



ALLOTMENT GARDENS



An aerial perspective of a new residential development. The houses are built with red brick and have dark grey roofs. They are arranged around a central, winding road. Each house has a private garden or driveway. The overall style is modern with traditional brickwork. The lighting suggests a bright, sunny day.

WATERS HOMES

# HARBY

ALLOTMENT GARDENS

A delightful development of thirteen houses and two bungalows, incorporating a combination of 2, 3, 4 and 5-bed homes. Each of the houses have been designed to ensure the very best of modern living, built with the highest standards of eco-friendly measures in mind. Each home offers a unique blend of character with a modern finish.





## COUNTRYSIDE CHARM

Harby is a peaceful village with a strong community feel located in the county of Leicestershire, in the district of Melton Mowbray. Situated in the heart of the English countryside, Harby enjoys beautiful scenery, surrounded by open space. Some lovely walks local along the Grantham Canal and in Belvoir Woods. Cycling is a popular activity here with numerous quiet lanes and off road cycle tracks.

Part of the village's character lies in its appeal to families. This desirable location is perfectly positioned so that local amenities can be found right on your doorstep. The village benefits from a popular pub, post office, café, primary school, well stocked store, garage & an active community village hall with a wide range of activities. A pizza van and fish & chip van visit weekly. There is a play park for children, a church and Christian centre and three medical practices withing a few miles.





## LOCATION

Situated in the heart of the English countryside, Harby enjoys beautiful scenery, surrounded by open space. This desirable postcode, LE14 4BA, is perfectly positioned so that local amenities can be found right on your doorstep.

The historic and vibrant market town of Melton Mowbray lies to the south of Harby, offering an array of specialist shops, bistro's and cafes. It is home to a number of food and drink festivals that take place throughout the year, as well as regular street markets, farmers markets and a renowned antiques market.

Rutland Water, one of the largest man-made lakes in Europe, can be found approximately 24 miles away. It is a highly popular natural reserve that offers water sports, walking and cycling routes as well as stunning scenery.

Harby is a haven for homebuyers who are looking for a special place to call home.





## COMMUTERS

There are excellent transport links that offer an easy commute to nearby cities. Within easy reach of Nottingham – 15 miles, the Market Town of Melton Mowbray – 9 miles, and Bingham – 7.5 miles. Easy link to Grantham train Station – 14 miles – (Kings Cross just over an hour).

## LOCAL SCHOOL

Harby Church of England Primary School, located at the heart of the community, is a flourishing village school.

There are three secondary schools located in the nearby market town of Melton Mowbray, as well as eight further primary schools.





## THE PERFECT HOME

Striking the perfect balance between history and modernity, Allotment Gardens brings together an attractive collection of two, three, four and five bed homes, offering a combination of bungalows and houses. It enjoys a long sweeping driveway that leads to the development, a luxury in any modern day living. Each of the homes exhibit a design sympathetic to its village location but has been created with modern living in mind.

The external finishes include Rivendale roof tiles, block paving driveways, timber porches and Farrow and Ball paint. Construction includes natural stone facing stonework, cast stone cills, flush casement timber windows and "Oast Russet Sovereign" brickwork as architectural details to compliment the historical elements of Harby.

The distinctive homes feature an outstanding specification throughout, offering contemporary, urban living.





## QUALITY FINISH THROUGHOUT

Over the years we have built hundreds of new homes and renovated some wonderful buildings. In each and every one of our projects, one thing has stood out; the reaction of our purchasers when they see the finished product. It's the detail and the special features that make it a home rather than a house.

We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.





AVAILABLE PLOTS

# HARBY

ALLOTMENT GARDENS



<b>Plot 1</b>	Orchard House	4 Bedroom detached home
<b>Plot 2</b>	Field View	3 Bedroom detached home
<b>Plot 3</b>	Beeches	5 Bedroom detached home
<b>Plot 4</b>	Willows	5 Bedroom detached home
<b>Plot 5</b>	The Gables	4 Bedroom detached home
<b>Plot 6</b>	The Nook	3 Bedroom Bungalow
<b>Plot 7</b>	Corner House	3 Bedroom detached home
<b>Plot 8</b>	Langer View	3 Bedroom semi-detached home

