



Hallam Fields Birstall

off Loughborough Road, Birstall,
Leicester, LE4 3LL

A real one-off! Hallam Fields in Birstall, Leicestershire has created a new community in this North Leicester suburb with modern, stylish homes reflecting local architecture while successfully establishing its own unique identity.

Handy for the A46, Birstall is well placed for commuting to Nottingham with the M1 and Leicester city centre just a few miles away. What's more you're never far away from Leicestershire's beautiful rolling countryside that takes in the pretty villages of Queniborough, Hungarton and Great Dalby.





The Cartmel
2 Bed Mews House T2/01



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Head-office sales department: 0116 266 1541 | Open Monday–Friday, 8.30am–5.30pm

The Jelson Difference

Hallam Fields, Birstall

T2/01 CARTMEL—2 BED MEWS HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney Hood, Single Stainless Steel bowl sink. Space for Fridge Freezer. Plumbing and electrics for washing machine. White Triple Spotlight fitting.
- ✓ Ceramic flooring to Kitchen only.
- ✓ Full gas central heating.
(or alternative system if gas not available).

- ✓ White Sanitary ware to Bathroom, Thermostatic shower over bath with Silver shower screen and co-ordinating wall tiles. Shaver socket and white heated Towel Rail to the Bathroom.
- ✓ BT Telephone point to Lounge next to TV aerial point, and Bed 1. TV aerial point in Lounge and Bed 1.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range

...leaving you more to spend in your new home!

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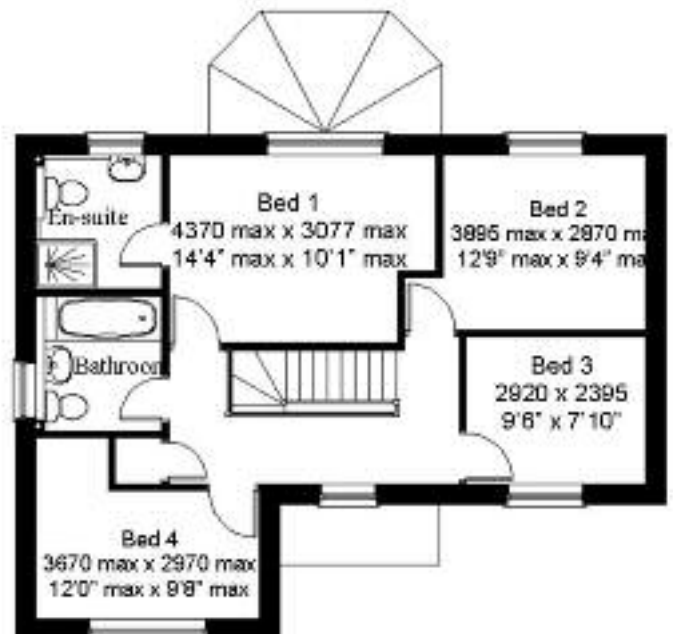
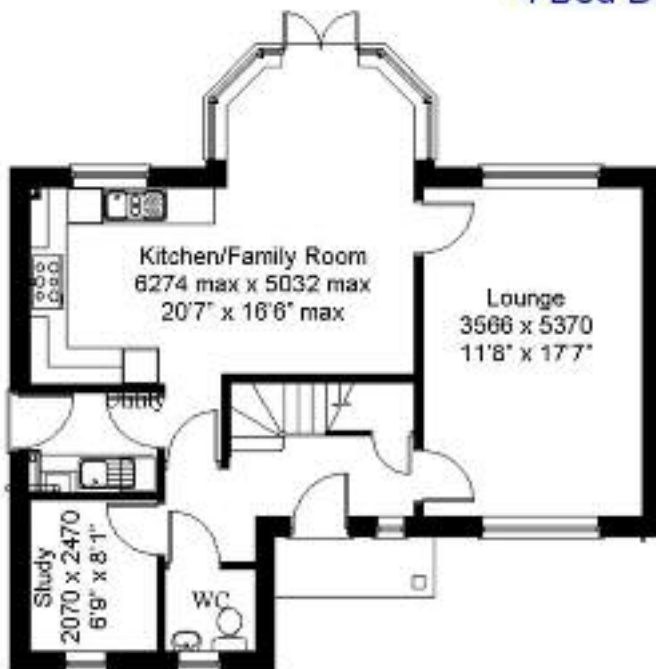


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The Egret—Type D4/08 4 Bed Detached House



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The Jelson Difference

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EGRET D4/08/D 4 BED DETACHED HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with Stainless Steel Dual Fuel SMEG Range Cooker, Stainless Steel Splash back and Stainless Steel Canopy Chimney Hood. Under Pelmet lighting to wall units, pull out larder cupboard and a set of deep pan drawers. A one & a half bowl under mounted stainless steel sink, plumbing and electrics for Washing Machine, integrated Fridge Freezer and Dishwasher. White Triple Spotlight fitting.
- ✓ Granite worktop to Kitchen only with granite upstands.
- ✓ Ceramic flooring to Kitchen and Utility (if applicable).
- ✓ Full gas central heating. (Or alternative system if gas not available).
- ✓ White Sanitary ware to Bathrooms with co-ordinating wall tiles. Thermostatic Shower over bath in Main Bathroom together with a Silver Shower Screen, Thermostatic shower to En-Suite(s), (where applicable) Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite(s).
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. (Study if applicable). T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Intruder Alarm System. Smoke detectors and security locks to all external doors. Door Bell. Coach light to front & rear elevation of property.
- ✓ Fenced rear garden. Turf to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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reassuring
FOUNDATIONS



