

KESTREL FIELDS

East Leake, LE12 6QN

2,3 & 4 BEDROOM
NEW HOMES

Welcome to
Kestrel Fields,
located in the
district of
Nottingham.



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

Kestrel Fields is ideally located near the village of East Leake.

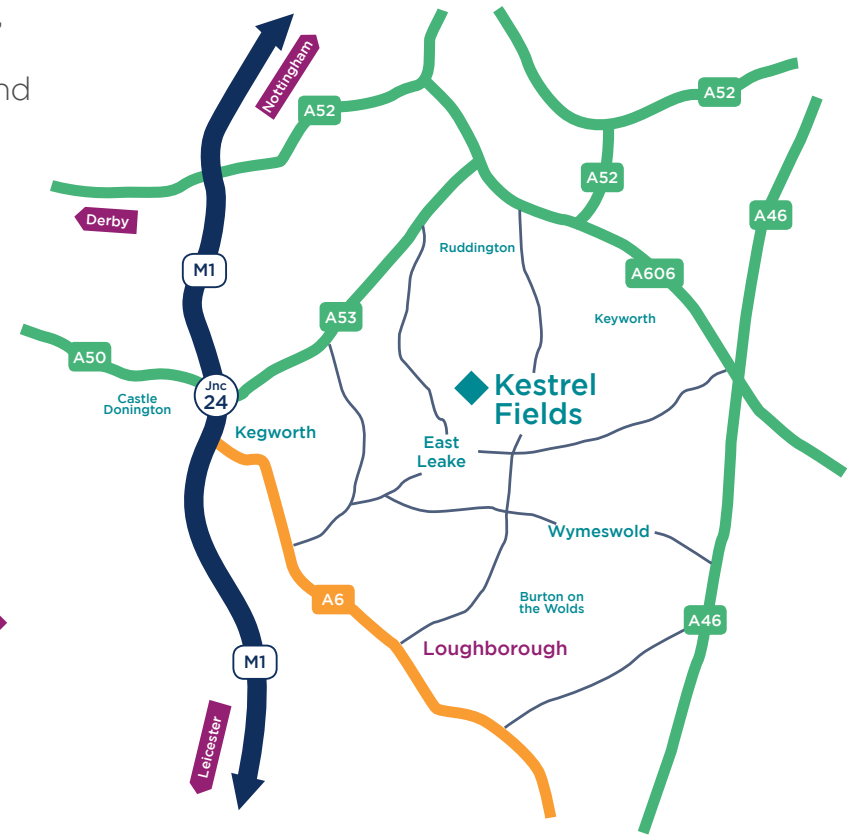
A perfect location to live offering excellent links within the East Midlands region.

Loughborough, Nottingham, Derby and Leicester are all commutable within 40 minutes

Kestrel Fields development is within in easy walking distance to the bustling village of East Leake, where you will find a range of shops, pubs and take away outlets. there are also local primary and secondary schools, whilst a planned primary school is underway next to the development.

Great transport links to the A6, A606, A53 and within 5 Minutes of the M1 junction 24. East Midlands Parkway and Loughborough train station and East Midlands International Airport are a short drive.

For those that don't drive, the development is located close to a major bus route that has links into Nottingham.



