



SYSONBY LODGE
MELTON MOWBRAY





START A NEW TRADITION

Sysonby Lodge is a prestigious blend of new and old. Approached by an exclusive driveway, it retains the feel of a grand estate, with shared access to the private parkland that once served the great and good seeking a weekend countryside escape.

Seamlessly connecting the traditional with today, we've thoughtfully renovated Sysonby Lodge, a Grade II listed 18th-century lodge into luxurious two-and three-storey homes. Alongside this, you'll find Plymouth Court, a courtyard of mews-style properties, as well as Stirling Park, a collection of detached and semi-detached houses nestling in the historic parkland.

Throughout its rich history, Sysonby Lodge has been home to a variety of prominent individuals. This distinguished past married with contemporary living, provides an ideal setting to create your own legacy.





ALTOGETHER BETTER CONNECTED

Put down roots in this perfectly placed parkland setting.





Approximate driving distances from Sysonby Lodge

- Melton Mowbray Railway Station - 2 miles
- Grantham - 17 Miles
- Leicester - 17 miles
- Nottingham - 19 miles
- M1 North (J23) - 18 miles
- M1 South (J21A) - 22 miles
- East Midlands Airport - 23 miles
- Peterborough - 37 miles
- London (via A1) - 114 miles

Tucked away down a private road only a mile from Melton Mowbray, a home at Sysonby Lodge brings you an enviable lifestyle in a historic location that's ideally placed for commuting, schools, shopping and leisure.

Sysonby Lodge is a Grade II listed building, which has been incorporated into the development and lends a sense of exclusivity within its wider surroundings. With sweeping views across private parkland, you could be in the heart of the countryside, and yet you are just a few minutes from the town of Melton Mowbray and within easy commuting distance of Leicester and Nottingham.

The rolling landscape of the Vale of Belvoir is on your doorstep, and the surrounding area boasts several pretty country villages with ancient churches and cosy pubs. Melton Mowbray itself is a delightful market town which has styled itself as Britain's Rural Capital of Food. Everyone's familiar with its eponymous Pork Pies and Stilton Cheese, but artisan food and drink are plentiful and readily available at an award-winning bakery and brewery as well as the regular farmers' market.

For local primary schools, St Mary's is less than a mile from the development and there are more good schools in Ab Kettleby and Melton Mowbray as well as two well-regarded secondary schools and an 'outstanding' 6th form college. The independent Loughborough High and Grammar Schools, Oakham School and Ratcliffe College are all within 20 miles of Sysonby Lodge.

In your free time, you could enjoy visiting the impressive Belvoir Castle, gardens and parkland near Grantham, ancestral home of the Dukes of Rutland and the stand-in for Windsor Castle in the well-known series, 'The Crown'. Slightly further afield, take in some hiking, fishing or bird-spotting at Rutland Water, with its 1,000-acre nature reserve and equally impressive reservoir - the largest man-made lake in the UK.

If you're looking to create some of your own family history Sysonby Lodge is the perfect place to do it.



A MORE SUSTAINABLE FUTURE

At Grace Homes, we are committed to creating sustainable homes that not only provide comfort and style but also contribute to a greener future.

Our developments offer a range of impressive features that prioritise energy efficiency and environmental responsibility, ensuring a truly modern and sustainable living experience.

We are proud to offer sustainable homes that combine luxurious living with environmental consciousness.

By choosing our development, you join a community committed to reducing carbon emissions, minimising energy consumption, and embracing a greener way of life whilst reducing your bills at the same time.

Experience the future of housing with us and make a positive impact on the world.



BUILDING COMMUNITIES

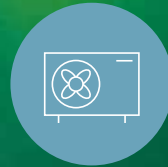
Ensuring our new developments connect to existing communities and have a positive local impact





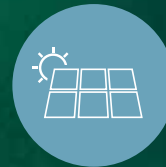
EPC 'A-RATED'

The best rating possible, exceeding current building regulations and delivering exceptional energy efficiency*



AIR SOURCE HEAT PUMP

A low energy, high efficiency heat and hot water system that works in tandem with your underfloor heating to deliver comfort and sustainability



PHOTOVOLTAIC PANELS

Fitted as standard and scaled to suit the size of your home, designed to supplement your renewable energy supply*



RENEWABLE ELECTRICITY

All of your power requirements provided from renewable energy supply



UNDERFLOOR HEATING

Controllable efficient warmth allowing you to optimise your living space



SMART EV CHARGER

Ready to power your existing vehicle or help you switch to a greener electric vehicle



WATER SAVING

State of the art taps and shower fittings that conserve water without compromising on functionality



FIBRE BROADBAND

Ultra fast connectivity for your leisure and home working needs



BIODIVERSITY & OPEN SPACE

Developments designed to deliver amazing open spaces, enhance bio-diversity, create wildlife areas and provide for sustainable drainage

**Balancing the integrity of this listed building with the challenge of delivering sustainable homes means the addition of solar panels to the conversions in the lodge itself is inappropriate, but underfloor heating and air source heat pumps ensure energy efficiency and sustainability underpin the environmental credentials of all dwellings.*





THE LODGE

Plots 1-10

This sensitively restored and modernised former hunting lodge lies at the top of the drive, overlooking open parkland. Nine white rendered homes sit within the elegant grade II-listed lodge itself, with a tenth being a conversion of the former chauffeur's garage. There is real variety amongst these conversions which combine energy efficient 21st century design and technology with the elegance of 18th century architecture, showcasing the perfect fusion of historic charm and contemporary living.

Plots 1 to 4 use the grand entrance on the Western façade with a shared hallway and private outdoor space in a crescent around the steps leading to the grand entrance. The balance enjoy their own entrances from the beautifully landscaped side or rear courtyards. The former chauffeur's garage, plot 10, sits adjacent to the Lodge and provides open plan living with galleried sleeping quarters.

High ceilings and interesting spaces combine with modern open plan living. Underfloor heating and air source heat pumps complement each other to heat the two and three-bedroom homes making them cost-effective to run.

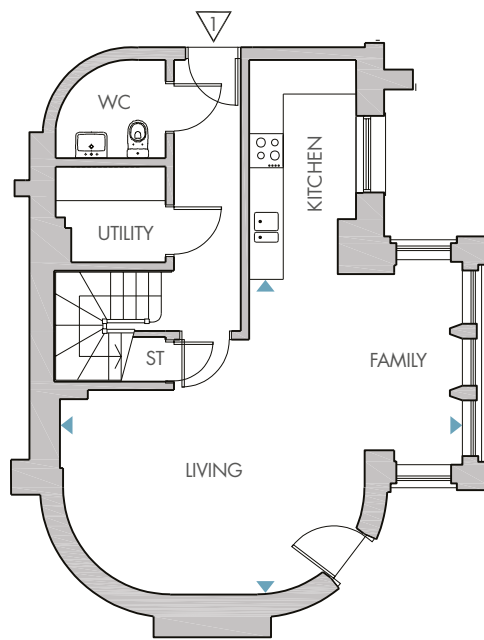
Conservation grade sliding sash windows flood the interiors with natural light further highlighting the high quality, stylish kitchens that boast integrated appliances. Fitted wardrobes or dressing rooms cater to your storage needs, while a flooring package in select areas adds the final touch of elegance.

Each of these homes offer either a delightful garden or a charming courtyard area, creating a tranquil retreat right at your doorstep. Additionally, there is allocated parking for two cars, an EV charger and the shared use of a cycle store.



