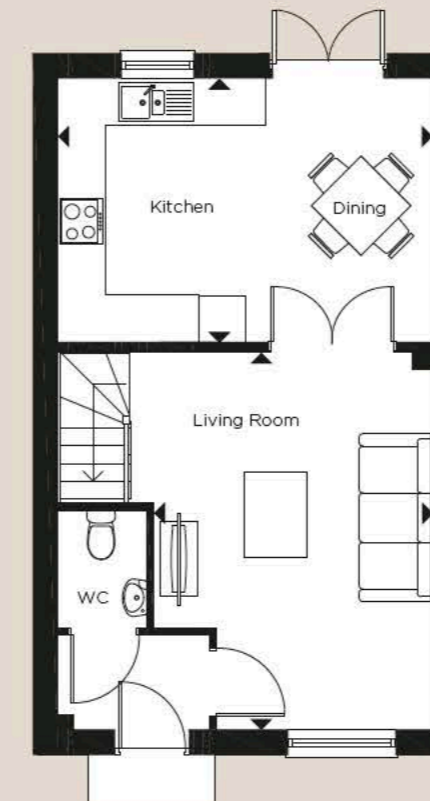


GROUND FLOOR

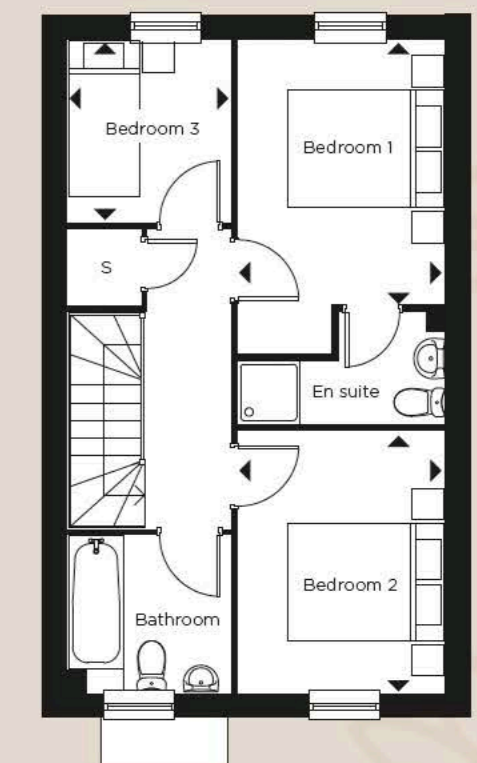


FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR

# The Carlton 3 BEDROOM DETACHED HOME



PLOT 260

## GROUND FLOOR

Kitchen/Dining/ Family	9.12m x 3.50m	29'11" x 11'6"
Living Room	5.75m x 3.15m	18'10" x 10'4"

## FIRST FLOOR

Bedroom 1	4.43m x 3.19m	14'6" x 10'6"
Bedroom 2	3.03m x 2.88m	9'11" x 9'5"
Bedroom 3	3.03m x 2.74m	9'11" x 8'12"

Computer generated image depicts a typical Carlton housetype at Mulberry Homes, indicative only

# 4 BEDROOM DETACHED HOME The Humberstone



PLOT 257, 258 & 268

## GROUND FLOOR

Kitchen/Dining/ Family	9.12m x 3.50m	29'11" x 11'6"
Living Room	5.75m x 3.15m	18'10" x 10'4"