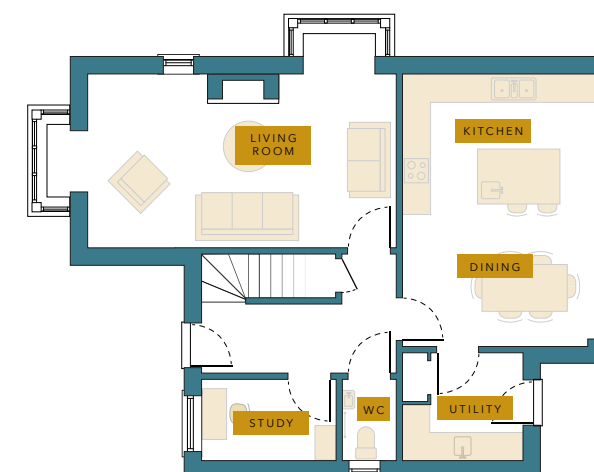
<b>Plot 9</b>	Wood Side	3 Bedroom semi-detached home
<b>Plot 10</b>	The Oaks	2 Bedroom semi-detached
<b>Plot 11</b>	The Elms	2 Bedroom terraced
<b>Plot 12</b>	The Firs	2 Bedroom semi-detached
<b>Plot 13</b>	Fairview	2 Bedroom semi-detached home
<b>Plot 14</b>	Treetops	2 Bedroom semi-detached home
<b>Plot 15</b>	Oaklands	3 Bedroom Bungalow



# HARBY ORCHARD HOUSE

4 BEDROOM DETACHED HOME

PLOT 1



A substantial 4-bedroom home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and bay window; open-plan kitchen/dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC and underfloor heating to the whole Ground floor.

The first floor provides 4 large double bedrooms. The master suite features an En-suite. There is also a spacious family bathroom with separate shower.

The property built has a garden with field views, private parking and a single garage with side access door and remote opening garage door to the front of the property.

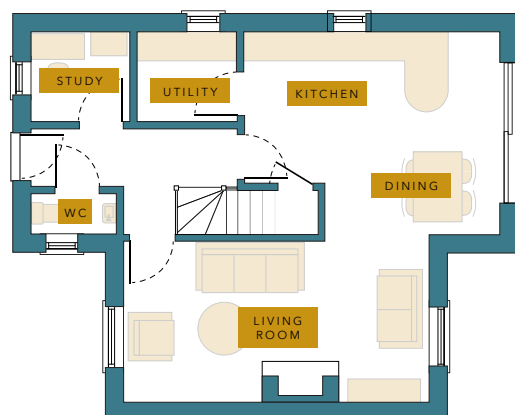
#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles





PLOT 2

# HARBY FIELD VIEW

3 BEDROOM DETACHED HOME

A substantial 3-double bedroom home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire; open-plan kitchen/dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC.

The first floor provides 3 large double bedrooms. The master suite features an En-suite and separate dressing room. There is also a spacious family bathroom with separate shower.

The property built has a garden with field views, private parking and a single garage with side access door and remote opening garage door to the front of the property.

## The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles





# HARBY BEECHES

5 BEDROOM DETACHED HOME

PLOT 3



A substantial 5 bedroom home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and French doors opening onto rear patio area; open-plan kitchen/dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC.

The first floor provides 3 large double bedrooms. The master bedroom features an En-suite and separate Walk-through wardrobe. There is also a spacious family bathroom with separate shower.

The second floor provides 2 further bedrooms. There is also a spacious separate shower room.

The property built has a garden with field views, private parking and a single garage with side access door and remote opening garage door to the front of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles





PLOT 4

A substantial 5 bedroom home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and French doors opening onto rear patio are; open-plan kitchen/dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC.

The first floor provides 3 large double bedrooms. The master bedroom features an En-suite and separate Walk-through wardrobe. There is also a spacious family bathroom with separate shower.

The second floor provides 2 further bedrooms. There is also a spacious separate shower room.

The property built has a garden with field views, private parking and a single garage with side access door and remote opening garage door to the front of the property.