Trust



Honesty



Quality



Value



Location

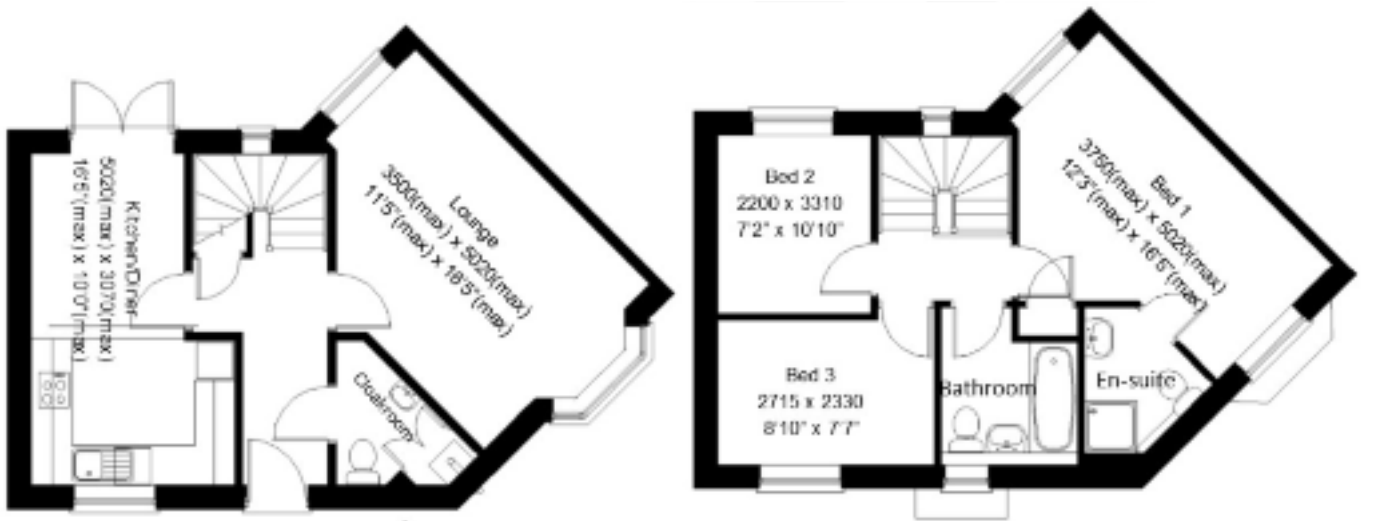


Service



The Exton 3 Bed Semi-Detached House S3/11/K

*Please note this property will be rendered



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EXTON S3/11/K 3 BED SEMI-DETACHED HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney Hood, Single Stainless Steel bowl sink. Space for Fridge Freezer. Plumbing and electrics for washing machine. White Triple Spotlight fitting.
- ✓ Ceramic flooring to Kitchen only.
- ✓ Full gas central heating. (or alternative system if gas not available).
- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in shower cubicle to En-Suite and co-ordinating wall tiles. Shaver socket and white heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT Telephone point to Lounge next to TV aerial point, and Bed 1. TV aerial point in Lounge and Bed 1.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors.
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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The Grebe—Type D4/04
4 Bed Detached House



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GREBE D4/04 4 BED DETACHED HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with Stainless Steel Dual Fuel SMEG Range Cooker, Stainless Steel Splash back and Stainless Steel Canopy Chimney Hood. Under Pelmet lighting to wall units, one illuminated glazed wall cupboard, pull out larder cupboard and a set of deep pan drawers. A one & a half bowl under mounted stainless steel sink, plumbing and electrics for Washing Machine, integrated Fridge Freezer and Dishwasher. White Triple Spotlight fitting.
- ✓ Granite worktop to Kitchen only with granite upstands.
- ✓ Ceramic flooring to Kitchen and Utility (if applicable).
- ✓ Full gas central heating. (Or alternative system if gas not available).
- ✓ White Sanitary ware to Bathrooms with co-ordinating wall tiles. Thermostatic Shower Silver Shower Screen, Thermostatic shower to En-Suite(s), (where applicable) Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite(s).
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. (Study if applicable). T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Intruder Alarm System. Smoke detectors and security locks to all external doors. Door Bell. Coach light to front & rear elevation of property.
- ✓ Fenced rear garden. Turf to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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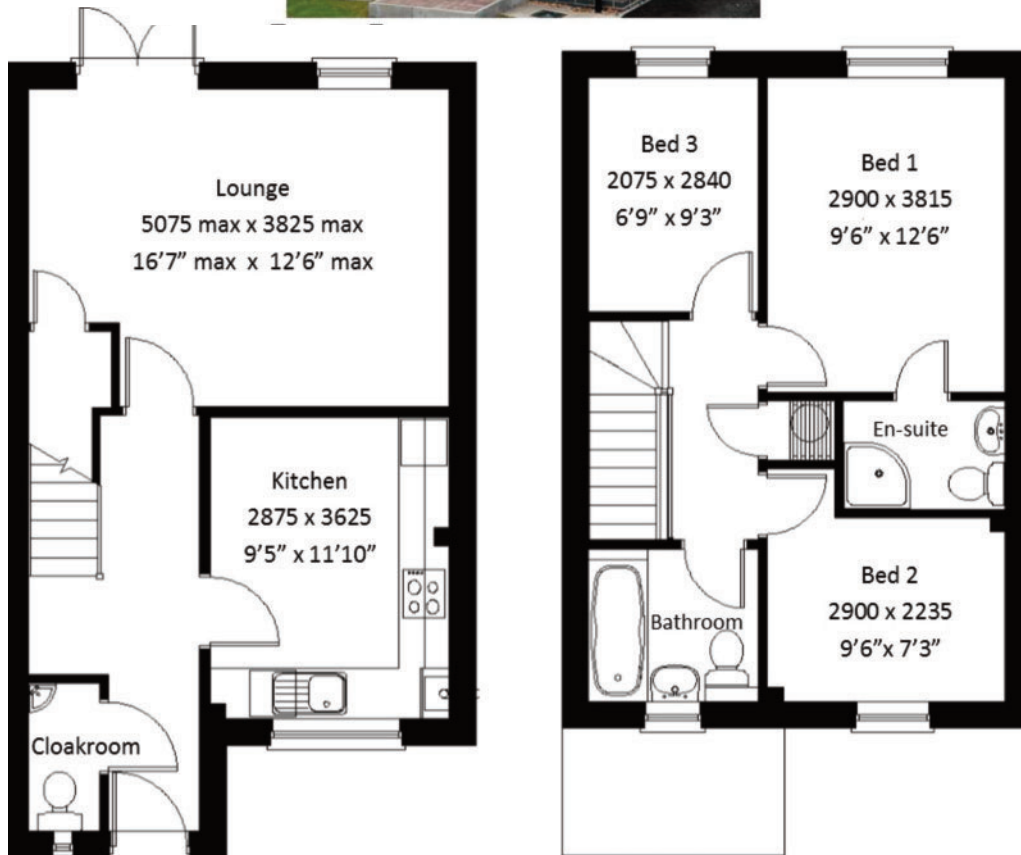


Location



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The Hawfinch 3 Bed Semi-Detached House D3/09