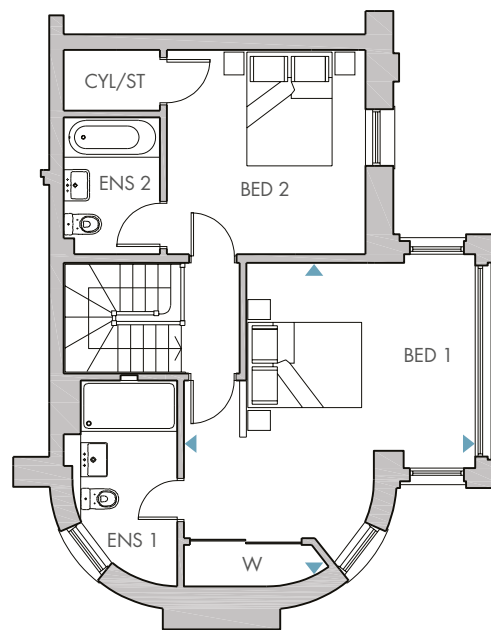
PLOT 1 SYSONBY LODGE

A two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|---------------|-------------|---------------|
| Living/Family | 7.15 x 5.65 | 23'5" x 18'6" |
| Kitchen | 1.92 x 3.68 | 6'4" x 12'1" |
| Utility | 2.04 x 1.68 | 6'8" x 5'6" |
| WC | 2.04 x 1.68 | 6'8" x 5'6" |



First floor

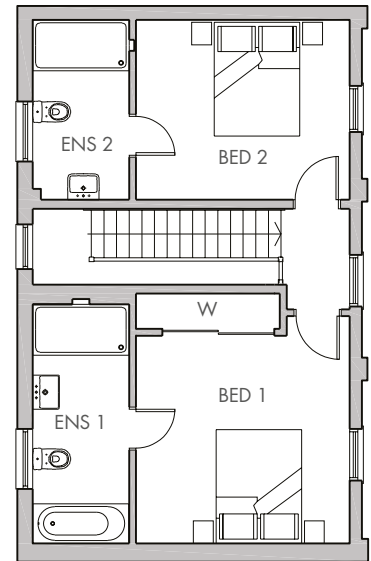
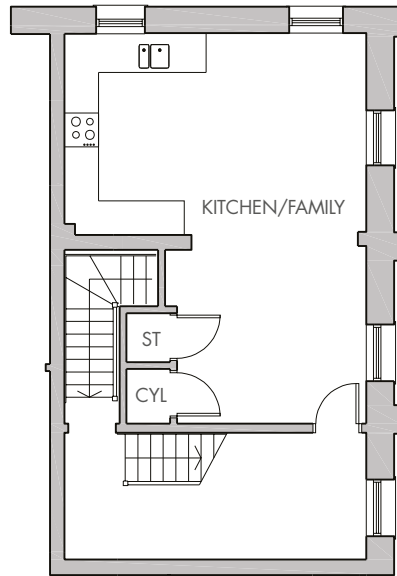
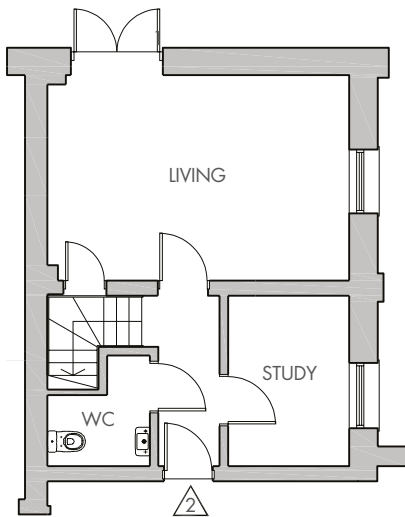
| Room | Metres | Feet |
|------------|-------------|---------------|
| Bed 1 | 5.10 x 5.70 | 16'9" x 18'8" |
| En suite 1 | 1.70 x 3.64 | 5'7" x 11'11" |
| Bed 2 | 3.40 x 3.37 | 11'2" x 11'1" |
| En suite 2 | 1.70 x 2.40 | 5'7" x 7'10" |



PLOT 2 SYSONBY LODGE

A three storey two-bedroom conversion with allocated parking for two cars





Ground floor

| Room | Metres | Feet |
|--------|-------------|---------------|
| Living | 5.38 x 3.53 | 17'8" x 11'7" |
| Study | 2.17 x 2.96 | 7'1" x 9'9" |
| WC | 1.85 x 1.92 | 6'1" x 6'4" |

First floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Kitchen/Family | 5.30 x 6.90 | 17'5" x 22'8" |

Second floor

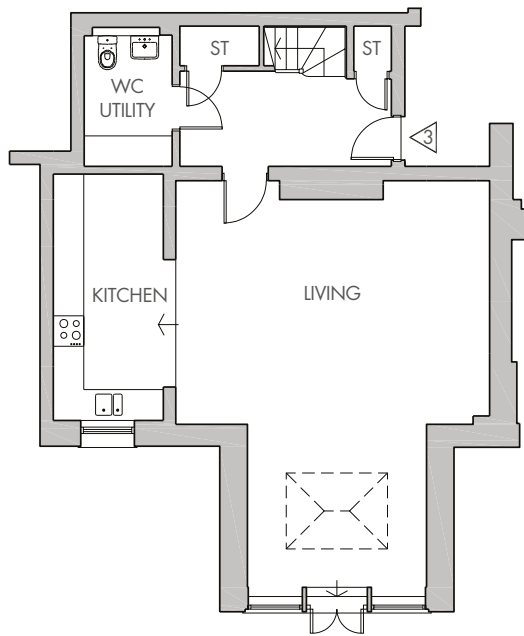
| Room | Metres | Feet |
|------------|-------------|---------------|
| Bed 1 | 5.61 x 3.72 | 18'5" x 12'2" |
| En suite 1 | 1.70 x 4.00 | 5'7" x 13'1" |
| Bed 2 | 5.61 x 3.15 | 18'5" x 10'4" |
| En suite 2 | 1.70 x 3.15 | 5'7" x 10'4" |



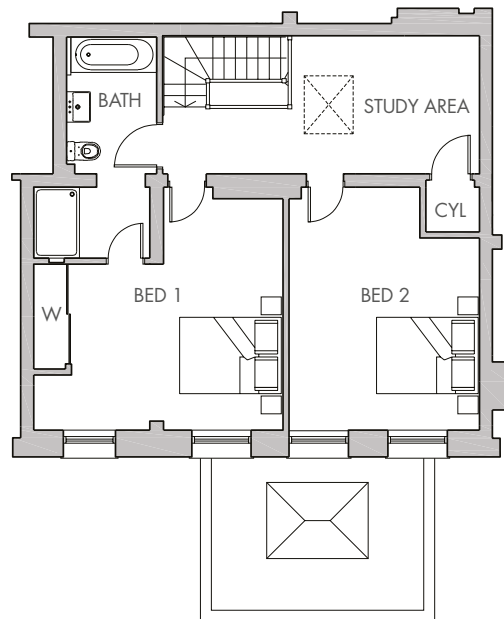


PLOT 3 SYSONBY LODGE

A two-bedroom conversion with allocated parking for two cars



Ground floor



First floor

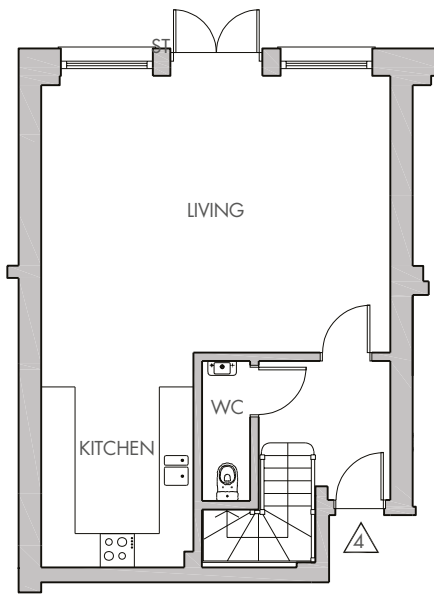
| Room | Metres | Feet |
|------------|-------------|---------------|
| Living | 6.02 x 8.00 | 19'9" x 26'3" |
| Kitchen | 2.13 x 4.70 | 7'0" x 15'5" |
| WC/Utility | 1.78 x 2.52 | 5'10" x 8'3" |

| Room | Metres | Feet |
|------------|-------------|----------------|
| Bed 1 | 4.64 x 4.55 | 15'3" x 14'11" |
| Bed 2 | 3.86 x 4.80 | 12'8" x 15'9" |
| Bathroom | 2.30 x 4.30 | 7'7" x 14'1" |
| Study Area | 3.65 x 2.65 | 12'0" x 8'8" |



