

SIDINGS YARD

1-10 SIDINGS YARD, KIBWORTH BEAUCHAMP, LEICESTER, LE8 0AB
SIDINGSYARDKIBWORTH.CO.UK

* CGIS ARE INDICATIVE AND MAY NOT BE IN LINE WITH FINAL FINISH.

DISCOVER OUR EXCLUSIVE SELECTION OF APARTMENTS & BUNGALOWS



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APARTMENT DEVELOPMENT

Sidings Yard presents an exclusive selection of thoughtfully designed apartments that combine modern living with timeless comfort. These homes are ideal for a range of residents, including professionals and retirees, seeking contemporary spaces that meet the demands of today's lifestyles.

The development comprises six apartments spread across the ground, first, and second floors. Each apartment has been meticulously crafted to maximize comfort and functionality. The layouts are open-plan, integrating the kitchen, dining, and living areas to create spacious and light-filled interiors. These one-bedroom apartments range in size from approximately 51.79 to 55 square meters, providing a variety of options to suit different needs.

Externally, the development emphasizes convenience and sustainability. Allocated parking spaces are available for residents, all equipped with electric vehicle (EV) charging points to support eco-friendly living.

Solar photovoltaic panels have been installed on the apartment building, reflecting the commitment to energy efficiency and sustainability. The apartments also include secure cycle storage and external PIR lighting for enhanced security and accessibility.

Sidings Yard has been designed with a focus on blending modern amenities with aesthetic appeal. The exteriors feature high-quality materials and finishes, ensuring that the development integrates seamlessly into its surroundings while maintaining a contemporary architectural style. Triple-glazed windows provide excellent insulation, reducing noise and improving energy efficiency.

These apartments at Sidings Yard are more than just homes – they are a lifestyle choice. They offer a perfect balance of modern technology, sustainability, and design, making them an excellent choice for anyone looking to enjoy comfort and convenience in a vibrant, well-planned community.

ABOUT THE BUNGALOWS

Sidings Yard also offers an exclusive range of beautifully designed bungalows, perfectly suited for those seeking a blend of modern convenience and serene living. These thoughtfully planned homes are ideal for downsizers, retirees, or anyone looking to enjoy single-level living in a well-appointed and peaceful setting.

The development includes four bungalows, each designed with a focus on spaciousness and practicality. The open-plan layouts seamlessly integrate the kitchen, dining, and living areas, creating bright and airy interiors that are both functional and inviting. With two generously sized bedrooms, including a master bedroom with an en-suite, these bungalows are crafted to deliver comfort and ease of living.

Externally, the bungalows are equally impressive. Each home is complemented by its own private outdoor space, perfect for relaxing or entertaining. Allocated parking spaces with electric vehicle (EV) charging points ensure modern convenience for residents.

Sustainability is a key feature, with solar photovoltaic panels installed on every unit, helping to reduce energy costs and environmental impact.

The design of Sidings Yard bungalows combines traditional charm with contemporary style. High-quality materials and finishes have been used throughout, creating homes that are not only visually appealing but also built to last. Triple-glazed windows provide excellent insulation, while underfloor heating in the bathrooms adds an extra touch of luxury.

These bungalows at Sidings Yard represent a lifestyle choice, offering the perfect combination of comfort, sustainability, and elegance. Whether you're looking for a quiet retreat or a low-maintenance home that supports modern living, these properties provide an exceptional opportunity to enjoy a relaxed and refined way of life.



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WHERE MODERN LIVING MEETS TIMELESS COMFORT, YOUR PERFECT RETIREMENT HOME AWAITS.

SITE PLAN



SPECIFICATIONS

GENERAL - INTERNAL

- Carpeted and/or engineered wood/laminate flooring to communal areas
- Door entry audio/video
- Intercom system

GENERAL - EXTERNAL

- Bin store with external tap fitted
- Secure cycle store with fob entry access system
- Timber doors and windows with triple glazing
- An outside tap has been fitted to the rear of each GF unit
- Allocated car parking spaces
- External entry PIR lighting
- Solar PV's on all units with EVC charging points

GENERAL - UNITS

- Engineered wood/laminate flooring to hallway and kitchen/living room
- Internal doors with brushed/satin chrome ironmongery
- All properties are covered by a 10 year structural defects insurance policy provided by Protek Group Limited

KITCHENS

- Custom designed European fitted kitchens
- Laminated wood (with optional upgrades) worktop and upstand
- Splashback tiling
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Integrated oven with microwave
- Integrated ceramic hob
- Hidden extractor fan with light and fan speed control over hob
- Undermount stainless steel sinks