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D3/09 HAWFINCH 3 BED SEMI-DET HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer, plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting. Ceramic flooring to Kitchen.
- ✓ Full gas central heating. (or alternative system if gas not available).
- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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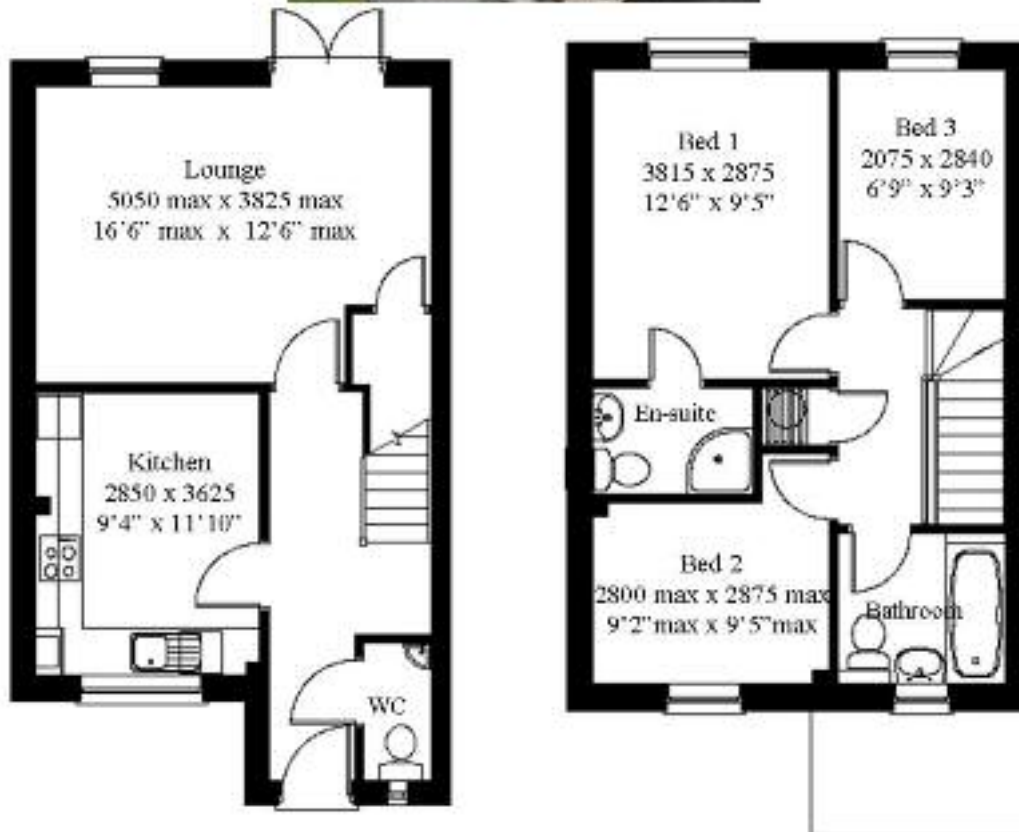


Location



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The Hawfinch 3 Bed Semi-Detached House S3/09/B



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Hallam Fields, Birstall

S3/09/B HAWFINCH 3 BED SEMI-DET HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer, plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting. Ceramic flooring to Kitchen.
- ✓ Full gas central heating. (or alternative system if gas not available).
- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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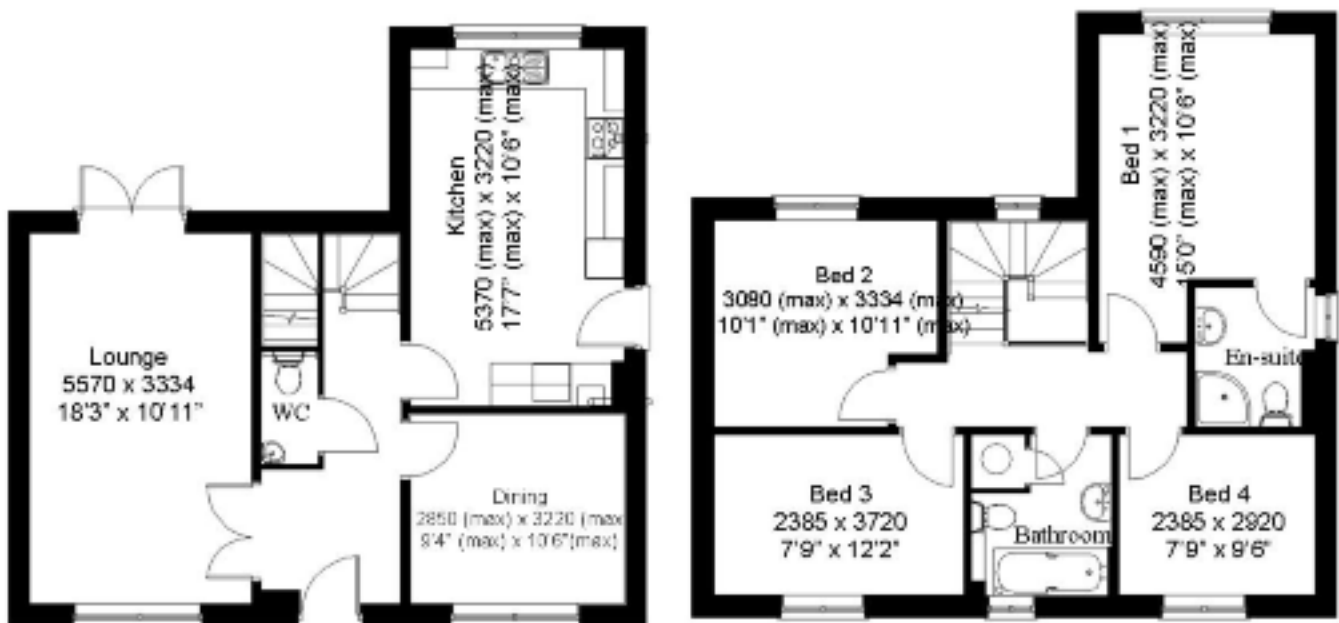
Location



Service



The Kittiwake—Type D4/05
4 Bed Detached House



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KITTIWAKE D4/05 4 BED DETACHED HOUSE

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with Stainless Steel Duel Fuel SMEG Range Cooker, Stainless Steel Canopy Chimney Hood. Under Pelmet lighting to wall units, pull out larder cupboard and a set of deep pan drawers. A one & a half bowl under mounted stainless steel sink, plumbing and electrics for Washing Machine, integrated Fridge Freezer and Dishwasher. White Triple Spotlight fitting.
- ✓ Granite worktop to Kitchen only with granite upstands.
- ✓ Ceramic flooring to Kitchen and Utility (if applicable)
- ✓ Full gas central heating.
(Or alternative system if gas not available).

