



2 bed apartments  
2, 3, 4 & 5 bed homes  
Lakeside Country Park, Hamilton

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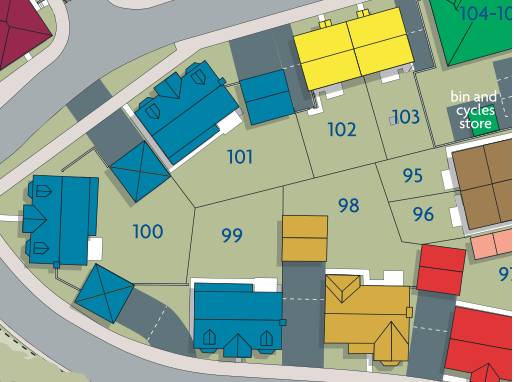
← to Sandhills Avenue

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## Lakeside Country Park Plot information

Just three miles from Leicester City Centre, in the popular contemporary suburb of Hamilton, Lakeside Country Park is a prestigious new residential quarter in which well-planned modern services and facilities combine with a refreshing ambience of fresh air and broad horizons. Setting new standards in urban living, this beautifully laid-out selection of quality homes is destined to become one of the city's most desirable neighbourhoods.



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The Montgomery see page 03
The Forster see page 04
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Affordable Housing

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the area. Or maybe you're moving  
up to a family home. Whatever your  
circumstances, we're here to make  
the process of buying a home easy,  
and even enjoyable. So, if you're  
ready, we'd like to show you around  
your new place.

01 Welcome home  
02 Floor plans  
18 Specification  
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## 2 bed home The Rydal

**Plots:**  
7,8,9,10

**Key features**  
French doors  
downstairs wc

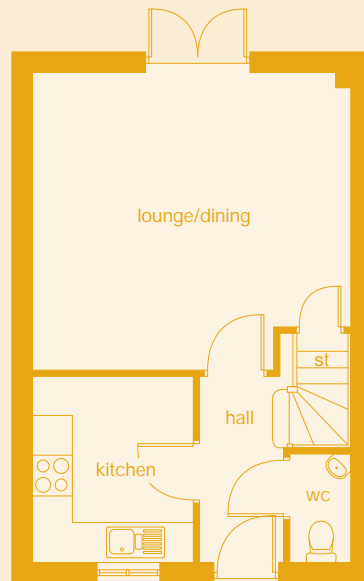
The large ground-floor lounge and dining area of the Rydal is designed to offer both comfort and flexibility. The French doors extend the living space in summer, and add greatly to the sense of space and light throughout the year.



Please note: elevational treatments may vary.



### Ground Floor

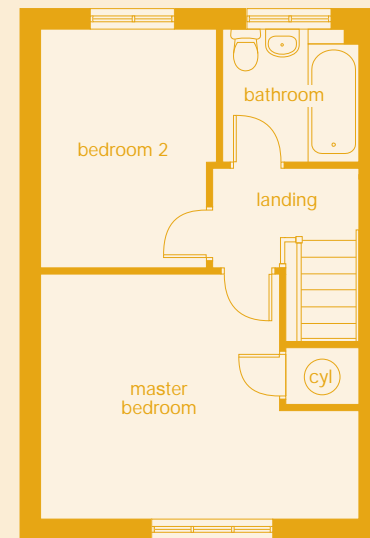


#### Ground Floor

room dimensions:

lounge/dining	4.555m x 4.376m <sub>max</sub>	14'11" x 14'4"
kitchen	2.130m x 2.610m	7'0" x 8'7"
wc	0.995m x 1.450m	3'3" x 4'9"

### First Floor



#### First Floor

room dimensions:

master bedroom	4.555m x 3.480m <sub>max</sub>	14'11" x 11'5"
bedroom 2	2.445m <sub>max</sub> x 3.556m	8'0" x 11'8"
bathroom	2.010m x 2.088m	6'7" x 6'10"

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Please note: elevational treatments may vary.