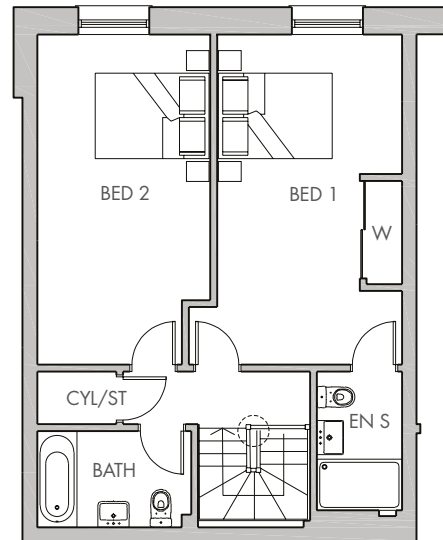
PLOT 4 SYSONBY LODGE

A two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|---------|-------------|----------------|
| Living | 5.98 x 4.25 | 19'7" x 13'11" |
| Kitchen | 2.64 x 3.82 | 8'8" x 12'6" |
| WC | 0.91 x 2.56 | 3'0" x 8'5" |



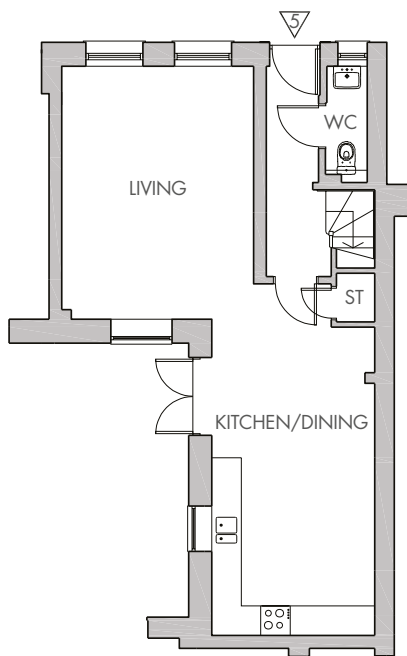
First floor

| Room | Metres | Feet |
|----------|-------------|---------------|
| Bed 1 | 3.22 x 5.57 | 10'7" x 18'3" |
| En suite | 1.33 x 2.75 | 4'4" x 9'0" |
| Bed 2 | 3.01 x 5.57 | 9'11" x 18'3" |
| Bathroom | 2.86 x 1.70 | 9'5" x 5'7" |



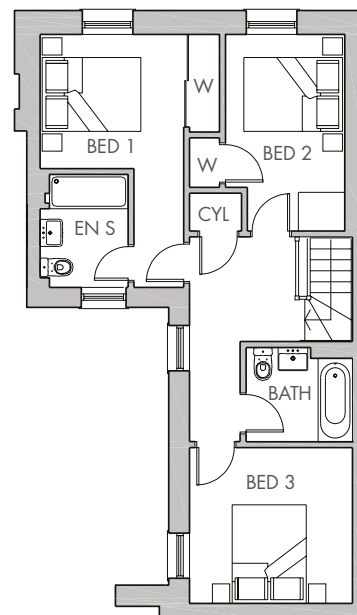
PLOT 5 SYSONBY LODGE

A three-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|----------------|-------------|----------------|
| Living | 3.83 x 5.15 | 12'7" x 16'11" |
| Kitchen/Dining | 3.19 x 5.66 | 10'6" x 18'7" |
| WC | 0.87 x 2.15 | 2'10" x 7'1" |



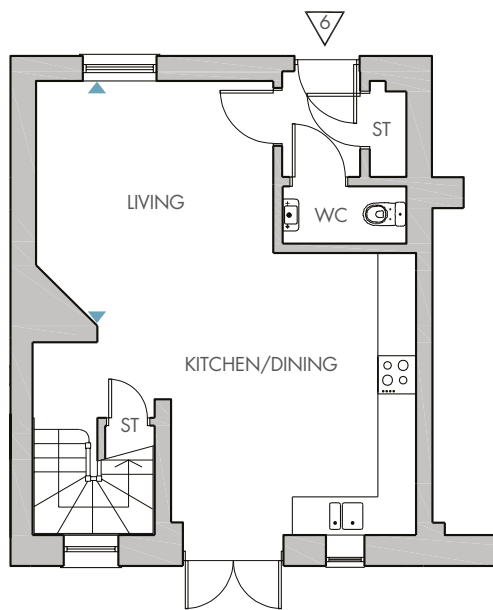
First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.06 x 2.96 | 10'0" x 9'9" |
| En suite | 1.86 x 2.03 | 6'1" x 6'8" |
| Bed 2 | 2.42 x 3.93 | 7'11" x 12'11" |
| Bed 3 | 3.23 x 2.92 | 10'7" x 9'7" |
| Bathroom | 2.12 x 1.90 | 6'11" x 6'3" |



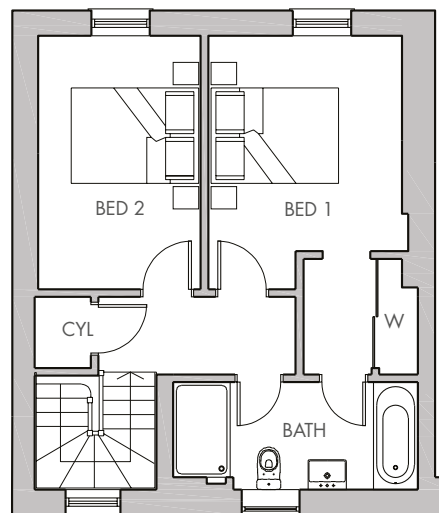
PLOT 6 SYSONBY LODGE

A two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|----------------|-------------|----------------|
| Living | 3.62 x 3.84 | 11'11" x 12'7" |
| Kitchen/Dining | 3.66 x 4.40 | 12'0" x 14'5" |
| WC | 1.92 x 0.90 | 6'4" x 2'11" |



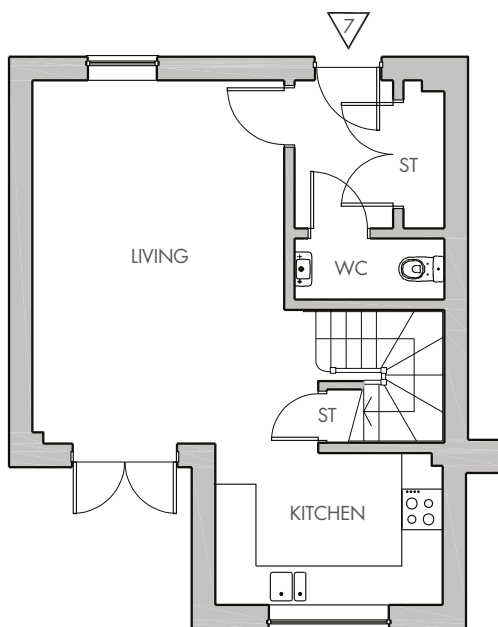
First floor

| Room | Metres | Feet |
|---------------|-------------|--------------|
| Bed 1 | 2.94 x 3.88 | 9'8" x 12'9" |
| Dressing Area | 1.25 x 1.78 | 4'1" x 5'10" |
| Bed 2 | 2.56 x 3.88 | 8'5" x 12'9" |
| Bathroom | 3.66 x 1.70 | 12'0" x 5'7" |