- ✓ White Sanitary ware to Bathrooms with co-ordinating wall tiles. Thermostatic Shower over bath in Main Bathroom together with a Silver Shower Screen, Thermostatic shower to En-Suite(s), (where applicable) with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite(s).
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. (Study if applicable). T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Intruder Alarm System. Smoke detectors and security locks to all external doors. Door Bell. Coach light to front & rear elevation of property.
- ✓ Fenced rear garden. Turf to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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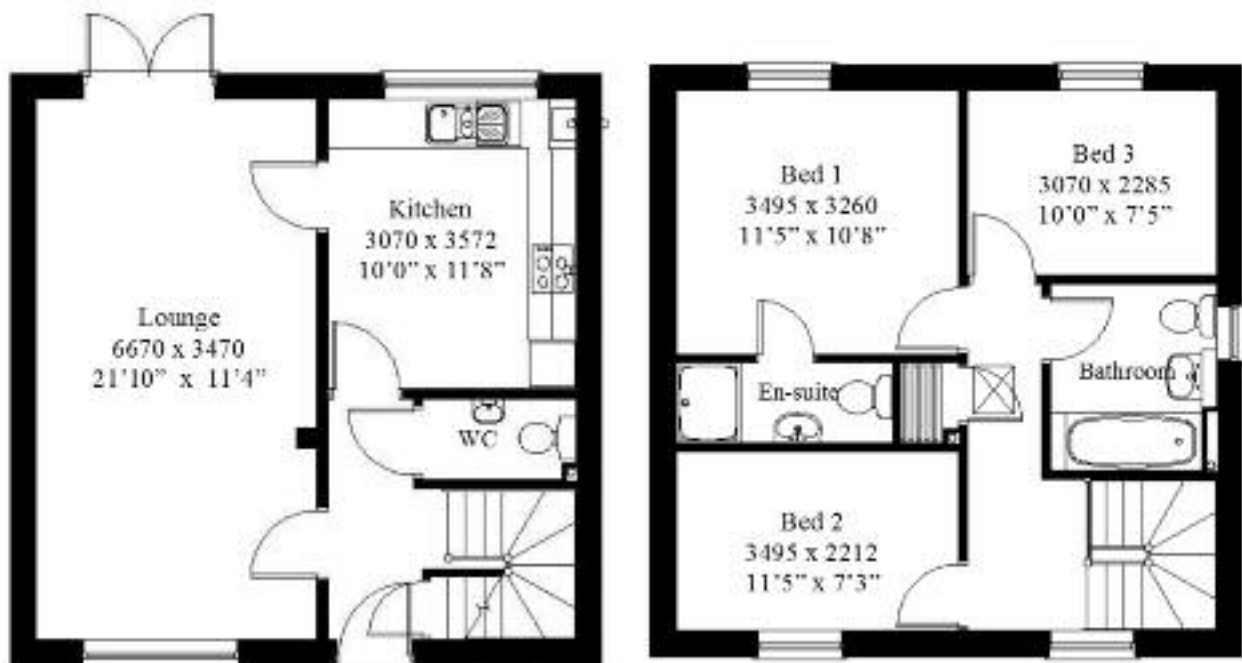
Location



Service



The Linnet—Type D3/13/B
3 Bed Detached House



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Quality



Value



Location



Service

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Hallam Fields, Birstall

D3/13/B LINNET 3 BED DETACHED HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer, plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting.
- ✓ Ceramic flooring to Kitchen.
- ✓ Full gas central heating. (or alternative system if gas not available).
- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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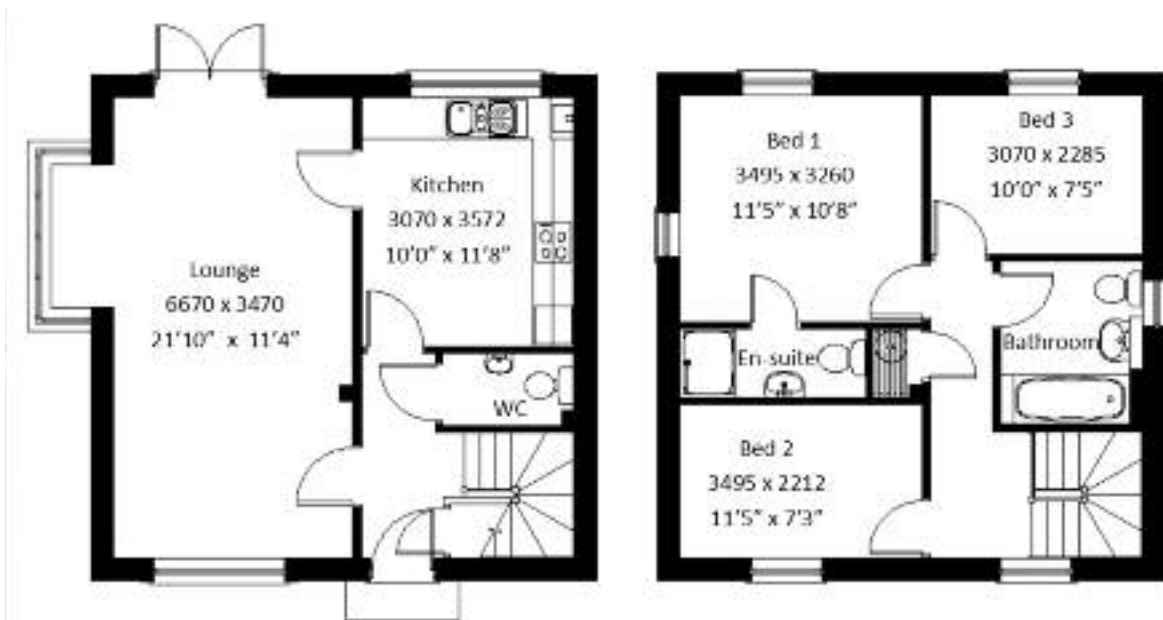


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The Linnet - Type D3/13/E
3 Bed Detached House



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Location

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The Jelson Difference

Hallam Fields, Birstall

D3/13/E LINNET 3 BED DETACHED HOUSE STANDARD FEATURES

- | | | | |
|---|---|---|--|
| ✓ | Quality and value from a very old established family business with an enviable reputation. | ✓ | White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite. |
| ✓ | Traditional brick construction with a good standard of insulation. | ✓ | BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner. |
| ✓ | Solid internal walls to ground and 1st floor. | ✓ | Wiring only for future Intruder Alarm for keypad, control panel and bell box. |
| ✓ | P.V.C. u. windows, soffits and fascias. | ✓ | Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property. |
| ✓ | Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer, plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting. | ✓ | Fenced rear garden. Turfing to front and rear gardens (where applicable). |
| ✓ | Ceramic flooring to Kitchen. | ✓ | N.H.B.C. 10 year warranty. |
| ✓ | Full gas central heating.
(or alternative system if gas not available). | ✓ | Carpets from the Jelson selected range. |