#### **The Waters Homes personal touch**

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles

# HARBY WILLOWS

5 BEDROOM DETACHED HOME

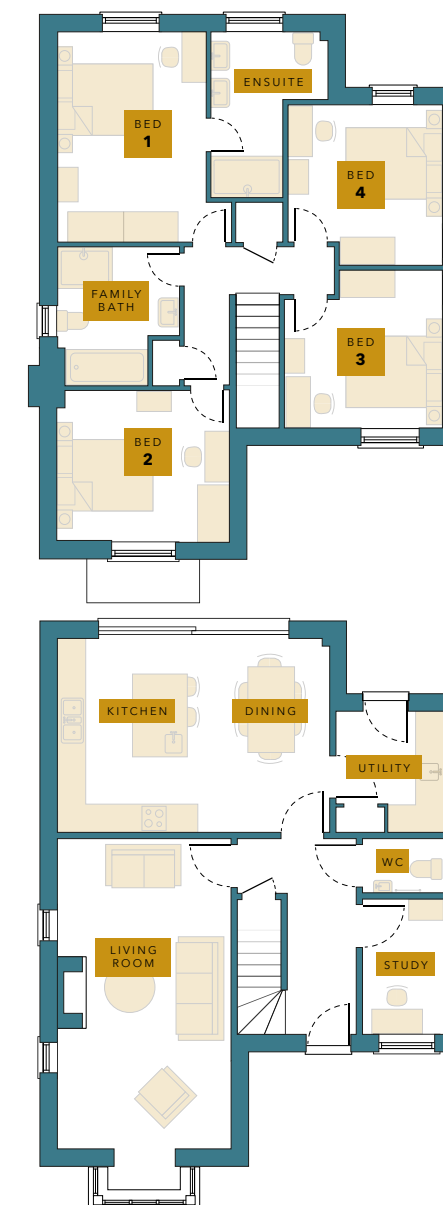




# HARBY THE GABLES

4 BEDROOM DETACHED HOME

PLOT 5



A substantial 4-bedroom home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and bay window; open-plan kitchen/dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC and underfloor heating to the whole Ground floor.

The first floor provides 4 large double bedrooms. The master suite features an En-suite. There is also a spacious family bathroom with separate shower.

The property built has a garden with field views, private parking and a single garage with side access door and remote opening garage door to the front of the property.

## The Waters Homes personal touch

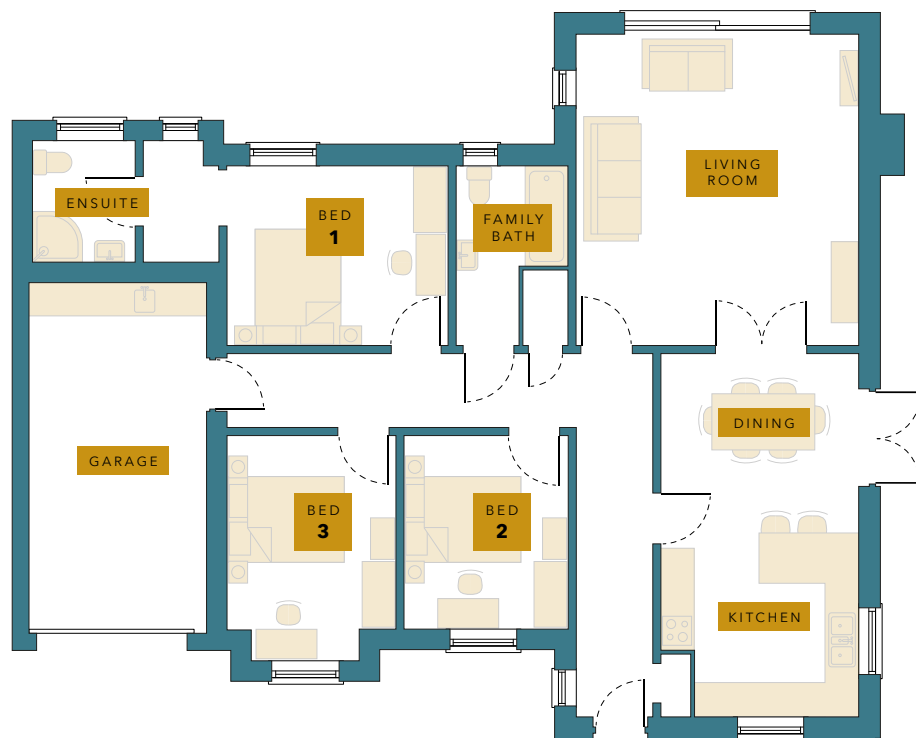
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles



PLOT 6



A substantial 3-bedroom bungalow situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of; central entrance hallway; lounge with Eco Smart bioethanol fuel fire and feature patio door to the garden and field views; open-plan kitchen/dining area with French doors opening onto the garden area, and underfloor heating to the whole Ground floor.