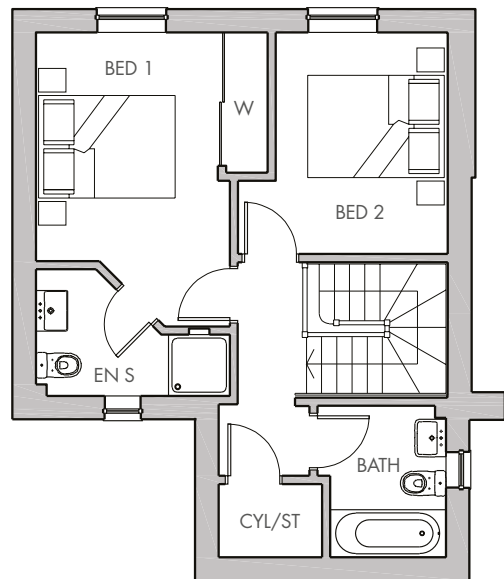
PLOT 7 SYSONBY LODGE

An end terrace two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|---------|-------------|----------------|
| Living | 3.62 x 5.30 | 11'11" x 17'5" |
| Kitchen | 3.22 x 2.20 | 10'7" x 7'3" |
| WC | 2.15 x 0.90 | 7'1" x 2'11" |



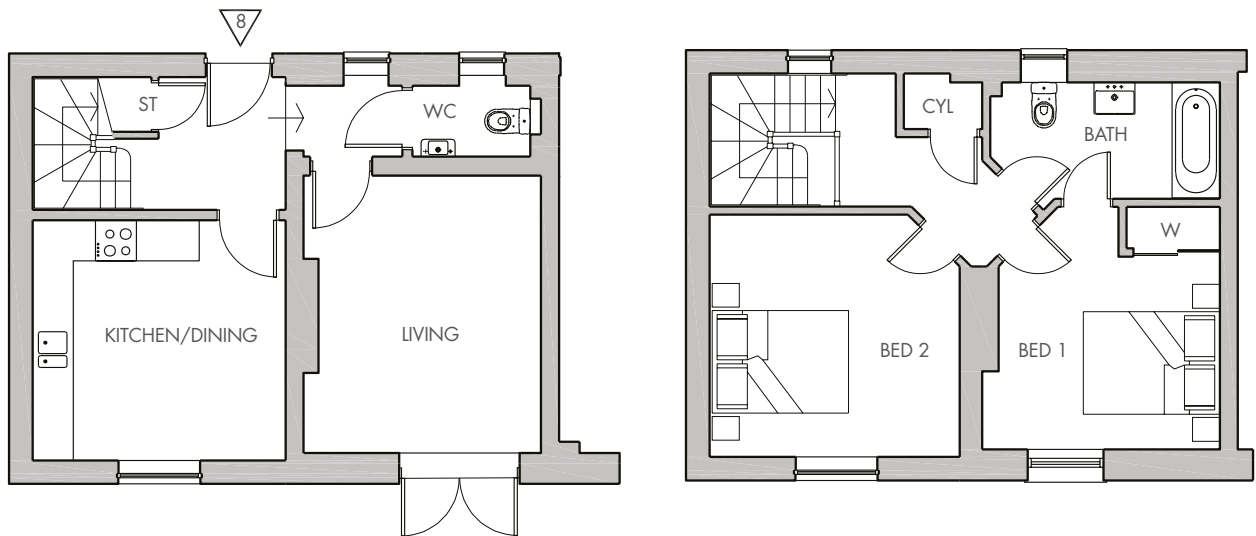
First floor

| Room | Metres | Feet |
|----------|-------------|---------------|
| Bed 1 | 2.81 x 4.31 | 9'3" x 14'2" |
| En suite | 2.84 x 1.86 | 9'4" x 6'1" |
| Bed 2 | 3.04 x 3.28 | 10'0" x 10'9" |
| Bathroom | 1.70 x 2.26 | 5'7" x 7'5" |



PLOT 8 SYSONBY LODGE

An end terrace two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Living | 3.44 x 4.05 | 11'3" x 13'3" |
| Kitchen/Dining | 3.70 x 3.42 | 12'2" x 11'3" |
| WC | 1.88 x 1.00 | 6'2" x 3'3" |

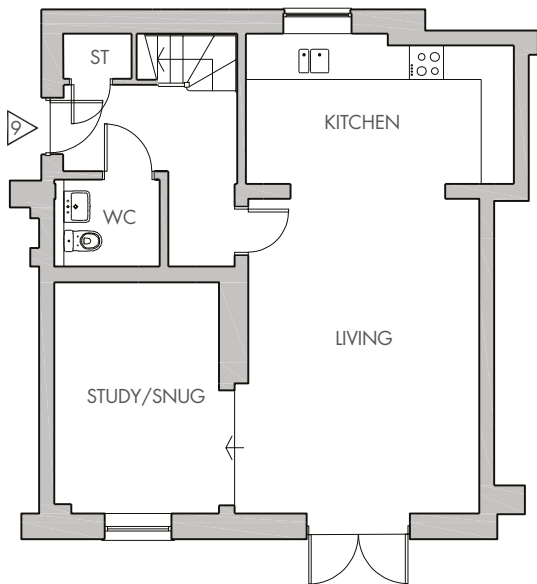
First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.16 x 3.56 | 10'4" x 11'8" |
| Bed 2 | 3.64 x 3.42 | 11'11" x 11'3" |
| Bathroom | 3.30 x 1.71 | 10'10" x 5'7" |



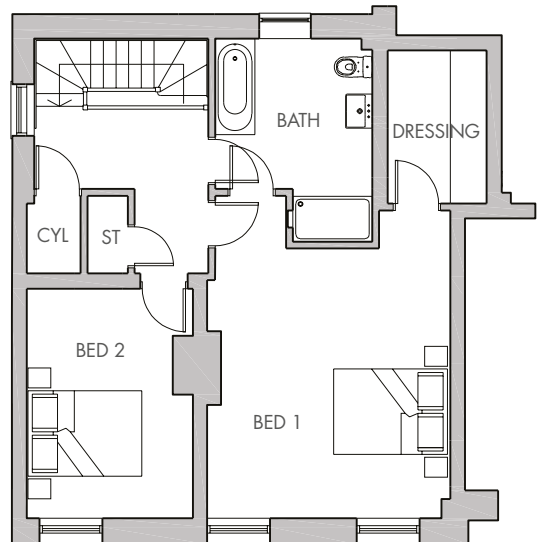
PLOT 9 SYSONBY LODGE

A two-bedroom conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|------------|-------------|---------------|
| Living | 3.96 x 5.62 | 13'0" x 18'5" |
| Kitchen | 4.64 x 2.38 | 15'3" x 7'10" |
| Study/Snug | 2.50 x 4.05 | 8'2" x 13'3" |
| WC | 1.80 x 1.50 | 5'11" x 4'11" |



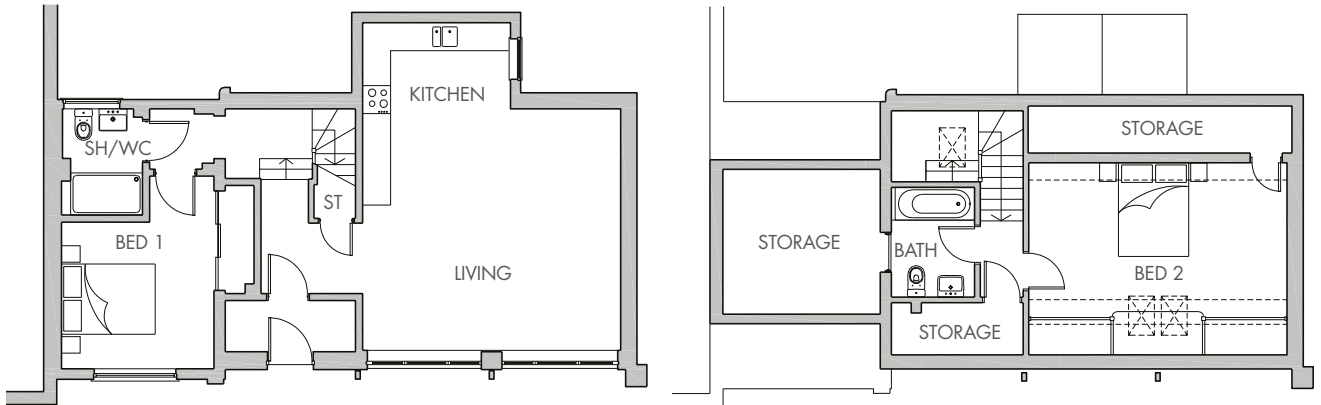
First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.92 x 4.60 | 12'10" x 15'1" |
| Dressing | 1.61 x 2.71 | 5'3" x 8'11" |
| Bed 2 | 2.87 x 4.60 | 9'5" x 15'1" |
| Bathroom | 2.73 x 2.68 | 8'11" x 8'10" |