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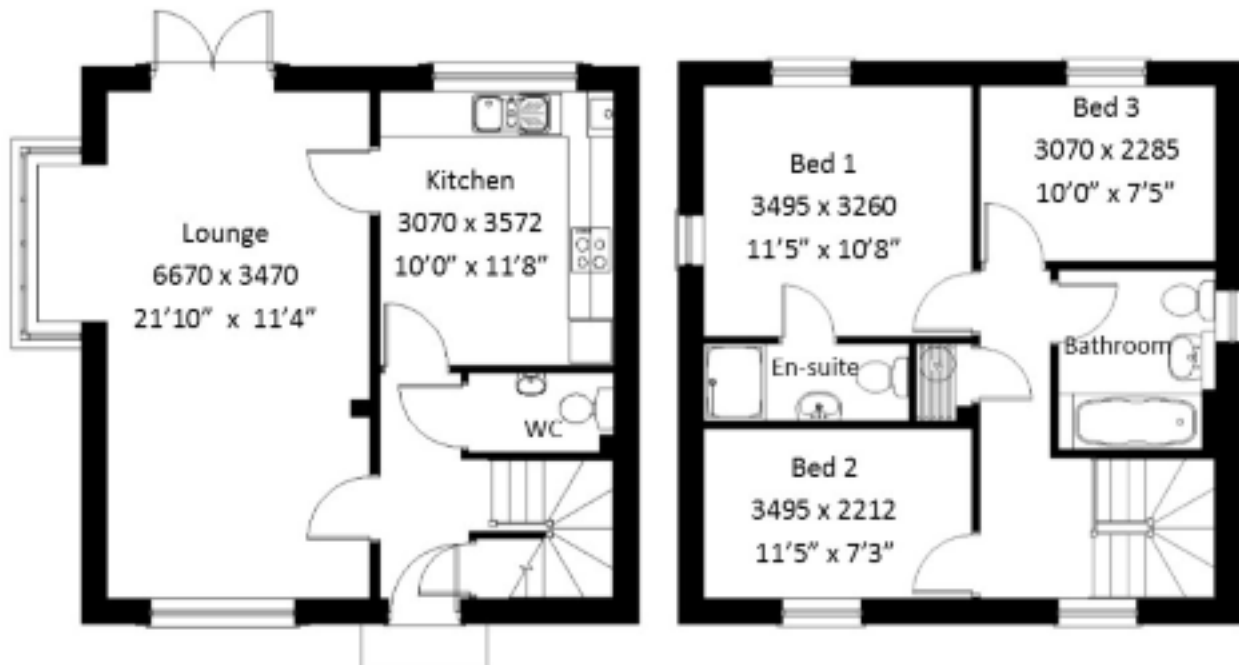


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The Linnet - Type D3/13/K
3 Bed Detached House



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Hallam Fields, Birstall

D3/13/K LINNET 3 BED DETACHED HOUSE STANDARD FEATURES

- | | | | |
|---|---|---|--|
| ✓ | Quality and value from a very old established family business with an enviable reputation. | ✓ | White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite. |
| ✓ | Traditional brick construction with a good standard of insulation. | ✓ | BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner. |
| ✓ | Solid internal walls to ground and 1st floor. | ✓ | Wiring only for future Intruder Alarm for keypad, control panel and bell box. |
| ✓ | P.V.C. u. windows, soffits and fascias. | ✓ | Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property. |
| ✓ | Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer, plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting. | ✓ | Fenced rear garden. Turfing to front and rear gardens (where applicable). |
| ✓ | Ceramic flooring to Kitchen. | ✓ | N.H.B.C. 10 year warranty. |
| ✓ | Full gas central heating.
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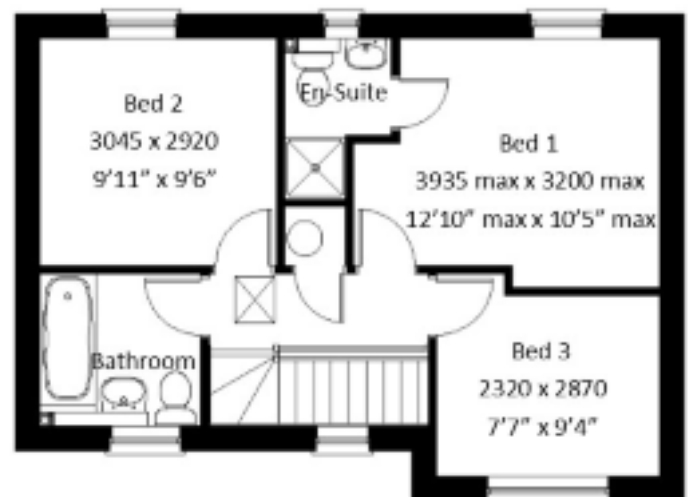
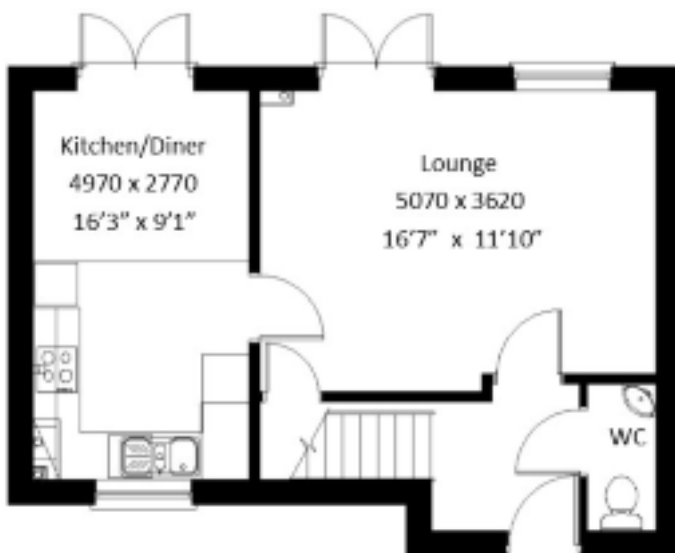


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The Nuthatch - Type D3/10/B
3 Bed Detached House



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The Jelson Difference

Hallam Fields, Birstall

D3/10 NUTHATCH 3 BED DETACHED HOUSE STANDARD FEATURES

- | | | | |
|---|---|---|--|
| ✓ | Quality and value from a very old established family business with an enviable reputation. | ✓ | White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite with co-ordinating wall tiles. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite. |
| ✓ | Traditional brick construction with a good standard of insulation. | ✓ | BT Telephone point to Lounge next to TV aerial point, and Bed 1. TV aerial point in Lounge, Bed 1 & Kitchen. |
| ✓ | Solid internal walls to ground and 1st floor. | ✓ | Wiring only for future Intruder Alarm for keypad, control panel and bell box. |
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| ✓ | Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney Hood, One & half bowl Stainless Steel sink. Space for Fridge Freezer. Plumbing and electrics for washing machine. Plumbing and electrics for future Dishwasher. White Triple Spotlight fitting. | ✓ | Fenced rear garden. Turfing to front and rear gardens (where applicable). |
| ✓ | Ceramic flooring to Kitchen only. | ✓ | N.H.B.C. 10 year warranty. |
| ✓ | Full gas central heating.
(or alternative system if gas not available). | ✓ | Carpets from the Jelson selected range. |

...leaving you more to spend in your new home!