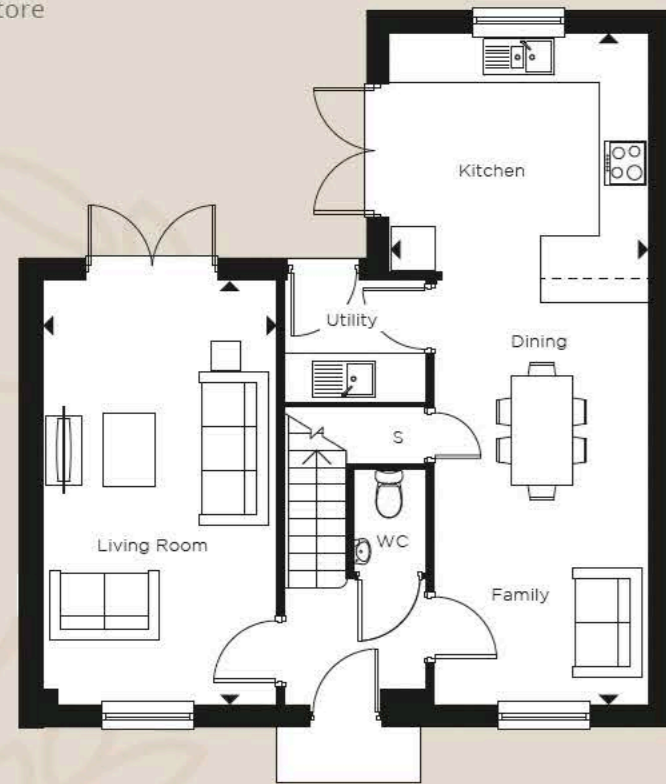
## FIRST FLOOR

Bedroom 1	4.44m x 3.19m	14'7" x 10'6"
Bedroom 2	3.50m x 3.25m	11'6" x 10'8"
Bedroom 3	3.33m x 2.95m	10'11" x 9'8"
Bedroom 4	2.95m x 2.81m	9'8" x 9'2"

\*Plots 257, 258 & 268 have a bay window

Computer generated image depicts a typical Humberstone housetype at Mulberry Homes, indicative only

S = Store



GROUND FLOOR



FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR



# The Pitsford 4 BEDROOM DETACHED HOME



PLOTS 253, 256, 263, 265, 267 & 283

## GROUND FLOOR

Kitchen/Dining/  
Family 8.42m x 3.64m 27'7" x 11'11"

Living Room 6.42m x 3.31m 21'2" x 10'10"

## FIRST FLOOR

Bedroom 1 3.88m x 3.69m 12'9" x 12'1"

Bedroom 2 3.36m x 3.18m 11'0" x 10'5"

Bedroom 3 3.69m x 2.44m 12'1" x 8'0"

Bedroom 4 3.15m x 3.14m 10'4" x 10'4"

Computer generated image depicts a typical Pitsford housetype at Mulberry Homes, indicative only

# 4 BEDROOM DETACHED HOME The Salcey



PLOT 254, 255, 262 & 264

## GROUND FLOOR

Kitchen/Dining/  
Family 8.46m x 4.75m 27'9" x 15'7"

Living Room 5.17m x 3.33m 16'11" x 10'11"

Study 2.78m x 2.51m 9'1" x 8'3"

## FIRST FLOOR

Bedroom 1 3.85m x 3.33m 12'7" x 10'11"

Bedroom 2 3.92m x 2.80m 12'10" x 9'2"

Bedroom 3 3.27m x 2.76m 10'19" x 9'1"

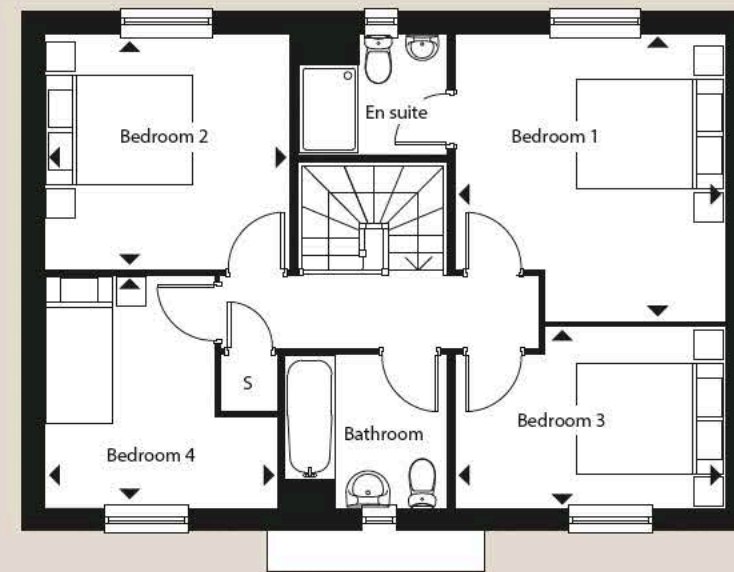
Bedroom 4 3.43m x 2.81m 11'3" x 9'3"