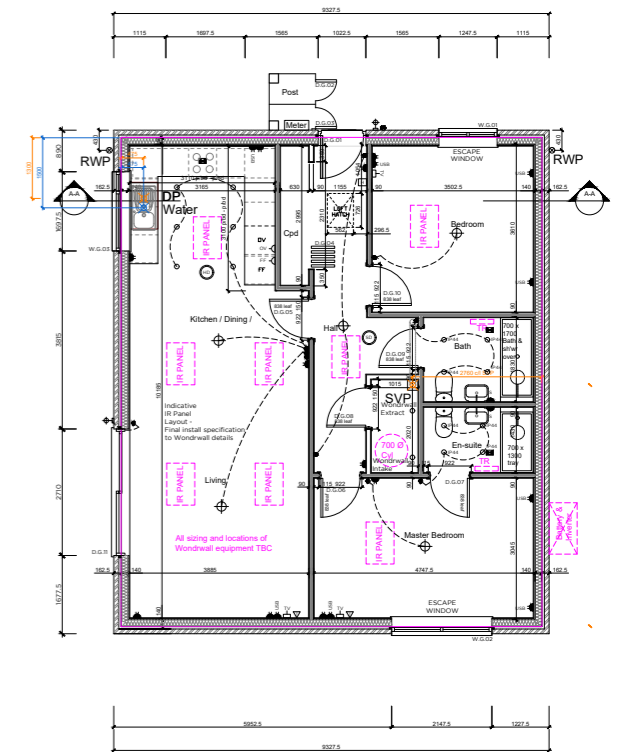
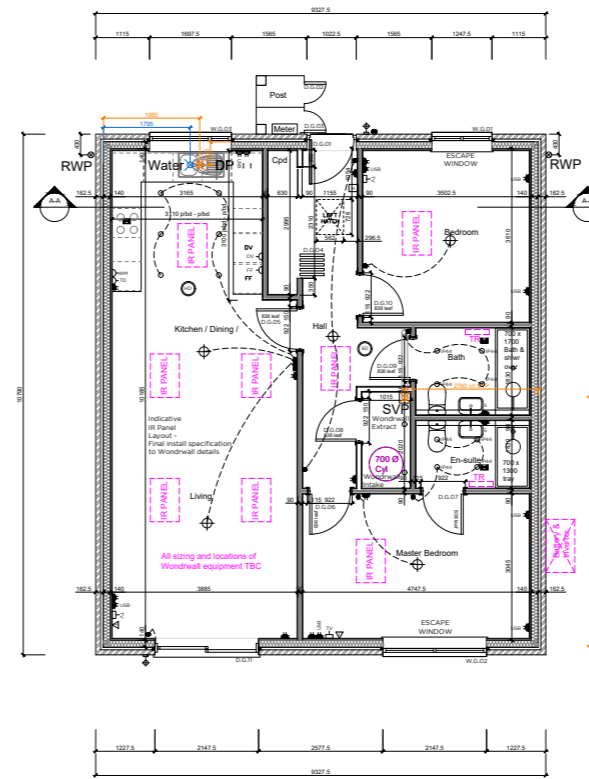
BATHROOMS & EN SUITES

- (Contemporary) sanitary ware to include bath, shower cubicle & tray, hand basin and WC
- Fully tiled walls and floor
- Walk-in showers with glass shower screens
- Shaver points
- Brushed steel/chrome heated towel rails with thermostatic control
- Extractor fan

ELECTRICAL, HEATING & LIGHTING

- Openreach broadband to each unit
- Ring Video Doorbell
- Pendant lighting to bedrooms
- Energy efficient LED
- Downlights throughout with dimmer switches
- Smoke alarm and CO2 detector wired to main with battery backup
- Mains connected fire and intruder alarm system fitted to each unit
- USB charging points in kitchen, living room and bedrooms
- Underfloor heating in bathrooms
- Cat 7 cabling and pre-wired data sockets for digital TV
- Heating zones controlled by a digital wall mounted thermostatic control by Wondrwall