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The Tawny
3 Bed Semi-Detached House S3/06



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The Jelson Difference

Hallam Fields, Birstall

S3/06 TAWNY 3 BED SEMI-DETACHED HOUSES STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob and Stainless Steel canopy chimney hood, Single Stainless Steel bowl sink, space for Fridge Freezer. Plumbing and electrics for washing machine. White Triple Spotlight fitting.
- ✓ Ceramic flooring to Kitchen only.
- ✓ Full gas central heating. (or alternative system if gas not available).

- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower over bath with silver shower screen. Shaver socket and white Towel Rail to the Bathroom.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. TV aerial point in Lounge, Bed 1.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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reassuring
FOUNDATIONS



Trust



Honesty



Quality



Value



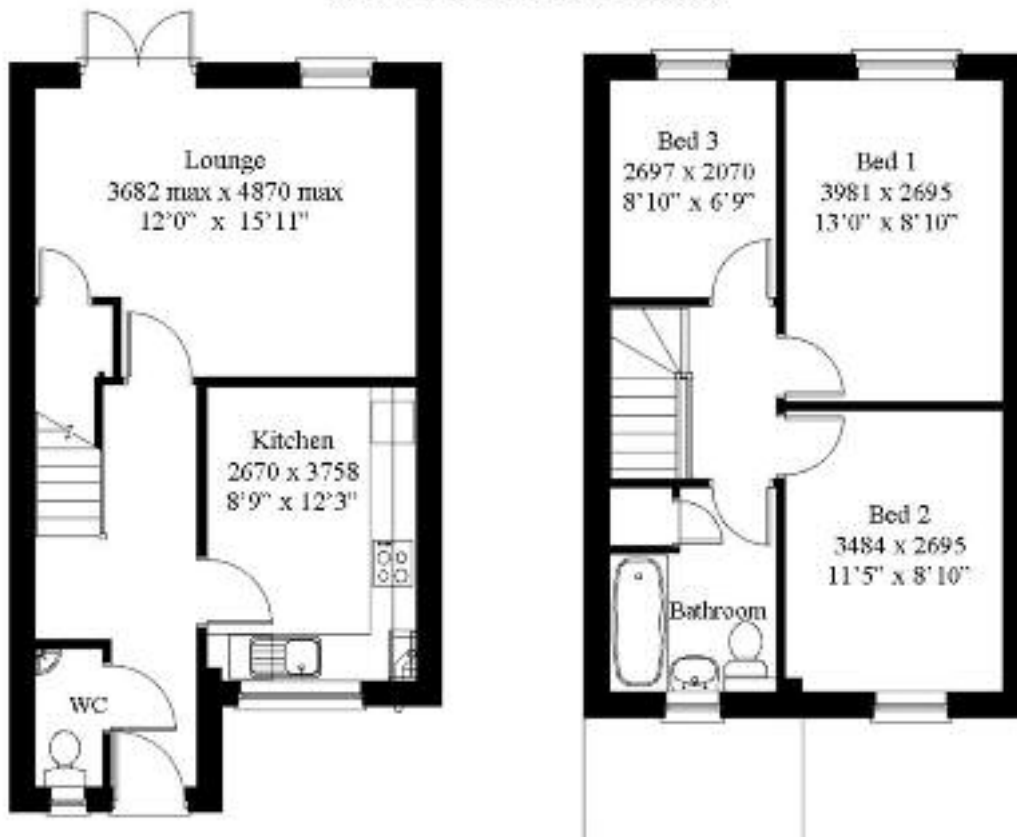
Location



Service



The Tawny—Type D3/06
3 Bed Detached House



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The Jelson Difference

Hallam Fields, Birstall

D3/06 TAWNY 3 BED DETACHED HOUSE STANDARD FEATURES

- | | | | |
|---|---|---|---|
| ✓ | Quality and value from a very old established family business with an enviable reputation. | ✓ | White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower over bath with Silver shower screen and co-ordinating wall tiles. Shaver socket and white heated Towel Rail to the Bathroom. |
| ✓ | Traditional brick construction with a good standard of insulation. | ✓ | BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. TV aerial point in Lounge, Bed 1 & Kitchen/Diner. |
| ✓ | Solid internal walls to ground and 1st floor. | ✓ | Wiring only for future Intruder Alarm for keypad, control panel and bell box. |
| ✓ | P.V.C. u. windows, soffits and fascias. | ✓ | Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property. |
| ✓ | Fitted Kitchen with single AEG fan assisted electric oven, 4 burner AEG gas hob with Stainless Steel Canopy Chimney hood. One & half bowl Stainless Steel sink, space for Fridge Freezer. Plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting. | ✓ | Fenced rear garden. Turfing to front and rear gardens (where applicable). |
| ✓ | Ceramic flooring to Kitchen only. | ✓ | N.H.B.C. 10 year warranty. |
| ✓ | Full gas central heating.
(or alternative system if gas not available). | ✓ | Carpets from the Jelson selected range. |