There are 3 large double bedrooms. The master suite features an En-suite and walk-through wardrobe. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath

The property has a large garden area with field views, 2 private parking spaces, and single garage to the front of the property.

**The Waters Homes personal touch**

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Wall and floor tiles
- Doors and handles

HARBY

# THE NOOK

3 BEDROOM BUNGALOW

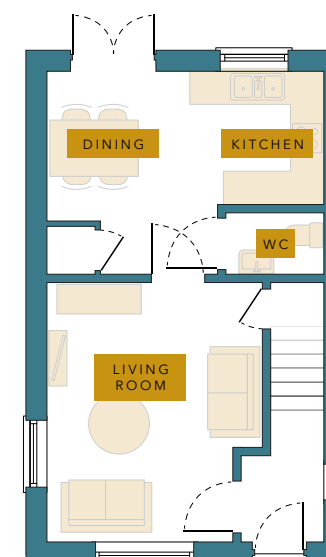
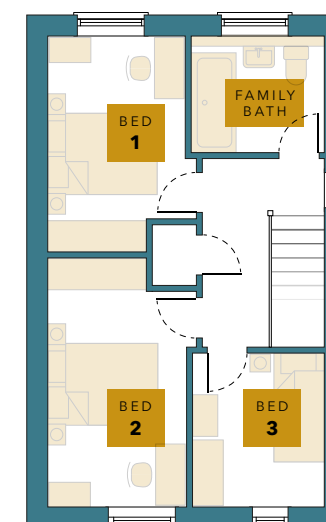




# HARBY CORNER HOUSE

3 BEDROOM DETACHED HOME

PLOT 7



A large 3-bedroom detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 3 private parking spaces located to the front of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles





PLOT 8

A large 3-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 3 private parking spaces located to the front of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles

HARBY

# LANGER VIEW

3 BEDROOM SEMI-DETACHED HOME





# HARBY WOOD SIDE

3 BEDROOM SEMI-DETACHED HOME

PLOT 9



A large 3-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 3 private parking spaces located to the front of the property.

## The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

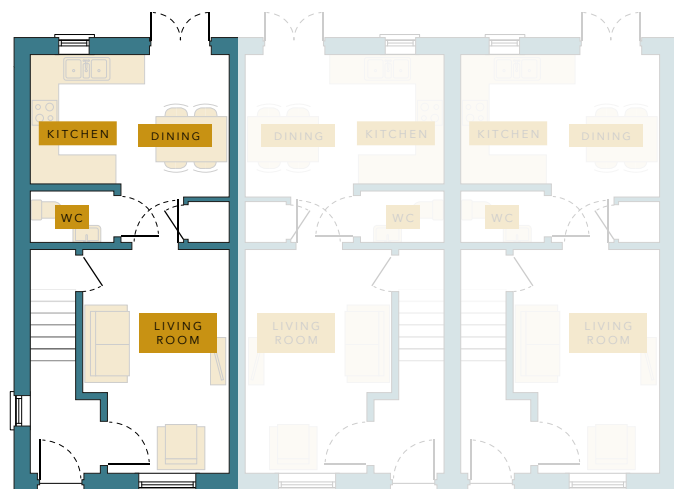
Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles





PLOT 10



A large 2-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/ dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 2 private parking spaces located to the side of the property.