BUNGALOW FLOORPLANS

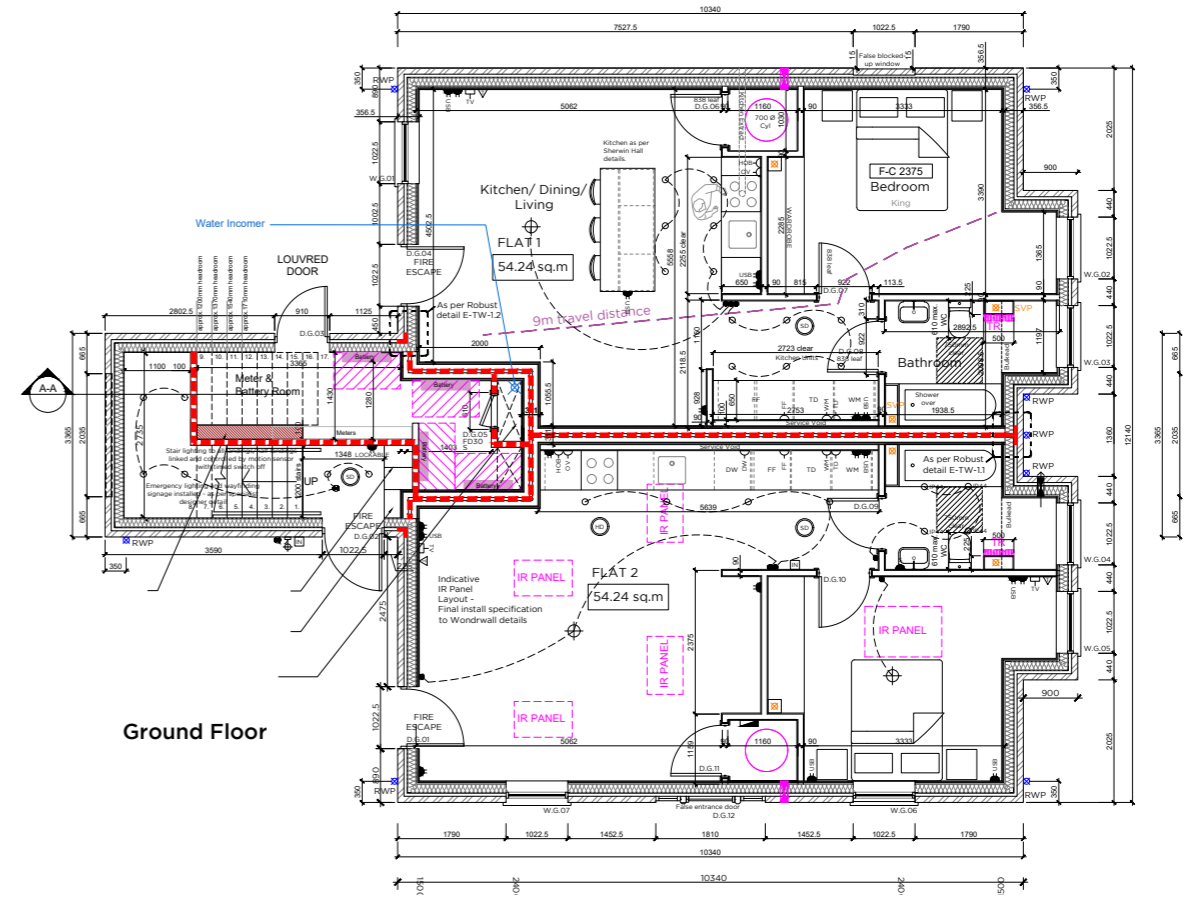


BUNGALOWS 1 & 2

BUNGALOWS 3 & 4



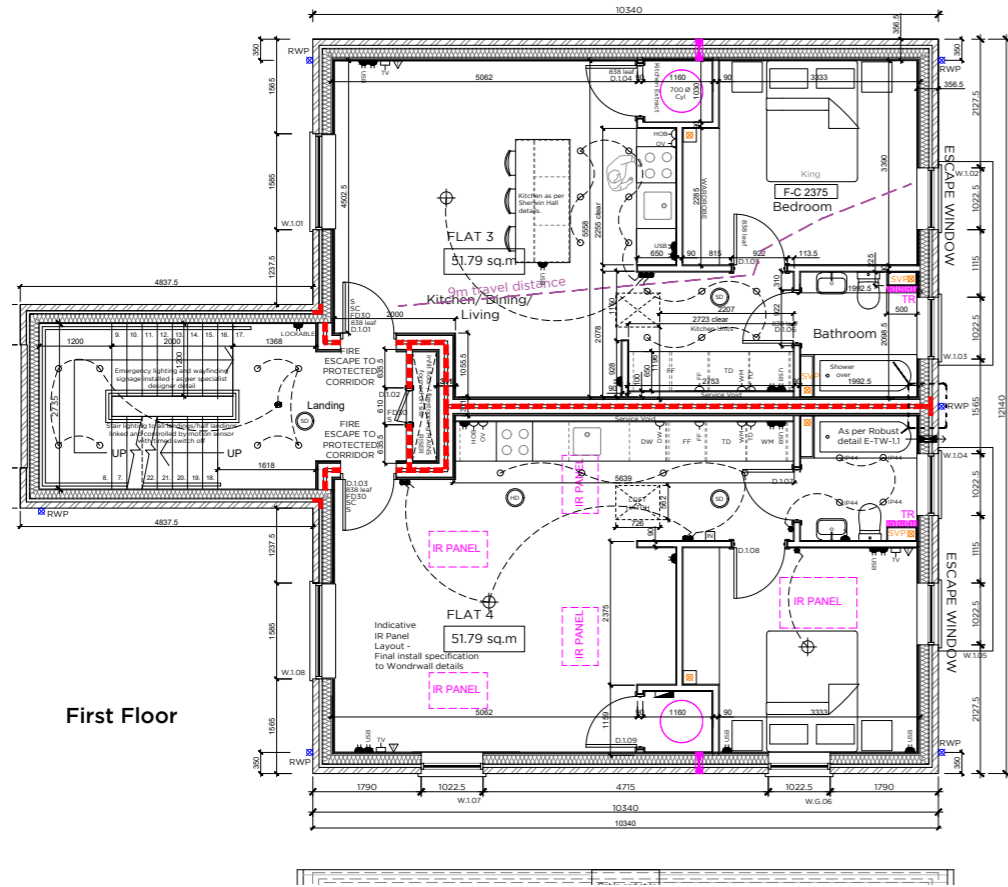
APARTMENT FLOORPLANS



GROUND FLOOR FLATS ONE & TWO

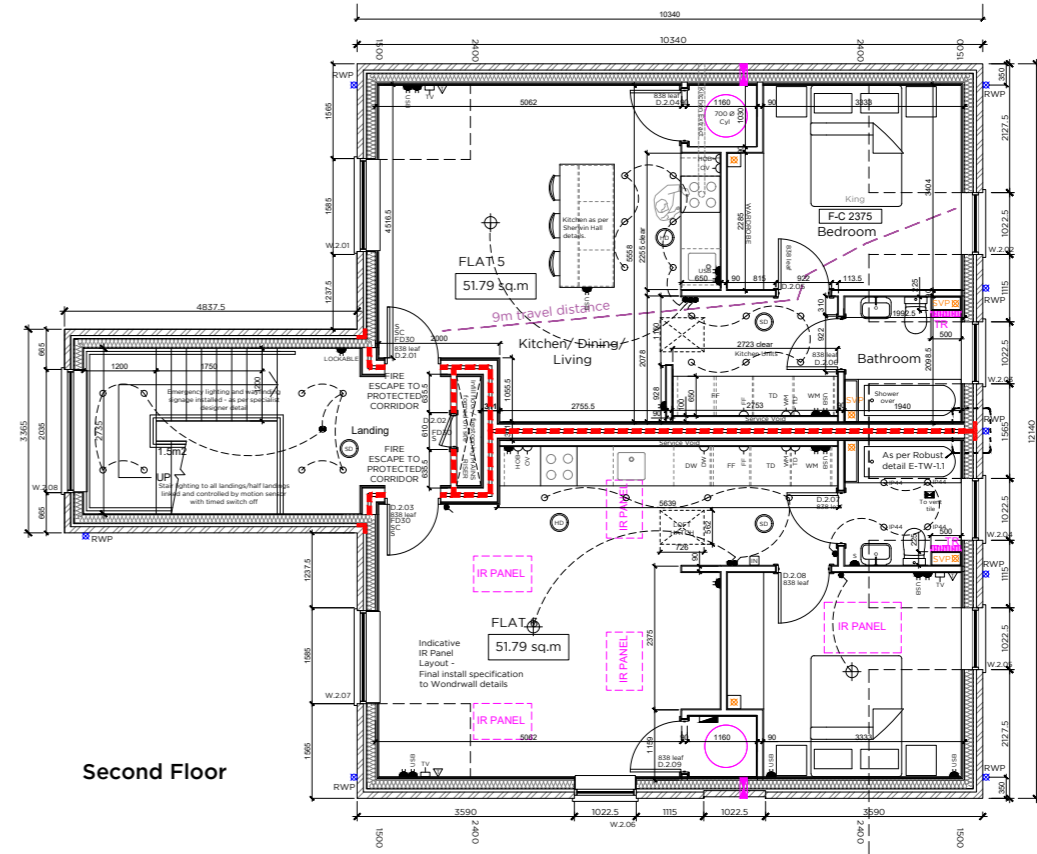


APARTMENT FLOORPLANS



First Floor

FIRST FLOOR
FLATS THREE & FOUR



Second Floor

SECOND FLOOR
FLATS FIVE & SIX

DATA SHEETS

PLOT	TYPE	APARTMENT/ BUNGALOW	ACCESS	FLOOR	EXTERNAL AREA	BEDROOMS	BATHROOMS	CAR PARKING SPACES	GIA (SQM)	SERVICE CHARGE PER ANNUM	ASKING PRICE	STATUS
1	NEW BUILD BUNGALOW	1	PRIVATE	GF	Y	2	2	2	88.20	TBC	£445,000	AVAILABLE
2	NEW BUILD BUNGALOW	2	PRIVATE	GF	Y	2	2	2	88.20	TBC	£458,500	RESERVED
3	NEW BUILD BUNGALOW	3	PRIVATE	GF	Y	2	2	2	88.20	TBC	£470,000	AVAILABLE
4	NEW BUILD BUNGALOW	4	PRIVATE	GF	Y	2	2	2	88.20	TBC	£471,500	RESERVED
5	NEW BUILD APARTMENT	1	PRIVATE	GF	Y	1	1	1	54.24	TBC	£237,500	RESERVED