Loughborough



Nottingham



Derby

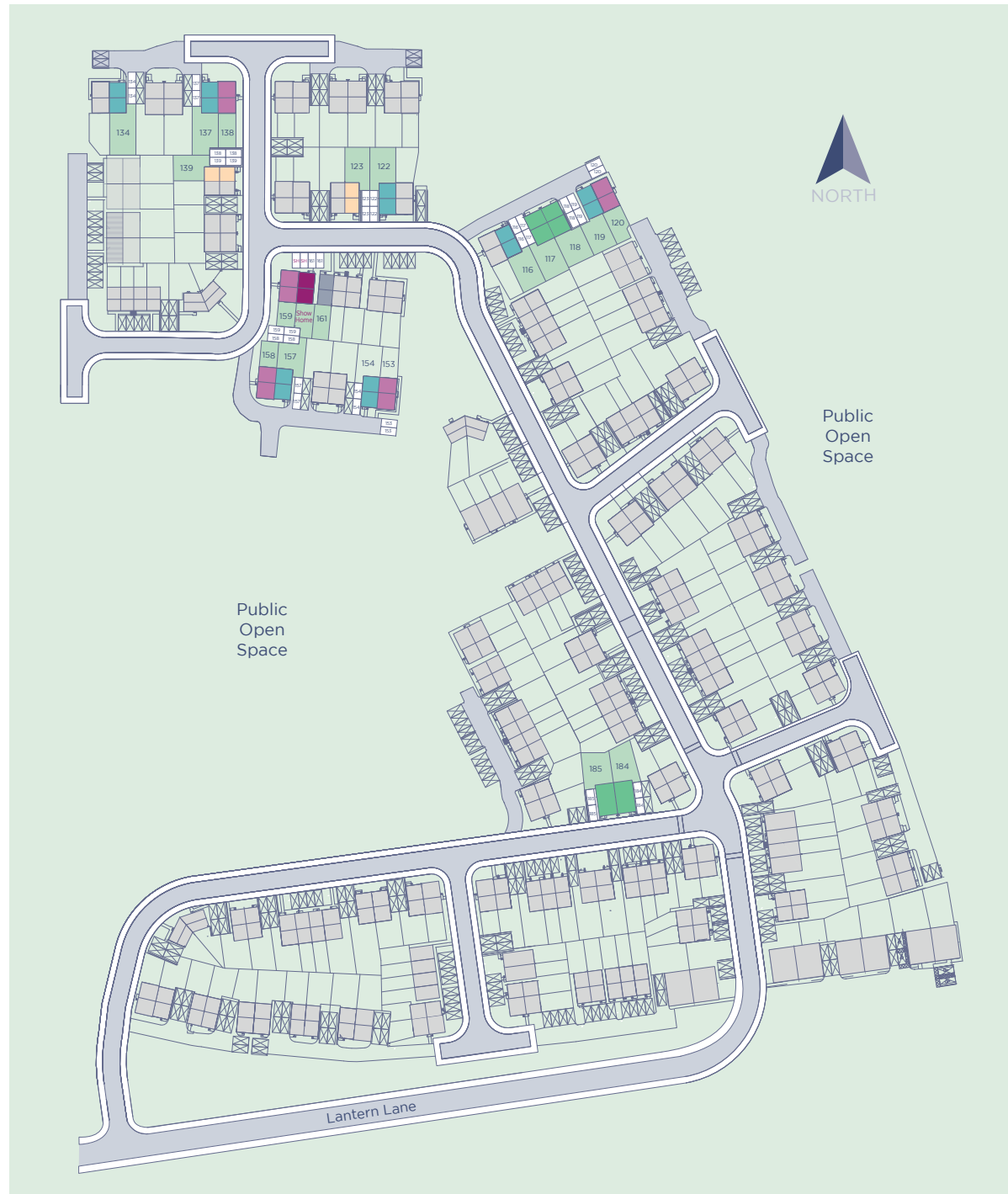


Leicester

Kestrel Fields

Site Layout

-  **The Sowell**
2 Bed Semi-Detached
123 & 139
-  **The Sowell**
2 Bed End-Terrace
161
-  **The Chester**
3 Bed Semi-Detached
116, 119, 122, 134, 137, 154 & 157
-  **The Ascot**
3 Semi-Detached
120, 138, 153, 158 & 159
-  **The Worcester**
4 Semi-Detached
117, 118, 184 & 185
-  **Show Home**





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The Southwell

2 Bed Semi-Detached home

The Southwell is a modern two bed Semi-Detached home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, and spacious front aspect living room.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.06m x 3.62m 13'4" x 11'10"

Living
4.18m x 2.99m 13'8" x 9'10"

TOTAL FLOOR AREA
73.33m² - 789.36 sq.ft



FIRST FLOOR

Bedroom 1
4.06m x 3.13m 13'4" x 11'10"

Bedroom 2
4.06m x 3.42m 13'4" x 11'2"

Bathroom
2.34m x 1.92m 7'8" x 6'4"

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



Computer generated image shown.