## 3 bed home The Montgomery

### Plots:

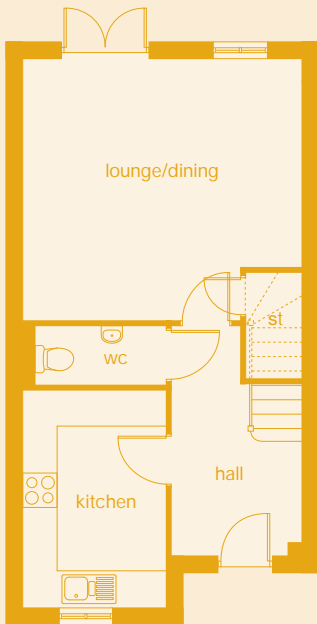
6, 25\*, 26, 61, 62\*, 63, 64\*, 76\*, 77, 110, 111, 112\*, 114, 115\*

### Key features

large entrance hall  
en-suite shower room

The broad hallway that forms such an impressive introduction to the Montgomery opens on to a spacious, flexible living and dining area with feature French doors, helping to integrate the interior and the garden and making it a tempting option to move out to the patio for after-dinner coffee on warm summer evenings. The generous proportions of the hallway are carried through to the wide landing and three comfortable bedrooms upstairs.

### Ground Floor



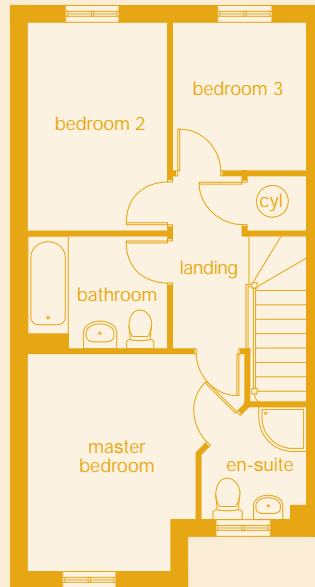
### Ground Floor

room dimensions:

lounge/dining	4.739m x 4.424m <sub>max</sub>	15'7" x 14'6"
kitchen	2.440m x 3.680m	8'0" x 12'1"
wc	2.240m x 1.000m	7'4" x 3'3"

\* Plots are a mirror-image of plans shown above.

### First Floor



### First Floor

room dimensions:

master bedroom	2.889m <sub>max</sub> x 3.680m	9'6" x 12'1"
en-suite	1.750m <sub>max</sub> x 1.900m <sub>max</sub>	5'9" x 6'3"
bedroom 2	2.400m x 3.514m	7'10" x 11'6"
bedroom 3	2.239m x 2.514m	7'4" x 8'3"
bathroom	2.400m x 1.910m	7'10" x 6'3"

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## 3 bed home The Forster

**Plots:**  
29,30,31,32,33,95\*,96\*

**Key features**  
integral garage  
utility room  
dual French windows  
en-suite shower room

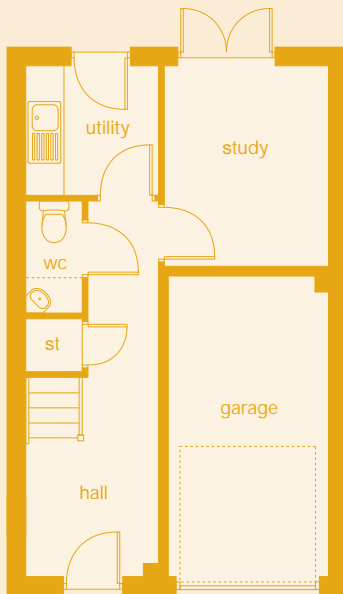
The charming study, an inspiring workspace, could also be used as an informal sitting-room or guest bedroom, adding flexibility to this elegant family home. With French windows introducing a focal point to both the lounge and the dining area, the Forster will be an inviting setting for lively entertaining. Combining a light, airy ambience with a host of practical features, this is a residence of enormous quality and style.



Please note: elevational treatments may vary.