**The Waters Homes personal touch**

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles

# HARBY THE OAKS

2 BEDROOM SEMI-DETACHED HOME

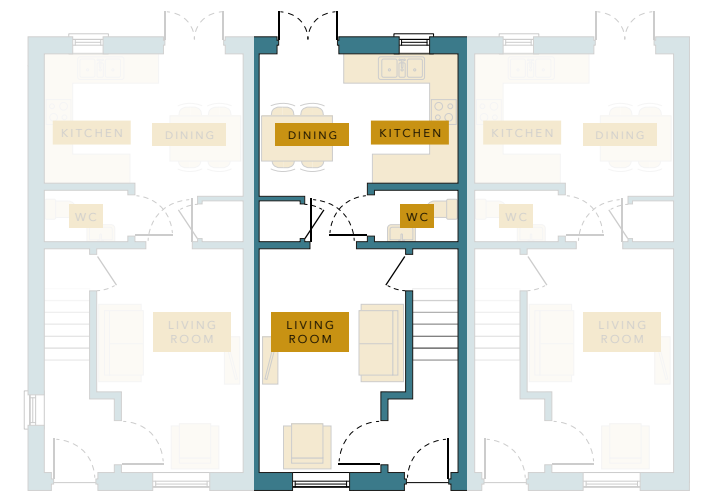




# HARBY THE ELMS

2 BEDROOM TERRACED HOME

PLOT 11



A large 2-bedroom terraced home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/ dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

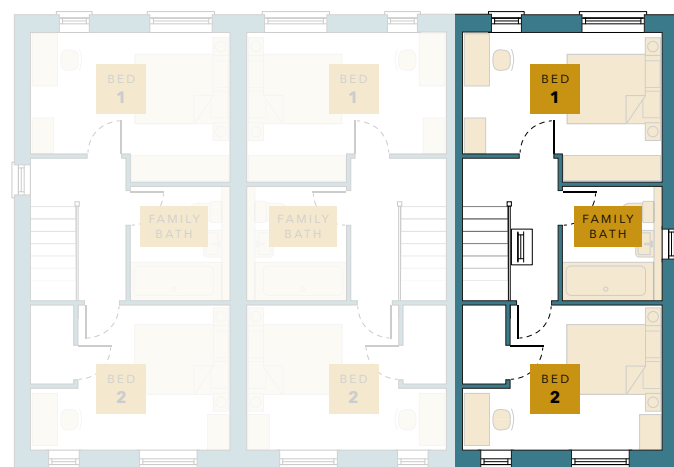
The property is built with a rural feel in mind. There are 2 private parking spaces located to the side of the property.

## The Waters Homes personal touch

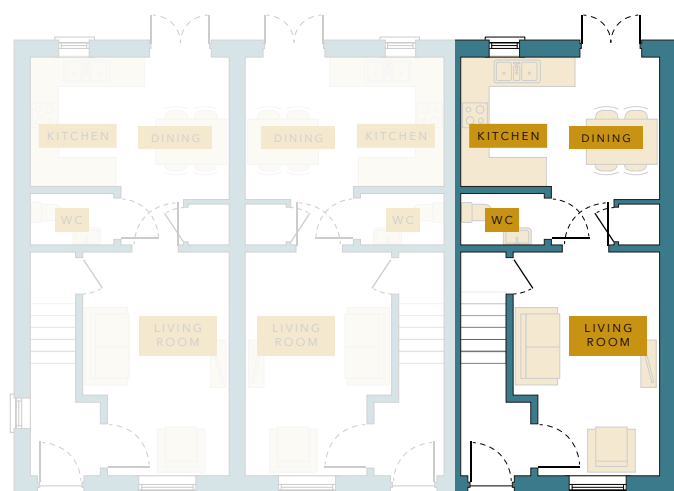
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles





PLOT 12



A large 2-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/ dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 2 private parking spaces located to the side of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles

# HARBY THE FIRS

2 BEDROOM SEMI-DETACHED HOME





# HARBY FAIRVIEW

2 BEDROOM SEMI-DETACHED HOME

PLOT 13



A large 2-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 2 private parking spaces located to the side of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles





PLOT 14



A large 2-bedroom semi-detached home situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of: entrance hallway; lounge; open-plan kitchen/dining area with feature French doors on to a private rear garden; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property is built with a rural feel in mind. There are 2 private parking spaces located to the side of the property.