PLOT 10 SYSONBY LODGE

A two-bedroom semi-detached conversion with allocated parking for two cars



Ground floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Kitchen/Living | 5.49 x 7.00 | 18'0" x 23'0" |
| Bed 1 | 3.25 x 3.00 | 10'8" x 9'10" |
| WC/Shower Room | 1.75 x 2.25 | 5'9" x 7'5" |

First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 2 | 5.50 x 3.30 | 18'1" x 10'10" |
| Bathroom | 1.70 x 2.30 | 5'7" x 7'7" |





STIRLING PARK

Plots 11-22

These three and four-bedroom new build homes lie within the heart of the historic Sysonby parkland with the splendour of Sysonby Lodge in the background. There's a choice of twelve redbrick or brick and render detached and semi-detached homes, each with a slate roof, a sizeable garden, plenty of additional parking and carports to detached homes. All new homes are EPC A-rated, include photovoltaic solar panels on the roof and a hybrid inverter ready for a home battery to store excess generated energy. Air source heat pumps, underfloor heating and high levels of insulation ensure you'll stay warm and cosy. A smart EV charger optimises the energy from your solar panels and ultra-fast fibre broadband can cope with everyone's bandwidth needs and make working from home a breeze.



CLAWSON

Plots 11, 12, 14 & 15: A detached four-bedroom home with a double carport

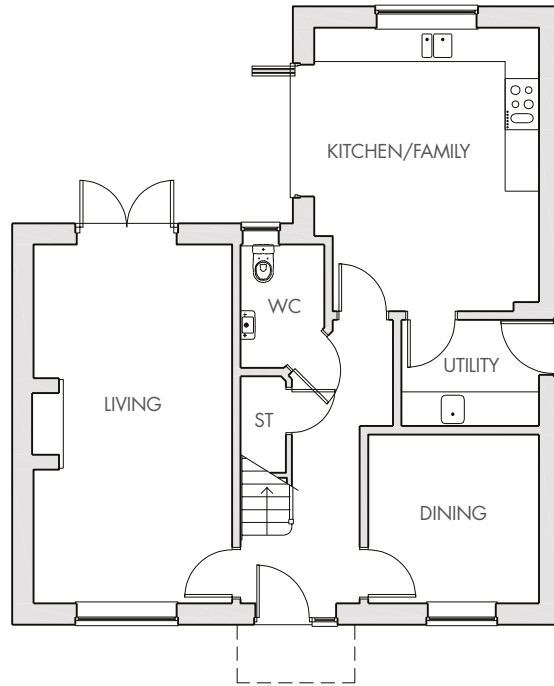
Experience luxury and comfort in these stunning detached homes. Designed for modern living, they are provided with an A Rated Energy Performance Certificate, ensuring energy efficiency and sustainability. Step into the stylish kitchen-family room, featuring folding-sliding doors that open onto a beautiful garden, seamlessly connecting indoor and outdoor spaces. The bright dual aspect living room has a working fireplace and underfloor heating spans the entire ground floor, perfect for cosy evenings.

Upstairs, the master bedroom boasts fitted wardrobes and an en-suite, while three additional bedrooms provide ample space for the whole family. A luxurious family bathroom completes the upper quarters.

The Clawson comes with a double carport, and additional driveway parking for two cars, together with photovoltaic solar panels, and an EV charger for added convenience. Take advantage of the large garden, providing a private outdoor oasis for relaxation and entertainment.

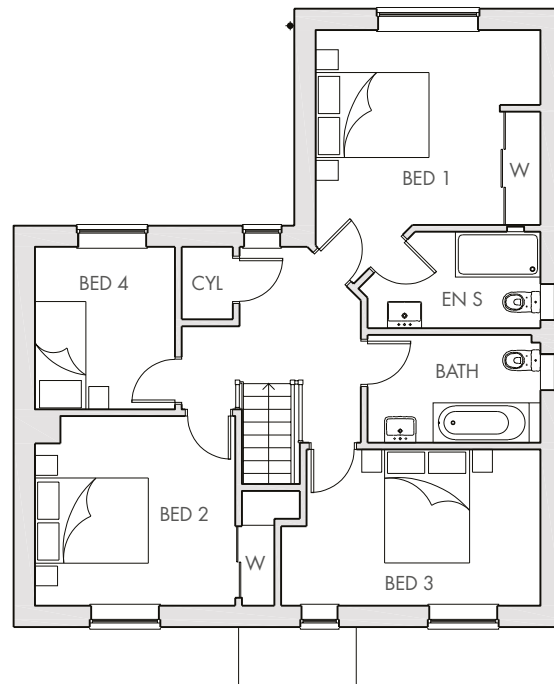
The CGI and floor plans are of plot 11. Similar homes are available on plots 12, 14 and 15. Plots 12 & 14 are handed





Ground floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Living | 3.50 x 6.33 | 11'6" x 20'9" |
| Kitchen/Family | 3.97 x 5.00 | 13'0" x 16'5" |
| Utility | 2.43 x 1.87 | 8'0" x 6'2" |
| Dining | 3.01 x 2.98 | 9'11" x 9'9" |
| WC | 1.47 x 2.17 | 4'10" x 7'1" |



First floor

| Room | Metres | Feet |
|------------|-------------|---------------|
| Bed 1 | 3.97 x 3.44 | 13'0" x 11'3" |
| En suite 1 | 3.05 x 1.70 | 10'0" x 5'7" |
| Bed 2 | 3.53 x 3.35 | 11'7" x 11'0" |
| Bed 3 | 4.57 x 2.76 | 15'0" x 9'1" |
| Bed 4 | 2.47 x 2.86 | 8'1" x 9'5" |
| Bathroom | 3.05 x 1.90 | 10'0" x 6'3" |



ASFORDBY

Plots 13 & 21: A detached three-bedroom home with a single carport

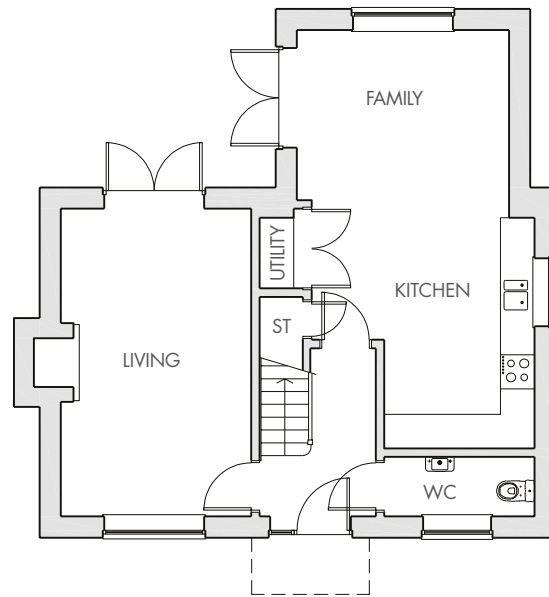
Indulge in the luxury of this detached three-bedroom home. These homes boast an A Rated Energy Performance Certificate, guaranteeing energy efficiency and sustainability. The generous kitchen-family room features French doors opening onto a delightful patio area, cleverly blending indoor and outdoor living. The spacious living room is enhanced by a working fireplace, and underfloor heating throughout the ground floor helps to create a cosy ambiance.