The Southwell

2 Bed End-Terrace home

The Southwell is a modern two bed End-Terrace home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, and spacious front aspect living room.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.06m x 3.62m 13'4" x 11'10"

Living
4.18m x 2.99m 13'8" x 9'10"



FIRST FLOOR

Bedroom 1
4.06m x 3.13m 13'4" x 11'10"

Bedroom 2
4.06m x 3.42m 13'4" x 11'2"

Bathroom
2.34m x 1.92m 7'8" x 6'4"

TOTAL FLOOR AREA
73.33m² - 789.36 sq.ft

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The Chester

3 Bed Semi-Detached home

The Chester is a modern three bed Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.76m x 3.16m 15'7" x 10'4"

Living
4.24m x 3.69m 13'11" x 12'1"



FIRST FLOOR

Bedroom 1
4.76m x 3.15m 15'7" x 10'4"

Bedroom 2
3.81m x 2.54m 12'6" x 8'4"

Bedroom 3
3.50m x 2.15m 11'6" x 7'1"

Bathroom
2.54m x 1.93m 8'4" x 6'4"

TOTAL FLOOR AREA
85.99m² - 925.84 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Ascot

3 Bed Semi-Detached home

The Ascot is a modern three bed double fronted Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.09m x 3.36m 16'8" x 11'0"

Living
5.09m x 3.68m 16'8" x 12'1"

FIRST FLOOR

Bedroom 1
5.09m x 3.68m 16'8" x 12'1"

Bedroom 2
3.22m x 2.31m 10'7" x 7'7"

Bedroom 3
4.04m x 2.72m 13'3" x 8'11"

Bathroom
2.42m x 1.98m 7'11" x 6'6"

TOTAL FLOOR AREA
95.50m² - 1027.90 sq.ft

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The Worcester

4 Bed Semi-Detached home

The Worcester is a modern four bed Semi-Detached home comprising of a spacious kitchen/dining area with French doors to the turfed rear garden, and front aspect living room.

Upstairs you will find four bedrooms and a white fitted family bathroom with shower over the bath..

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.44m x 3.89m 17'10" x 12'9"

Living
4.37m x 3.92m 14'4" x 12'10"

FIRST FLOOR

Bedroom 1
3.92m x 2.83m 12'0" x 9'3"

Bedroom 2
3.19m x 3.18m 10'6" x 10'5"

Bedroom 3
3.19m x 2.46m 10'6" x 8'1"

Bedroom 4
2.54m x 2.45m 8'4" x 8'0"

Bathroom
2.15m x 1.92m 7'1" x 6'3"

TOTAL FLOOR AREA
102.37m² - 1101.88 sq.ft

△ External access C Cupboard/Storage

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Kestrel Fields, East Leake

Nottinghamshire, LE12 6QN.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
116	3 Bed Semi-Detached House	62 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
117	4 Bed Semi-Detached House	64 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£317,500	£127,000	£436.56	£32.86
118	4 Bed Semi-Detached House	66 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£317,500	£127,000	£436.56	£32.86
119	3 Bed Semi-Detached House	68 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
120	3 Bed Semi-Detached House	70 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£295,000	£118,000	£405.63	£32.86
122	3 Bed Semi-Detached House	74 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£270,000	£108,000	£371.25	£32.86
123	2 Bed Semi-Detached House	76 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£232,500	£93,000	£319.69	£32.86
134	3 Bed Semi-Detached House	26 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£270,000	£108,000	£371.25	£32.86
137	3 Bed Semi-Detached House	23 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£270,000	£108,000	£371.25	£32.86

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
Purchasers are advised to consult with your sales co ordinator.



Kestrel Fields, East Leake

Nottinghamshire, LE12 6QN.