**The Waters Homes personal touch**

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles

# HARBY TREETOPS

2 BEDROOM SEMI-DETACHED HOME





# HARBY OAKLANDS

3 BEDROOM BUNGALOW

PLOT 15



A substantial 3-bedroom bungalow situated on the exclusive Allotment Gardens development in the sought-after village of Harby. The ground floor consists of; central entrance hallway; lounge with feature ceiling height; Eco Smart bioethanol fuel fire and feature bi-fold doors to the garden; open-plan kitchen/dining/family room area with french doors opening onto the garden; separate utility room, and underfloor heating to the whole Ground floor.

There are 3 large double bedrooms. The master suite features an En-suite and French doors leading to a rear patio area. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property has a large garden area, 2 private parking spaces, and single garage to the side of the property.

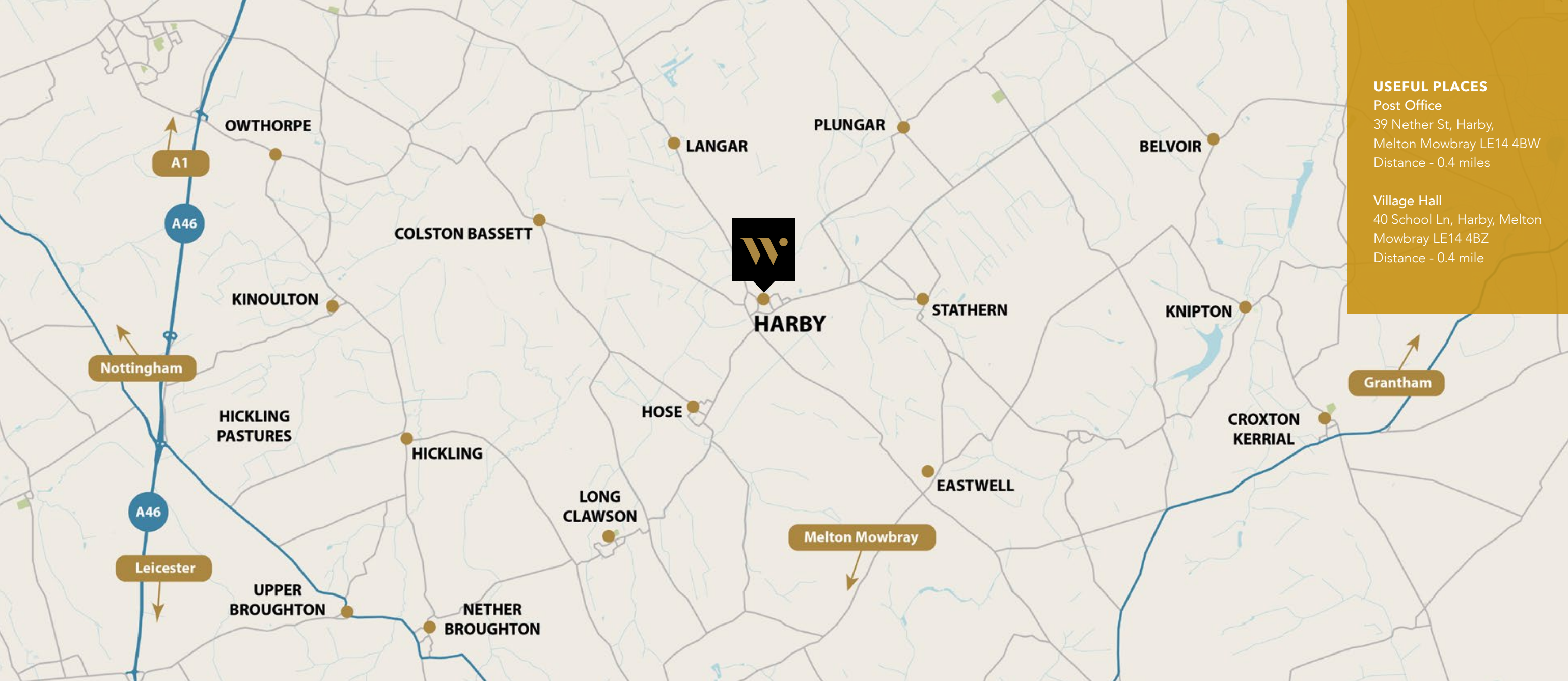
## The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Wall and floor tiles
- Doors and handles





