

# ROUNDHOUSE PARK

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MELTON MOWBRAY

 Ashberry  
Homes



Images are for illustrative purposes only.





## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.









# A wealth of activities to enjoy at your fingertips. **Discover Melton Mowbray.**



Nestled in the Leicestershire countryside, within the well-connected town of Melton Mowbray, Roundhouse Park is an appealing collection of 2, 3 and 4-bedroom new homes, in a mix of bungalows, semi-detached and detached properties. This highly-desirable area boasts countless leisure opportunities, including award-winning public parks, seasonal festivals, weekly markets and an unrivalled restaurant circuit as well as well-regarded local schools.

Roundhouse Park benefits from excellent transport connections. The A46 is just 10 miles away, providing easy access to Leicester, Nottinghamshire and the M1, while Melton Mowbray train station is less than two miles away, with services to Birmingham New Street, Cambridge and Kettering.

The quintessential English market town of Melton Mowbray is home to an impressive selection of charming independent and family-owned stores, alongside typical high-street brands and several large supermarkets. Shoppers can meander through the historic streets and savour the unique shopping experience it offers, with local producers and markets dating back to the 1086 Domesday Book, alongside tempting bistros, award-winning restaurants and quaint pavement cafés.

Heralded as the 'Rural Capital of Food', Melton Mowbray is well-known for its culinary offerings

(in particular, its exquisite pork pies and stilton cheese), and hosts a number of food and drink festivals throughout the year. The town is esteemed for the excellence of its local food producers, showcased in the many farm shops, award-winning restaurants and traditional pubs across the borough.

The area surrounding Roundhouse Park offers plenty of opportunities for family days out, with attractions such as a museum, country park, petting zoo and cinema, all within a short drive of the development. Twinlakes Family Theme Park is a popular destination, set within 70 acres of picturesque countryside, it presents rollercoasters, indoor attractions, exotic animals and even a water park.

Those who pursue an active lifestyle can take advantage of the state-of-the-art facilities at Waterfield Leisure Centre, just 5 minutes away by car, which includes a gym, swimming pool, group fitness studio, sauna and steam room. Alternatively, sports enthusiasts may enjoy a trip to Asfordby Road Golf Course, just a few minutes' drive from Roundhouse Park.

Melton Mowbray offers beautiful walking routes around the town and beyond, with the Melton Heritage Trail among the most popular. A leisurely 10-minute stroll from the bustling town centre is the breath-taking Melton Country Park, offering 137 acres of colourful landscapes to be explored.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only.





Computer generated image.





## ROUNDHOUSE PARK

Welcome to Roundhouse Park, an attractive collection of 2, 3 4 and 5 bedroom homes nestled in the Leicestershire countryside, within the well connected town of Melton Mowbray.

With a wide choice of house styles and layouts there is something for everyone at this delightful development.



Space for everyone in  
a house that deserves  
**to be called home.**



**Love your home,**  
not somebody else's.







## PERSONAL TOUCH

### It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

#### KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen work surface
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer
- Under cupboard lighting

#### FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

#### CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

#### WARDROBES:

- A choice of fitted wardrobes

#### BATHROOM:

- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail

#### ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

#### GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area
- Decorative external lighting
- Outside tap







# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.





We look forward to meeting you...



**Roundhouse Park, Leicester Road, Melton Mowbray, Leicestershire LE13 0FA**

**Ashberry**  
Homes

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