6	NEW BUILD APARTMENT	2	PRIVATE	GF	Y	1	1	1	54.24	TBC	£237,500	RESERVED
7	NEW BUILD APARTMENT	3	SHARED	1F	N	1	1	1	51.79	TBC	£210,000	AVAILABLE
8	NEW BUILD APARTMENT	4	SHARED	1F	N	1	1	1	51.79	TBC	£210,000	RESERVED
9	NEW BUILD APARTMENT	5	SHARED	2F	N	1	1	1	51.79	TBC	£205,000	AVAILABLE
10	NEW BUILD APARTMENT	6	SHARED	2F	N	1	1	1	51.79	TBC	£207,500	AVAILABLE

PLOT	TYPE	APARTMENT/ BUNGALOW	GIA (SQM)	KITCHEN/ DINING/ LIVING (M MAX)	STORAGE/ UTILITY (M MAX)	KITCHEN/ DINING (M MAX)	LIVING (M MAX)	MASTER BEDROOM (M MAX)	ENSUITE (M MAX)	SECOND BEDROOM (M MAX)	BATHROOM (M MAX)
1	NEW BUILD BUNGALOW	1	88.20	N/A	0.63 X 2.995	3.165 X 4.157	3.165 X 6.028	4.7475 X 3.045	2.4 X 1.43	3.5025 X 3.61	2.4 X 1.83
2	NEW BUILD BUNGALOW	2	88.20	N/A	0.63 X 2.995	3.165 X 4.157	3.165 X 6.028	4.7475 X 3.045	2.4 X 1.43	3.5025 X 3.61	2.4 X 1.83
3	NEW BUILD BUNGALOW	3	88.20	N/A	0.63 X 2.995	3.165 X 4.157	3.165 X 6.028	4.7475 X 3.045	2.4 X 1.43	3.5025 X 3.61	2.4 X 1.83