**USEFUL PLACES**

Post Office  
39 Nether St, Harby,  
Melton Mowbray LE14 4BW  
Distance - 0.4 miles

Village Hall  
40 School Ln, Harby, Melton  
Mowbray LE14 4BZ  
Distance - 0.4 mile

**Allotment Gardens**  
**Harby**  
**Leicestershire**  
**LE14 4BA**

**EDUCATION**

Harby Church of  
England Primary School  
School Lane, Harby,  
Melton Mowbray. LE14 4BZ  
Distance - 0.3 miles

The Priory Belvoir Academy,  
4 Barkestone Lane, Bottesford,  
Notts. NG13 0AX  
Distance - 6.8 miles

Toot Hill School  
The Banks, Bingham  
Nottingham. NG13 8BL  
Distance - 7.6 miles

John Ferneley College  
Scalford Road,  
Melton Mowbray. LE13 1LH  
Distance - 8.8 miles

**HEALTH**

Long Clawson Medical Practice  
The Sands, Long Clawson,  
Melton Mowbray. LE14 4PA  
Distance - 3.7 miles

Belvoir Health Group  
Fern Road, Cropwell Bishop,  
Notts NG12 3BU  
Distance - 4.7 miles

Latham House Medical Practice  
Sage Cross Street,  
Melton Mowbray. LE13 1NX  
Distance - 9.3 miles

Bupa Dental Care  
Norman House, 16 Asfordby Road,  
Melton Mowbray. LE13 0HR  
Distance - 9.2 miles

**DINING OUT**

Nags Head,  
20 Main St, Harby,  
Melton Mowbray. LE14 4BN  
Distance - 0.4 miles

Rose & Crown,  
43 Bolton Lane, Hose,  
Melton Mowbray. LE14 4JE  
Distance - 1.4 miles

Langar Hall Hotel & Restaurant  
Church Lane, Langar,  
Notts. NG13 9HG  
Distance - 2.7 miles

**DAYS OUT**

Belvoir Castle  
Belvoir, Lincs. NG32 1PE  
Distance 5.6 miles

Engine Yard Artisan shopping village  
Belvoir. Lincs. NN32 1PA  
Distance 5.3 miles

Melton Theatre  
Asfordby Road,  
Melton Mowbray. LE13 0HJ  
Distance - 9.2 miles

Melton Country Park  
Wymondham Way,  
Melton Mowbray. LE13 1HP  
Distance - 8.7 miles

National Space Centre  
Exploration Drive,  
Leicester. LE4 5NS  
Distance - 21.7 miles

**KEEPING FIT**

Waterfield Leisure Centre  
Dalby Road,  
Melton Mowbray. LE13 0BG  
Distance - 9.5 miles

Melton Mowbray Golf Club  
Melton Mowbray. LE14 4SD  
Distance - 8 miles

Cotgrave Leisure Centre  
and swimming pool,  
Woodview, Cotgrave,  
Nottingham. NG12 3P  
Distance - 8 miles

Bingham Leisure Centre,  
The Banks, Bingham,  
Nottingham. NG13 8BL  
Distance - 7.5 miles

GoodLife Gym Health & Fitness  
4 Jubilee Street,  
Melton Mowbray. LE13 1ND  
Distance - 9.4 miles





## WATERS HOMES

Over the years we have built hundreds of new homes and renovated some wonderful buildings. In each and every one of our projects, one thing has stood out; the reaction of our purchasers when they see the finished product. It's the detail and the special features that make it a home rather than a house.

So, whilst the bricks and the mortar are really important (trust us, we build to the best standards) we strive to create developments where the style of the homes is influenced by the surrounding architecture and exemplar environments, so that we can deliver homes that are as distinctive as you are.



We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.

*Dominic*

**DOMINIC WATERS**  
Construction Director

*Damian*

**DAMIAN WATERS**  
Development Director





T. 0116 230 1936  
E. [info@watershomes.co.uk](mailto:info@watershomes.co.uk)

The Old Rectory, Main Street,  
Glenfield, Leicester. LE3 8DG  
[watershomes.co.uk](http://watershomes.co.uk)