House prices for all plots available



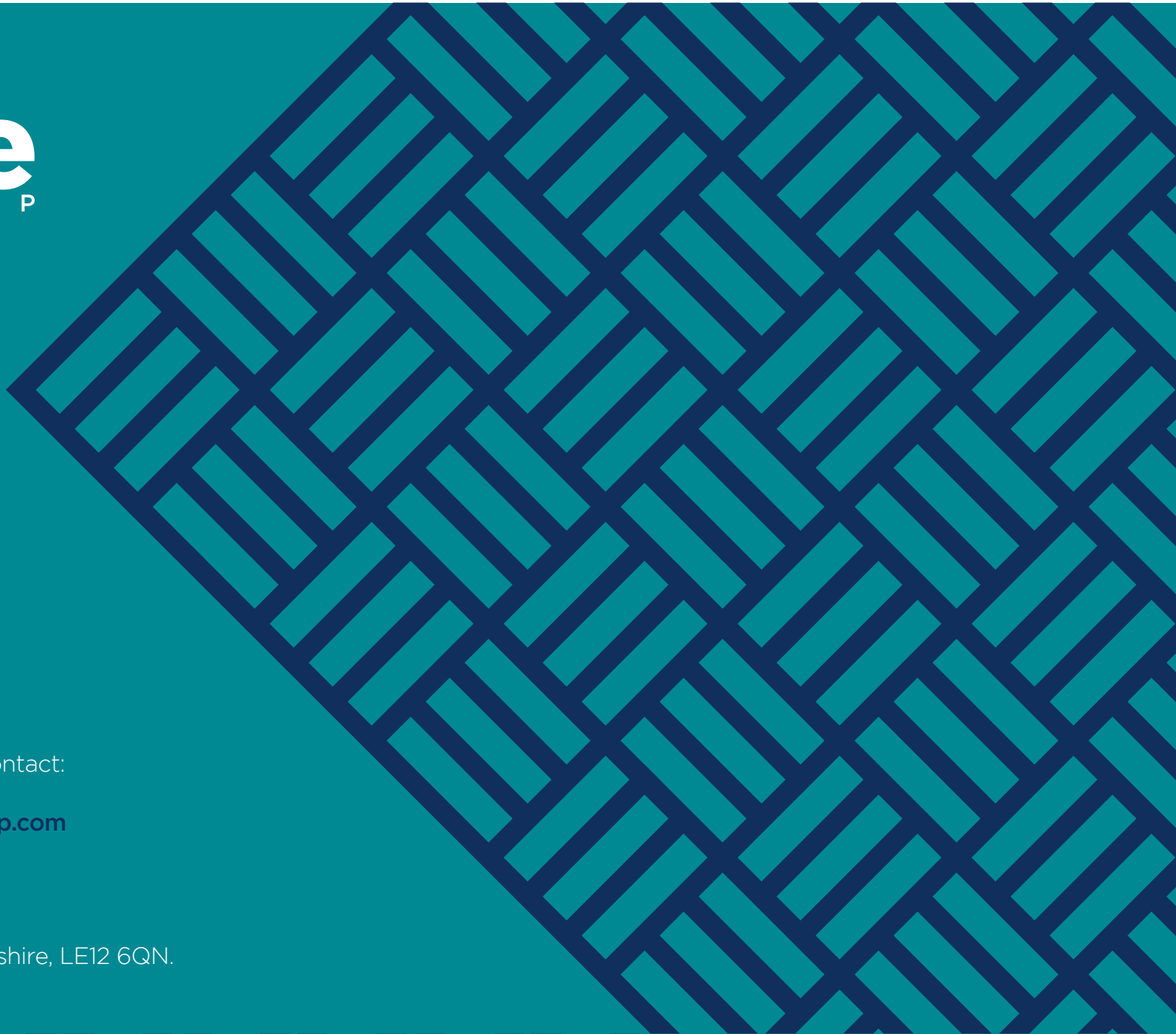
Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
138	3 Bed Semi-Detached House	22 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£295,000	£118,000	£405.63	£32.86
139	2 Bed Semi-Detached House	21 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£232,500	£93,000	£319.69	£32.86
153	3 Bed Semi-Detached House	7 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£295,000	£118,000	£405.63	£32.86
154	3 Bed Semi-Detached House	6 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£270,000	£108,000	£371.25	£32.86
157	3 Bed Semi-Detached House	3 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£270,000	£108,000	£371.25	£32.86
158	3 Bed Semi-Detached House	2 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	November 2023	£295,000	£118,000	£405.63	£32.86
159	3 Bed Semi-Detached House	1 Barn Owl Gardens, East Leake, Loughborough, LE12 6BH.	Available Now	£295,000	£118,000	£405.63	£32.86
161	2 Bed End-Terrace House	51 Buzzard Way, East Leake, Loughborough, LE12 6BE.	Available Now	£232,500	£93,000	£319.69	£32.86
184	4 Bed Semi-Detached House	47 Siskin Drive, East Leake, Loughborough LE12 6BJ.	December 2023	£317,500	£127,000	£436.56	£32.86
185	4 Bed Semi-Detached House	49 Siskin Drive, East Leake, Loughborough LE12 6BJ.	December 2023	£317,500	£127,000	£436.56	£32.86

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OWNERSHIP



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