Computer generated image depicts a typical Salcey housetype at Mulberry Homes, indicative only

S = Store



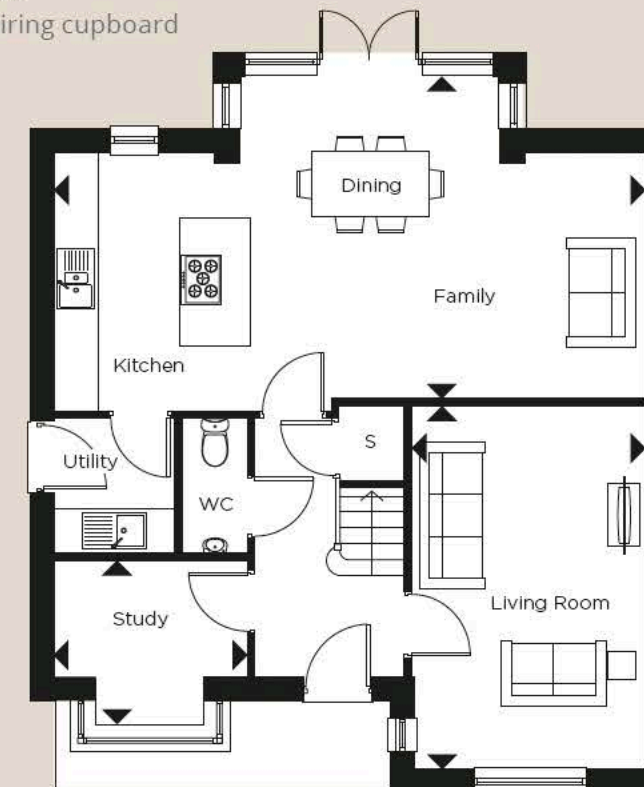
GROUND FLOOR



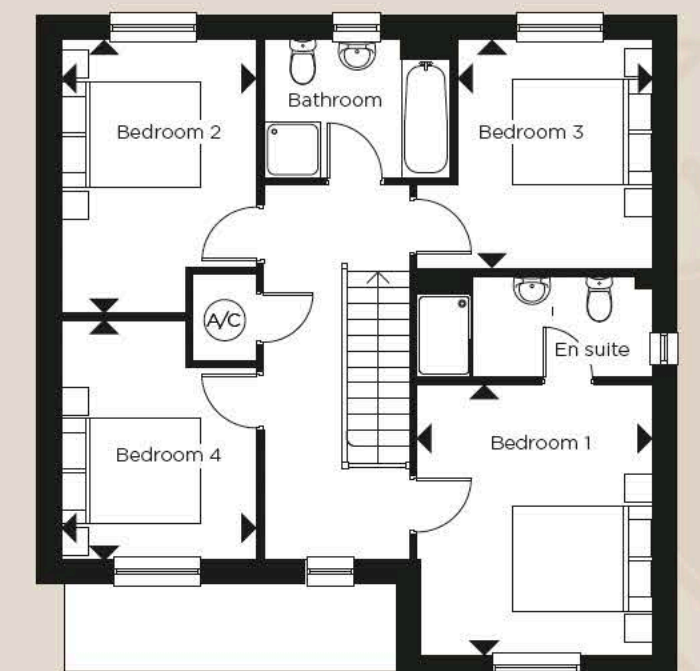
FIRST FLOOR

S = Store

A/C = Airing cupboard



GROUND FLOOR



FIRST FLOOR

# The Yardley 4 BEDROOM DETACHED HOME



PLOTS 259, 261 & 266

## GROUND FLOOR

Kitchen/Dining/  
Family 5.93m x 4.03m 19'5" x 13'2"

Living Room 5.29m x 3.40m 17'4" x 11'1"