The master bedroom includes fitted wardrobes and an en-suite, with two further double bedrooms providing ample space or the flexibility of a home office. A stylish family bathroom completes the layout. With a single carport and additional parking for two cars on the driveway.

Photovoltaic Solar panels and an EV charger further enhance the environmental credentials of this home.

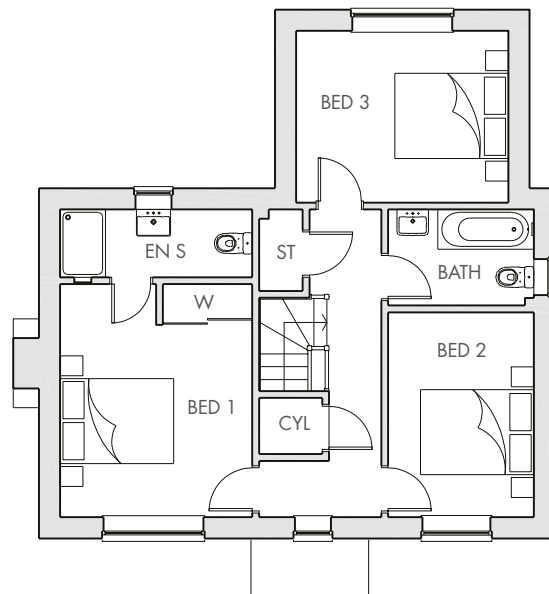
The CGI and floor plans are of plot 13. Another home of the same style can be found on plot 21





Ground floor

| Room | Metres | Feet |
|----------------|-------------|----------------|
| Living | 3.36 x 5.43 | 11'0" x 17'10" |
| Kitchen/Family | 3.74 x 7.38 | 12'3" x 24'3" |
| WC | 2.65 x 1.05 | 8'8" x 3'5" |



First floor

| Room | Metres | Feet |
|----------|-------------|---------------|
| Bed 1 | 3.39 x 4.11 | 11'1" x 13'6" |
| En suite | 3.39 x 1.20 | 11'1" x 3'11" |
| Bed 2 | 2.57 x 3.62 | 8'5" x 11'11" |
| Bed 3 | 3.74 x 3.03 | 12'3" x 9'11" |
| Bathroom | 2.57 x 1.70 | 8'5" x 5'7" |





HARBY

Plots 16 & 17 and 18 & 19: A semi-detached three-bedroom home

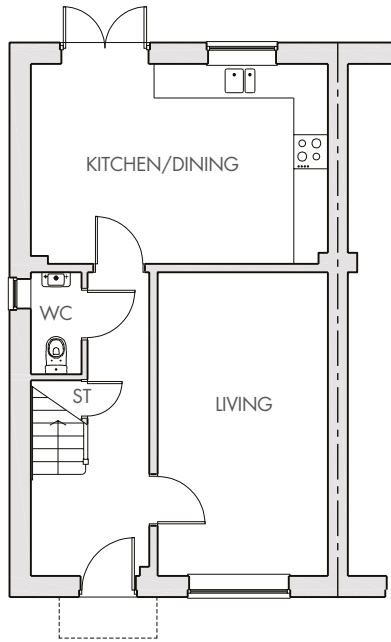
A charming semi-detached home designed with both style and functionality in mind, the Harby offers comfortable and convenient living. The impressive kitchen-dining room welcomes you with open arms, featuring French doors that open onto the inviting patio area, perfect for al fresco dining and entertaining. Underfloor heating throughout the downstairs ensures each home is cosy throughout the year.

Upstairs, bedroom one comes with fitted wardrobes and an en-suite, providing a private sanctuary for relaxation. Two additional bedrooms offer versatility, perfect for accommodating a growing family or creating a home office, and a stylish family bathroom completes the sleeping quarters.

With an A Rated Energy Performance Certificate, photovoltaic solar panels and an EV charger the Harby showcases its energy-efficient design and focus on sustainability, allowing residents to embrace a greener way of living. The Harby includes driveway parking for two cars.

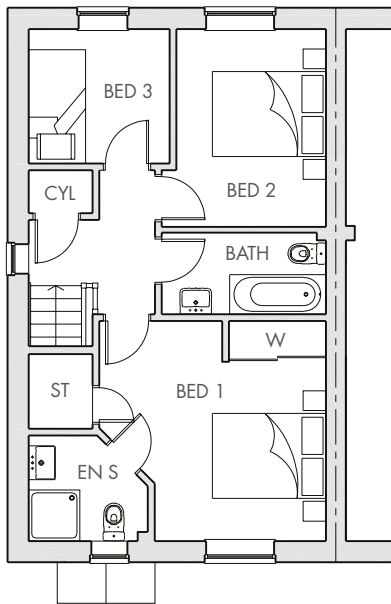
The CGI is of plots 16 & 17 and the floor plan shows plot 16. Similar homes can be found on plots 18 & 19. Plots 17 & 19 are handed





Ground floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Living | 3.00 x 5.35 | 9'10" x 17'7" |
| Kitchen/Family | 5.24 x 3.53 | 17'2" x 11'7" |
| WC | 0.89 x 1.80 | 2'11" x 5'11" |



First floor

| Room | Metres | Feet |
|------------|-------------|---------------|
| Bed 1 | 3.99 x 3.88 | 13'1" x 12'9" |
| En suite 1 | 2.10 x 1.86 | 6'11" x 6'1" |
| Bed 2 | 2.64 x 3.47 | 8'8" x 11'5" |
| Bed 3 | 2.48 x 2.37 | 8'2" x 7'9" |
| Bathroom | 2.90 x 1.44 | 9'6" x 4'9" |





OAKHAM

Plots 20 & 22: A detached three-bedroom home with a single carport

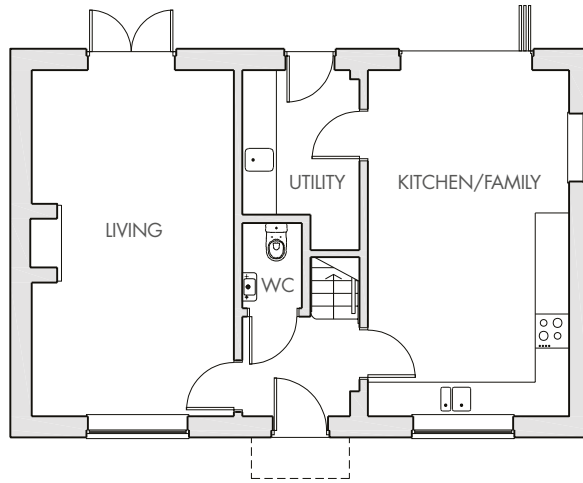
Experience the epitome of elegance and comfort in these detached homes which boast an A Rated Energy Performance Certificate, ensuring energy efficiency and sustainability. The generous kitchen-family room features folding-sliding doors that open to a spacious patio area, providing a seamless connection between indoors and outdoors. The ground floor benefits from underfloor heating throughout and the spacious living room is enhanced by a working fireplace, creating a warm and inviting atmosphere.

The master bedroom provides fitted wardrobes and an en-suite, while two additional double bedrooms provide accommodation for family members, guests or home office working. A stylish family bathroom completes the upper level.

There is a single carport and driveway parking for two cars, photovoltaic solar panels and an EV charger are included so you can enjoy more sustainable living.