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FOUNDATIONS



Trust



Honesty



Quality



Value



Location



Service



The Tern—Type D5/01 5 Bed Detached House



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The Jelson Difference

Hallam Fields, Birstall

TERN D5/01 - 5 BED DETACHED STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with Stainless Steel Dual Fuel SMEG Range Cooker, Stainless Steel Canopy Chimney Hood. Stainless Steel Splashback. Under Pelmet lighting to wall units, pull out larder cupboard and a set of deep pan drawers. A one & a half bowl under mounted stainless steel sink, plumbing and electrics for Washing Machine, integrated Fridge Freezer and Dishwasher. White Triple Spotlight fitting. Granite worktop to Kitchen only with granite upstands.
- ✓ Ceramic flooring to Kitchen and Utility.
- ✓ Full gas central heating.
(Or alternative system if gas not available).
- ✓ White Sanitary ware to Bathrooms with co-ordinating wall tiles. Thermostatic Shower over bath in Main Bathroom together with a Silver Shower Screen, Thermostatic shower to En-Suite, with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. & Study. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Intruder Alarm System. Smoke detectors and security locks to all external doors. Door Bell. Coach light to front & rear elevation of property.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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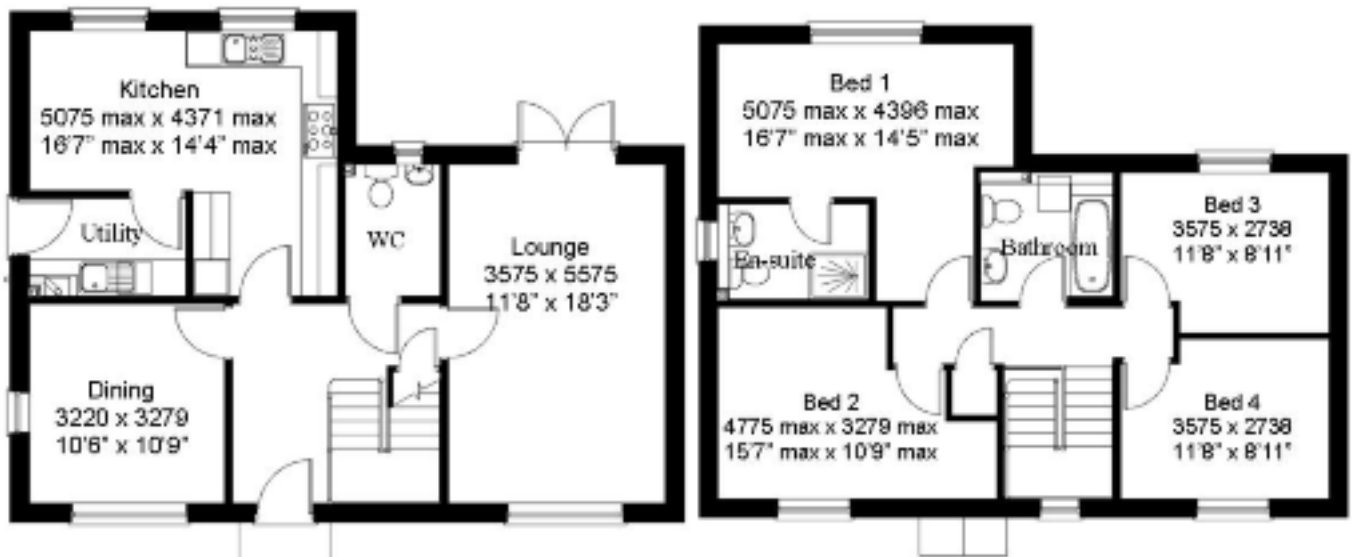


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The Whimbrel—Type D4/09
4 Bed Detached House



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The Jelson Difference

Hallam Fields, Birstall

D4/09 WHIMBREL - 4 BED DETACHED HOUSE

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with Stainless Steel Dual Fuel SMEG Range Cooker, Stainless Steel Canopy Chimney Hood. Stainless Steel Splashback. Under Pelmet lighting to wall units, pull out larder cupboard and a set of deep pan drawers. A one & a half bowl under mounted stainless steel sink, plumbing and electrics for Washing Machine, integrated Fridge Freezer and Dishwasher. White Triple Spotlight fitting.
- ✓ Granite worktop to Kitchen only with granite upstands.
- ✓ Ceramic flooring to Kitchen and Utility.
- ✓ Full gas central heating. (Or alternative system if gas not available).
- ✓ White Sanitary ware to Bathrooms with co-ordinating wall tiles. Thermostatic Shower over bath in Main Bathroom together with a Silver Shower Screen, Thermostatic shower to En-Suite, with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Intruder Alarm System. Smoke detectors and security locks to all external doors. Door Bell. Coach light to front & rear elevation of property.
- ✓ Fenced rear garden. Turf to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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reassuring
FOUNDATIONS