## FIRST FLOOR

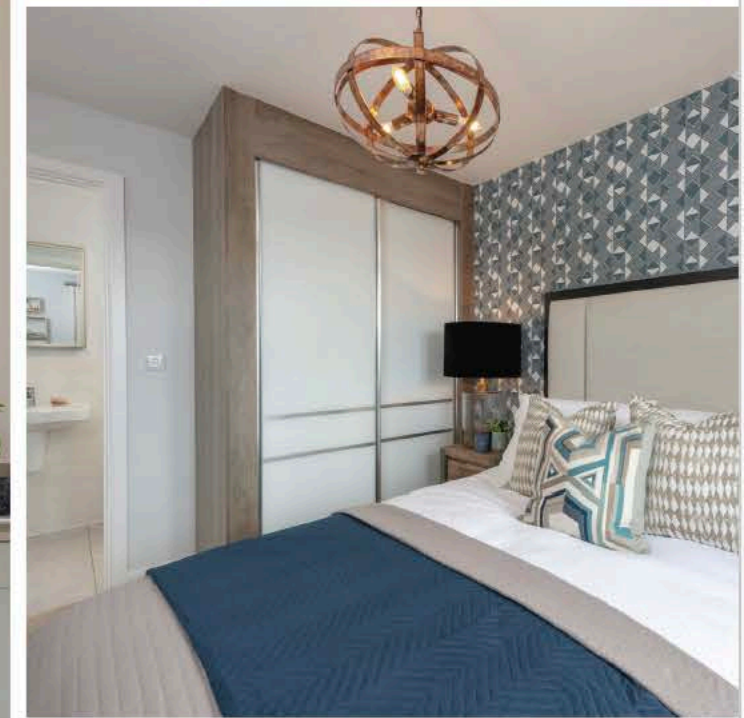
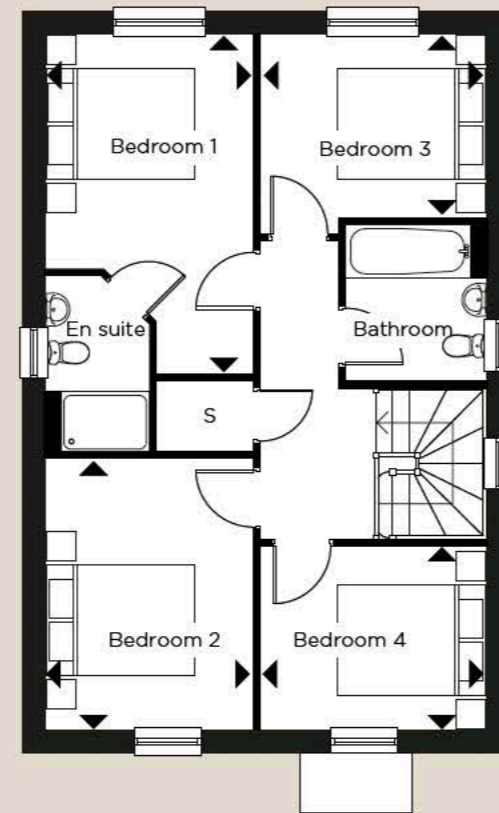
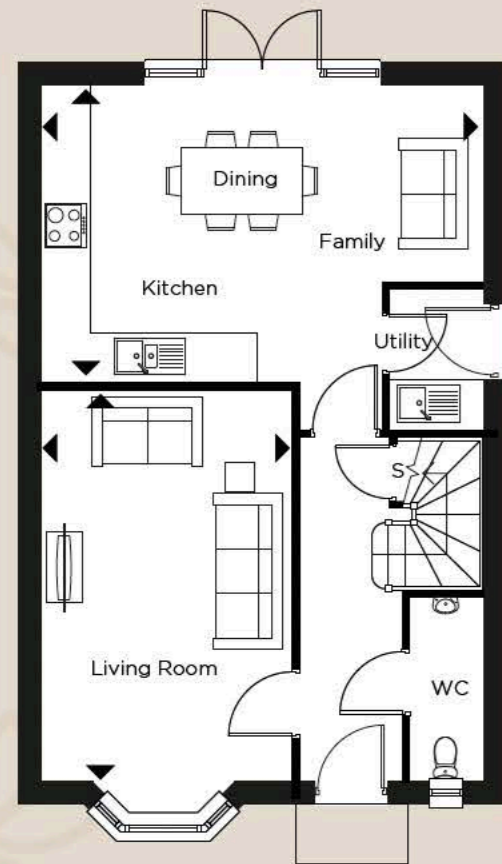
Bedroom 1 4.62m x 2.80m 15'1" x 9'2"