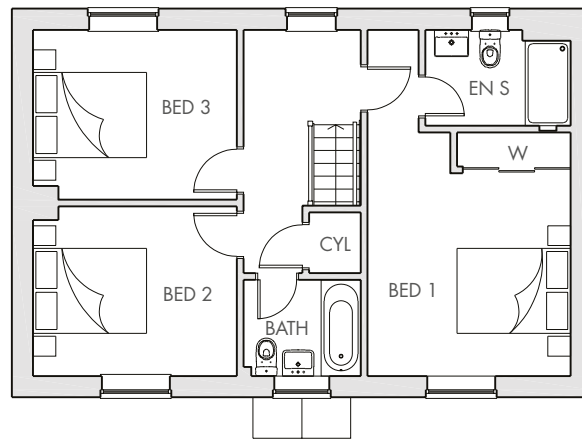
The CGI and floor plans are of plot 20. Another home of the same style can be found on plot 22





Ground floor

| Room | Metres | Feet |
|----------------|-------------|---------------|
| Living | 3.56 x 6.10 | 11'8" x 20'0" |
| Kitchen/Family | 3.55 x 6.10 | 11'8" x 20'0" |
| Utility | 2.07 x 3.17 | 6'9" x 10'5" |
| WC | 1.05 x 1.50 | 3'5" x 4'11" |



First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.58 x 6.10 | 11'9" x 20'0" |
| En suite | 2.56 x 1.69 | 8'5" x 5'7" |
| Bed 2 | 3.60 x 2.99 | 11'10" x 9'10" |
| Bed 3 | 3.60 x 2.99 | 11'10" x 9'10" |
| Bathroom | 2.07 x 1.70 | 6'9" x 5'7" |







PLYMOUTH COURT

Plots 23-30

Continue past Sysonby Lodge up a private road and you come to Plymouth Court — eight new build homes tucked away at the top of the development. All are similarly designed three-bedroom, double fronted in a cream brick and render with contemporary brick detailing, some with dormer windows and each with two parking spaces. Every newly constructed house boasts an EPC A-rating, equipped with rooftop photovoltaic solar panels and a hybrid inverter, enabling seamless integration with a home battery for surplus energy storage. With air source heat

pumps, underfloor heating, and superior insulation, comfort and warmth are guaranteed. The inclusion of a smart EV charger optimises solar panel energy, while ultra-fast fibre broadband caters to all bandwidth requirements, ensuring a smooth and efficient work-from-home experience. A flexible design gives you two reception rooms, offering the option of a home office, playroom or snug. There's also a studio in the garden with power, which could serve as the perfect hideaway.



STAPLEFORD

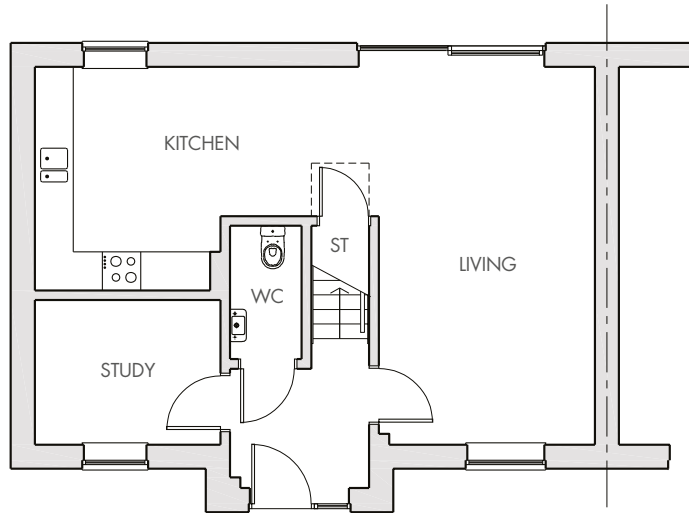
Plots 23 & 24: A semi-detached three-bedroom home

Discover the modern charm of these semi-detached homes, which feature an A Rated Energy Performance Certificate, delivering energy efficiency. The kitchen-family room leads to a spacious living room with sliding doors that open out onto a patio and a south-facing garden, allowing for abundant natural light and a seamless indoor-outdoor flow. A dedicated home study provides a private space for work, study or creativity. Alternatively, a perfect space for a snug.

Upstairs, the master bedroom includes fitted wardrobes and an en-suite, while two additional bedrooms providing versatility and comfort for family members or guests. A stylish bathroom completes your household needs.

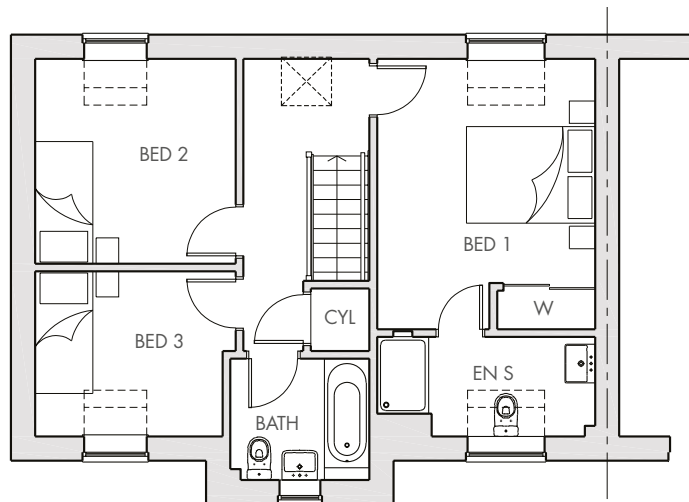
Each home comes with parking for two cars, photovoltaic solar panels, and an EV charger.





Ground floor

| Room | Metres | Feet |
|---------|-------------|----------------|
| Living | 3.34 x 5.88 | 10'11" x 19'3" |
| Kitchen | 5.35 x 3.48 | 17'7" x 11'5" |
| Study | 2.89 x 2.25 | 9'6" x 7'5" |
| WC | 1.12 x 2.08 | 3'8" x 6'10" |



First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.37 x 4.21 | 11'1" x 13'10" |
| En suite | 3.37 x 1.55 | 11'1" x 5'1" |
| Bed 2 | 3.12 x 3.19 | 10'3" x 10'6" |
| Bed 3 | 3.12 x 2.57 | 10'3" x 8'5" |
| Bathroom | 2.17 x 1.89 | 7'1" x 6'2" |





STAPLEFORD

Plots 25 to 30: A terraced three-bedroom home with garden studio

Embrace contemporary living in this terrace of three-bedroom homes with the addition of a garden studio.

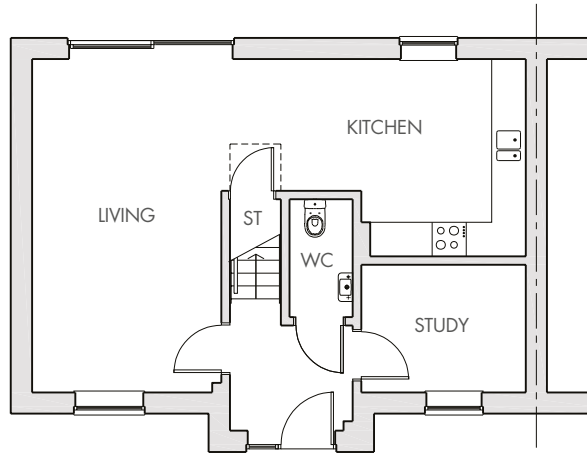
Featuring an A Rated Energy Performance Certificate, these houses prioritise energy efficiency. The kitchen-family room leads to a spacious living room with sliding doors opening onto a patio area, creating a seamless flow between indoor and outdoor spaces. A dedicated home study provides a quiet space for work, study or creativity. Alternatively, a perfect space for a snug.

Upstairs, the master bedroom boasts fitted wardrobes and an en-suite, while two additional bedrooms delivering flexibility for your family needs. A stylish bathroom completes the layout. The added benefit of a garden studio comes equipped with power, providing further space to work or play.

Each home comes with driveway parking for two cars, photovoltaic solar panels, and an EV charger.