Trust



Honesty



Quality



Value

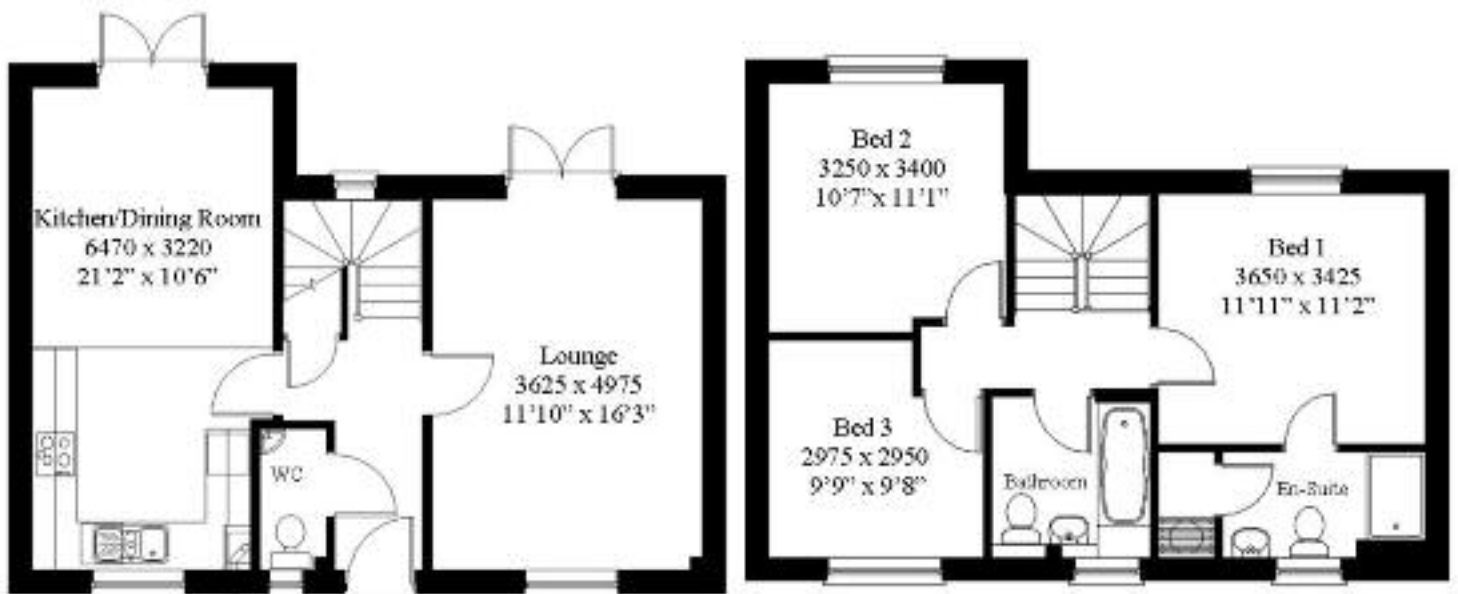


Location



Service

The Whinchat 3 Bedroomed Detached House D3/15



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The Jelson Difference

Hallam Fields, Birstall

D3/15/B WHINCHAT 3 BED DETACHED HOUSE STANDARD FEATURES

- ✓ Quality and value from a very old established family business with an enviable reputation.
- ✓ Traditional brick construction with a good standard of insulation.
- ✓ Solid internal walls to ground and 1st floor.
- ✓ P.V.C. u. windows, soffits and fascias.
- ✓ Fitted Kitchen with single AEG oven, 4 burner AEG hob and Stainless Steel canopy chimney hood, One & half bowl Stainless Steel sink, space for Fridge Freezer. Plumbing and electrics for washing machine. Plumbing & electrics for future Dishwasher, White Triple Spotlight fitting.
- ✓ Ceramic flooring to Kitchen only.
- ✓ Full gas central heating. (or alternative system if gas not available).
- ✓ White Sanitary ware to Bathroom with co-ordinating wall tiles. Thermostatic shower in cubicle to En-Suite. Shaver Socket & White Heated Towel Rail to the Bathroom & En-Suite.
- ✓ BT. Telephone point to Lounge next to TV. aerial point, and Bed 1. T.V aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ✓ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ✓ Smoke detectors and security locks to all external doors. Door Bell. Coach light to front elevation of property.
- ✓ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ✓ N.H.B.C. 10 year warranty.
- ✓ Carpets from the Jelson selected range.

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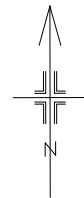
Site Plan



	Plover		Kittiwake		Exton		Hawfinch		Chaffinch
	Condor		Nuthatch		Avocet		Grebe		Cartmel
	Tern		Dunlin		Stonechat		LM9		
	Sanderling		Whinchat		Greenfinch				
	Egret		Linnet						
	Shearwater		Tawny						
	Whimbrel								



	Plover
	Cartmel
	Nuthatch
	Goodwood
	Whinchat
	Linnet
	Dunlin
	Grebe
	Tawny
	Exton
	Hawfinch
	Kittiwake
	Egret
	Whimbrel



See Phase 2

See Phase 2 Sales Plan



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Education

Primary, Secondary, Sixth forms

Highcliffe Infant & Junior School

Greengate Lane
LE4 3DL
0116 210 1112

Riverside

Wanlip Lane
LE4 4JU
0116 210 7373

Stonehill Secondary

Stonehill Ave
LE4 4JG
0116 267 3384

Longslade Community College

Wanlip Lane
LE4 4GH
0116 267 7107
0116 267 3389

Health

Local doctor, hospitals

Greengate Medical Centre

Greengate Lane
LE4 4EE
0116 267 7901

Dr Sher

4 Whiles Lane
0116 267 5255

The Firs Dental Practice

Loughborough Road
LE4 3EG
0116 267 4254

Birstall Dental Practice

141 Sibson Road
LE4 4ND
0116 267 7180

Smith & Hamilton Optician

137 Sibson Road
LE4 4ND
0116 267 1770

Transport

Bus, taxi, train stations

Birstall Cabs

72 Front Street
LE4 4DP
0116 267 7777

Leisure facilities

Sports / fitness clubs, parks, tourist attractions

Leicester Leys Leisure Centre

Beaumont Way
LE4 1DS
0116 233 3070

Soar Valley Leisure Centre

off Kingfisher Road, Mountsorrell
LE12 7FG
0116 237 5267

Birstall United FC

Meadows Lane
LE4 4FN
0116 267 1230

Birstall Golf Club

LE4 3BB
0116 267 4322

Rothley Park Golf Club

LE7 7LH
0116 230 2809

Campsite

Oaks in Charnwood (Guides, Brownies, Scouts)

LE12 9EW
0150 950 3871

Bradgate Park & Swithland

Wood Country Park

Newtown Linford
LE6 0HE
0116 236 2713

Entertainment

Cinemas:

Reel

Cattle Market
LE11 3DJ
0150 921 2261

Vue

Merridian Leisure Park, Braunstone
LE19 1JZ
0871 224 0240

Odeon

Freemans Park
LE2 7LT
0871 224 4007

Theatres:

Demontfort Hall

Granville Road
LE1 7RU
0116 233311

Town Hall Theatre

Market Place
LE11 3EB
0150 923 1914

Bowling:

Hollywood Bowl

Meridian, Braunston
LE19 1JZ
0116 263 1234

Clubs & Societies

Birstall Social Club

Wanlip Lane
LE4 4JS
0116 267 4483

Birstall United F.C.

Meadow Lane
LE4 4FN

Council, Police, Fire

Charnwood Borough Council

Southfields Road
LE11 2TX
0150 926 3151

Council Offices

Birstall Road
LE11 2TU
0116 267 6191



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Restaurants, pubs, cafes

Fish & Chips

1a Sibson Road
LE4 4DX
0116 267 4064

Pizza: La Virca

87a Sibson Road
LE4 4NB
0116 267 2277

Chinese: Mas Cottage

1 Hannah Parade, Stonehill Ave
LE4 4JE
0116 267 1577

The Earl Stamford

Front Street
LE4 4DQ
0116 267 2740

The Old Plough

Front Street
LE4 4DP
0116 267 4836

Mulberry Tree

White Horse Lane
LE4 4EF
0116 267 1038

Aroma Spice

15-17 Sibson Road
LE4 4DX
0116 267 7458

Ruby Tuesdays Café

LE4 4NG
0116 267633

Shopping

The Beaumont Centre

25 Beaumont Way
LE4 1DS
0116 235 2561

Highcross Shopping Centre

5 Shires Lane
LE1 4AN
0116 242 8644

Sainsbury's

5 Belgrave Road
0116 253 6121
LE4 6AR

Asda

Thurmaston
LE4 8GN
0116 264 5300

Tesco

1 Bradgate Mall
LE4 1DE
0845 677 9439

Iceland Foods Ltd

17 Fletcher Mall
LE4 1DF
0116 234 1096

B&Q

35 Devonshire Road
0116 253 3100
LE4 0BG

Matalan Plc

94 Beaumont Way
LE4 1DS
0116 236 1890



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