Bedroom 2 3.65m x 2.83m 12'0" x 9'3"

Bedroom 3 3.08m x 2.51m 10'1" x 8'2"

Bedroom 4 3.08m x 2.51m 10'1" x 8'2"

S = Store



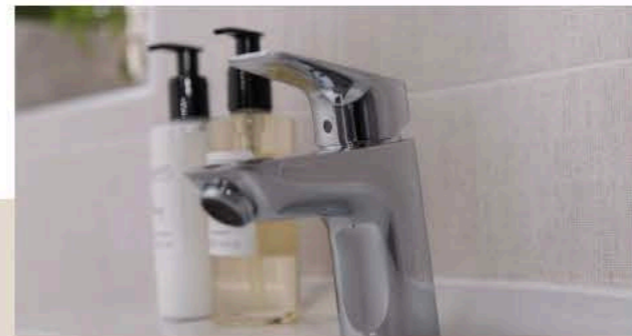


## KINGSBURY PARK

LUTTERWORTH

### Specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.\* We take care to select the finest fixtures and finishes that will not only enhance the home but also provide you with the ideal blank canvas, ready for you to stamp your own identity.



#### KITCHENS

Our contemporary kitchens have been selected from Symphony's Woodbury range with the ALTA or Cranbrook range available as an upgrade.

All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).

There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.

The Abbey, The Beacon, The Bosworth, The Carlton, The Farnwell, The Humberstone, The Pitsford, The Warwick & The Yardley all feature a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer.

The Salcey features an integrated Bosch double oven, five burner gas hob, large extractor hood, integrated fridge/ freezer and dishwasher as standard.

Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

#### BATHROOM AND EN SUITES

Bathrooms, en suites and WC's are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.

The Salcey features Laufen sanitaryware with feature cabinets to bathroom and en suites.

Where the family bathroom consists of both a bath and a separate shower enclosure, full height Porcelanosa tiling will be provided within the enclosure only, with half height around the bath.

Bathrooms that do not have a separate shower enclosure will then feature a shower with a riser rail over the bath, complete with a glass fixed shower screen finished with full height tiling immediately around the bath from the Porcelanosa range.

Half height wall tiling is provided to the rear of the lavatory and sink.

The luxury of heated towel rails, shaver points and Amtico Spacia flooring.

WC's feature luxury Porcelanosa tiled splashback and flooring.

#### HEATING

For your comfort, all Mulberry homes have full gas-fired central heating with an energy efficient Ideal Standard/ Combi Logic boiler and thermostatically controlled radiators.

#### CONNECTIVITY

Your home comes well connected to the outside world with telephone points to the master understair cupboard/store, living room, master bedroom and study (where applicable).

A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.\*

USB sockets to the kitchen & master bedroom.

For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.

#### ELECTRICAL

Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.

White LED downlighters are installed to the hall, landing, cloakroom, kitchen, kitchen / diners, where conjoined, utility room, where applicable, bathrooms and en suites where applicable.

#### OUTSIDE

Externally, our collection of homes benefit from turf to the rear gardens.

Planting to the front gardens of all properties and open space areas will be as per the landscape plan.\*\*

An external tap is provided to the rear of the property.

Generous patios all fully paved along with footpaths where applicable.\*\*

Gardens generally have closeboard panels and posts.\*\*

Your home is provided with a 7kw electric car charger.†

Your home comes equipped with Inset Solar electricity panels (PV) which are located on the roof and sit flush with the roof tiles

#### OPTIONAL EXTRAS AND UPGRADES

You can enjoy personalising your home with a range of optional extras and upgrades.\*

#### WARRANTY

All Mulberry homes come with a NHBC 10 year industry recognised warranty.

All Mulberry Homes come with 2 years Customer Care from our experienced team.

\*Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details.  
\*\*Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots.

† Please liaise with your Sales Advisor for further details.

QUINTESSENTIAL LIVING. It's about

LOCATION | STYLE | QUALITY | COMMUNITY | YOU

Quintessential Living is our pledge to deliver the very best for our customers, our staff and our suppliers. We will always consider the five essential elements of our operations and hold ourselves to the highest possible standard in everything we do.