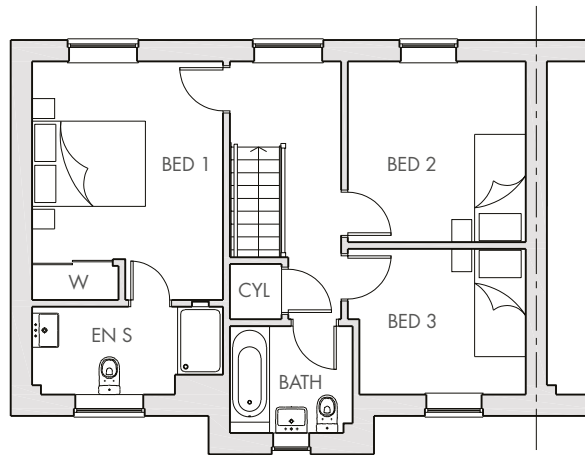
The CGI is of plots 25,26 & 27. The floor plan shows plot 25. Similar homes are available on plots 26 to 30 with minor variations





Ground floor

| Room | Metres | Feet |
|---------|-------------|----------------|
| Living | 3.34 x 5.88 | 10'11" x 19'3" |
| Kitchen | 5.26 x 3.48 | 17'3" x 11'5" |
| Study | 2.81 x 2.25 | 9'3" x 7'5" |
| WC | 1.12 x 2.08 | 3'8" x 6'10" |



First floor

| Room | Metres | Feet |
|----------|-------------|----------------|
| Bed 1 | 3.37 x 4.21 | 11'1" x 13'10" |
| En suite | 3.37 x 1.55 | 11'1" x 5'1" |
| Bed 2 | 3.05 x 3.19 | 10'0" x 10'6" |
| Bed 3 | 3.05 x 2.57 | 10'0" x 8'5" |
| Bathroom | 2.17 x 1.89 | 7'1" x 6'2" |





THE SPECIFICATION

You can trust Grace Homes to settle for nothing but the best when it comes to the fixtures and fittings in your new home. We specify top-of-the-range appliances, fittings from prestige brands, and materials are chosen with an eye to the architectural heritage of the area and given a modern twist.

Kitchen

- Quartz work surfaces and upstands*
- Porcelanosa floor tiles to new build homes and Karndean flooring to Lodge conversions*
- Appliances by Siemens or Neff:
 - Integrated multi-function oven (double oven to four-bedroom homes)
 - Integrated fridge freezer
 - Integrated dishwasher
 - Induction hob
 - Integrated washer-dryer in homes that do not have a utility room

Utility (where applicable)

- Porcelanosa floor tiles to new build homes and Karndean flooring to Lodge conversions*
- Quartz work surfaces and upstands*
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, en suites and cloakroom

- Villeroy & Boch basins, baths and WCs
- Hansgrohe brassware
- Porcelanosa tiling to floors and specified wall areas and Karndean flooring to Lodge conversion cloakrooms*
- Vanity units to all master en-suites except plots 3, 6, 8 & 9 which have vanity units in the main bathroom

Wardrobes

- Fitted wardrobes to all primary bedrooms and to the second bedroom of the Clawson*
- Plot 9 has a fitted dressing room instead of fitted wardrobes

Media and electrical

- Smart TV/HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in the kitchen and bathrooms
- Amplified digital TV aerial fitted to all Lodge conversions
- Photovoltaic solar panels to all new build homes

Heating and hot water

- Ultra-quiet Mitsubishi Ecodan air source heat pump providing highly efficient and emissions-free heating and hot water
- Fully programmable underfloor heating on the ground floor
- Thermostatically controlled radiators upstairs
- Working fireplace with an oak mantle in the Clawson, Asfordby and Oakham, ideal for a multi-fuel or wood-burning stove





Windows and doors – New build homes

- Front door with solid timber core and plastic skin featuring high thermal and security performance
- Residence 9 high performing/ flush sash/ UPVC windows
- Aluminium folding-sliding doors to the Clawson and the Oakham
- French doors to the Harby and Asfordby
- Aluminium sliding doors to the Stapleford

Windows and doors – Lodge conversions

- Timber front doors and French doors – see individual plot information for more details
- High quality conservation grade sliding sash and flush casement timber windows

Internal joinery

- Painted internal doors with brushed stainless-steel ironmongery
- Stylish staircase with oak handrail

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors have a multi-point locking system

Carports & studios – New build homes

- Timber framed double carports to plots 11, 12, 14 & 15 (11, 12 & 14 have additional secure stores)
- Timber framed single carports to plots 13, 20, 21 & 22 (all with additional secure stores)
- Studio building with additional secure store to rear gardens of plots 25 - 30

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn to all new build homes
- Generous patio and paths in natural stone (Plot 11 has a deck to the rear garden)
- Outside tap to new build homes
- Electric car charging points
- Parking areas feature tegular paving or similar finish

Peace of mind

- 10-year Premier Guarantee New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders

* Choice available dependent on stage of build





A CUT ABOVE THE REST

A house builder with experience, expertise and the willingness to go that extra mile. Who better to build your dream home? We're all about quality at Grace Homes, and as you step foot inside your new home at Sysonby Lodge you'll be struck by our attention to detail and exacting standards.

Top-of-the-range kitchens, high quality bathrooms and underfloor heating come as standard. The generously proportioned rooms are flooded with light and carefully designed gardens make this luxury living at its best.

But the main difference between one of our homes and a standard new build? The fact that we care. We believe in excellence in everything we do. We choose only the highest quality materials and employ only the very best tradespeople who share our exceptionally high standards of craftsmanship. The result? A home which is undeniably a cut above the rest.



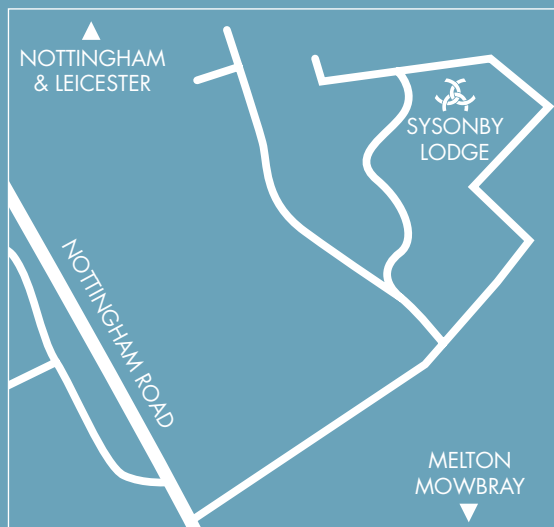
AN AWARD-WINNING HOUSE BUILDER

We are thrilled to have received recognition for our industry-leading craftsmanship, excellence and expertise over the years:

- Winner: UK medium-sized housebuilder of the year at the NFB's Construction Awards of Excellence 2023
- Winner: Best Medium New Housing Development in the West Midlands, LABC Building Excellence Awards 2022
- Winner: Best Medium New Housing Development in the East Midlands, LABC Building Excellence Awards 2021
- Awarded Premier Guarantee Quality Recognition Award, 2021
- Finalist: Service Excellence, National SME Business 2021 Awards
- Winner: Best Small New Housing Development in the East Midlands, LABC Building Excellence Awards 2020



HOW TO FIND US



LE13 0NU

Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the course of the development. Trees and planting shown are indicative and actual numbers and positions may vary. The Site Plan does not form any part of a warranty or contract.

Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

CGIS and Floorplans









Elevations and individual features such as windows, building materials and soft landscaping may vary. Any photographs used are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home. Please note floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.



SYSONBY LODGE
MELTON MOWBRAY

THE SITE PLAN



-  The Lodge
-  Stirling Park
-  Clawson
-  Asfordby
-  Harby
-  Oakham
-  Plymouth Court
-  Stapleford



GRACE HOMES

TIMELESS DESIGN. EXCEPTIONAL QUALITY.

For more information or to arrange an appointment to view Sysonby Lodge, please contact our sales team on:
01536 740019 | sales@gracehomes.co.uk | gracehomes.co.uk