4	NEW BUILD BUNGALOW	4	88.20	N/A	0.63 X 2.995	3.165 X 4.157	3.165 X 6.028	4.7475 X 3.045	2.4 X 1.43	3.5025 X 3.61	2.4 X 1.83
5	NEW BUILD APARTMENT	1	54.24	5.802 X 5.558	2.723 X 2.078	N/A	N/A	4.892 X 3.39	N/A	N/A	2.8925 X 2.0985
6	NEW BUILD APARTMENT	2	54.24	7.222 X 5.558	N/A	N/A	N/A	4.892 X 3.39	N/A	N/A	2.8925 X 2.0985
7	NEW BUILD APARTMENT	3	51.79	5.802 X 5.558	2.723 X 2.078	N/A	N/A	4.892 X 3.39	N/A	N/A	1.9925 X 2.0985
8	NEW BUILD APARTMENT	4	51.79	7.222 X 5.558	N/A	N/A	N/A	4.892 X 3.39	N/A	N/A	1.9925 X 2.0985
9	NEW BUILD APARTMENT	5	51.79	5.802 X 5.558	2.723 X 2.078	N/A	N/A	4.892 X 3.39	N/A	N/A	1.9925 X 2.0985
10	NEW BUILD APARTMENT	6	51.79	7.222 X 5.558	N/A	N/A	N/A	4.892 X 3.39	N/A	N/A	1.9925 X 2.0985



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SELLING AGENTS:

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