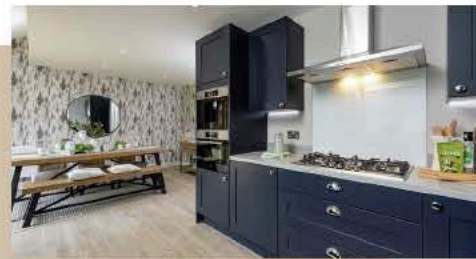


### LOCATION

Our hand picked locations mean that staying connected is a breeze and coming home is always a treat.

### STYLE

Our homes are stylish by design. We focus on creating the most convenient layouts and the most desirable elevations.

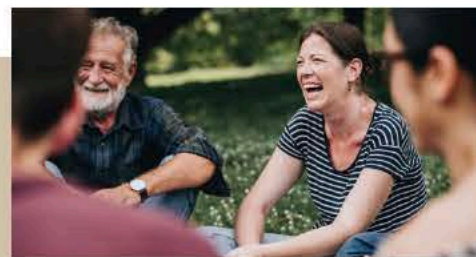
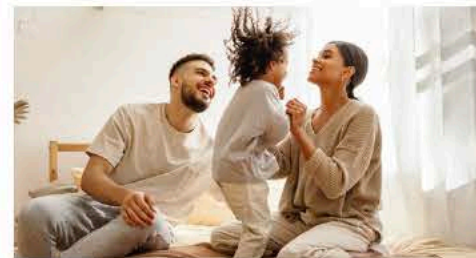


### QUALITY

Only the highest quality craftsmanship, materials and fixtures and finishes make it into our homes.

### COMMUNITY

Building sustainable communities that integrate into the existing landscape is at the heart of what we do.



### YOU

We care deeply about our customers. They are what drive every single one of our decisions, now and in the future.

## ABOUT MULBERRY HOMES

At Mulberry Homes, we have been building beautiful, high quality homes and have established an enviable reputation for the delivery of outstanding developments, priding ourselves on the luxury homes we create.

The attention to detail starts at the very beginning when we handpick the locations for our developments. From exploring the local area, to working alongside our architects and ensuring our homes are designed with the most desirable elevations using the most convenient layouts suitable for modern living.

From family homes and luxury countryside dwellings located throughout the Midlands and the South, Mulberry homes are always designed, built and finished using only the highest quality craftsmanship to a meticulous standard. It is this level of care and attention that makes a Mulberry home, one to be proud of.

As well as our unique approach to the interior and exteriors of our properties, we always ensure our designs and processes are sympathetic to the local surroundings, building communities that

integrate into the existing landscape. Our homes are both sustainable and energy efficient – minimising their impact on the environment whilst reducing energy costs too.

We care deeply about our customers, whether it's your first home or your fifth, buying a home is always a huge decision.

When you make the decision to buy a Mulberry Home, you can rest assured your choose a housebuilder that prides itself on the quintessential personal touch, putting customers at the heart of everything we do.

That's Quintessentially About You



## THE MULBERRY EXPERIENCE

At Mulberry Homes we are committed to providing a high standard of service offering dedicated support throughout your home buying process.

Our selling and construction processes are designed to included the highest level of professionalism ensuring we offer an exceptional experience from reservation through to completion and beyond.

This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only and do not accurately depict individual plots. Mulberry Homes operates a policy of continuous development and individual features such as window elevational treatments may vary from time to time with a tolerance of +/- 50mm which is reflected in floorplan dimensions. Visuals shown may not necessarily reflect plot specific floorplans, which may be handed or feature elevational differences and treatments. To this end, any drawings, photographs or illustrations shown are non contractual. The dimensions are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen size and layout is indicative only, please ask your Sales Adviser for further details. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and can not be relied upon as accurately describing any of the specified matter prescribed. Nor do they constitute a contract, part of a contract or warranty. Travel times and distances are approximate and sourced from National Rail enquiries and Google Maps. All details are correct at time of print, December 2023.



**KINGSBURY PARK**

L U T T E R W O R T H



The Mulberries  
Kingsbury Park  
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[www.mulberryhomes.co.uk](http://www.mulberryhomes.co.uk)