### Ground Floor

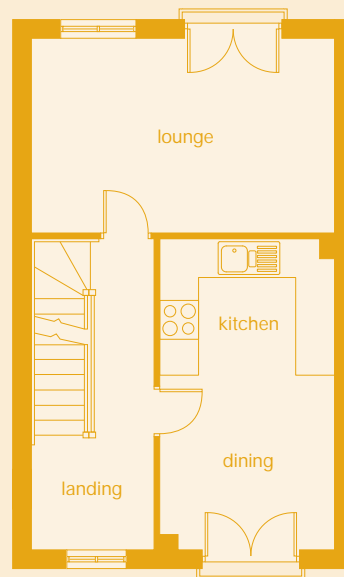


#### Ground Floor room dimensions:

study	2.551m x 3.091m	8'4" x 10'2"
utility	2.091m x 1.810m	6'10" x 5'11"
wc	0.936m x 1.945m	3'1" x 6'5"

\* Plots are a mirror-image of plans shown above.

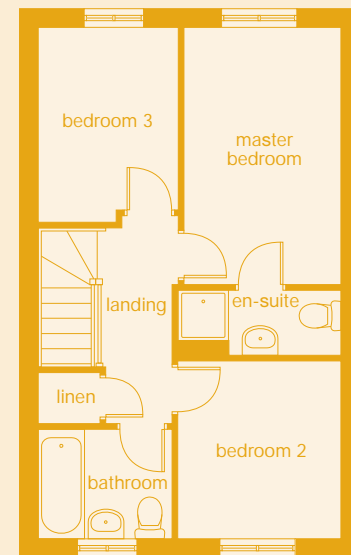
### First Floor



#### First Floor room dimensions:

lounge	4.742m x 3.136m	15'7" x 10'3"
kitchen/dining	2.717m x 4.764m	8'11" x 15'8"

### Second Floor



#### Second Floor room dimensions:

master bedroom	2.579m x 4.076m	8'6" x 13'4"
en-suite	2.579m x 1.010m	8'6" x 3'4"
bedroom 2	2.579m x 2.764m	8'6" x 9'1"
bedroom 3	2.063m x 3.186m <sub>max</sub>	6'9" x 10'5"
bathroom	2.063m x 1.700m	6'9" x 5'7"

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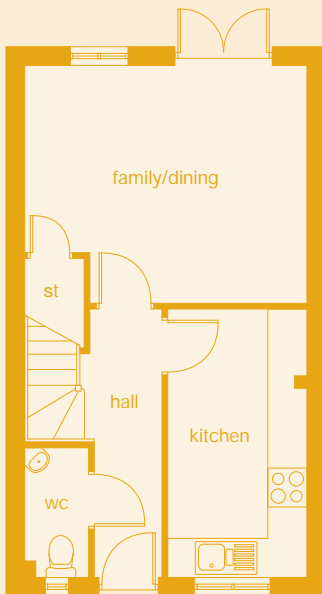
## 4 bed home The Hardy

**Plots:**  
34, 35, 36, 92, 93, 94

**Key features**  
downstairs wc  
second dual-access shower room  
en-suite shower room

With plenty of space for informal family life, the delightful family/dining-room of the Hardy has a light, open feel that echoes the sense of airy brightness in the first-floor lounge. The unusually large landing, and the cleverly designed dual-access shower room on the first floor that adds en-suite facilities to the second bedroom, are typical of the imaginative touches that make this comfortable home so special.

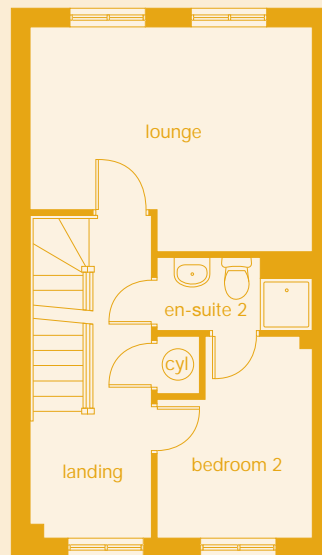
### Ground Floor



#### Ground Floor room dimensions:

family/dining	4.440m max x 3.452m max	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
wc	1.000m x 2.030m	3'3" x 6'8"

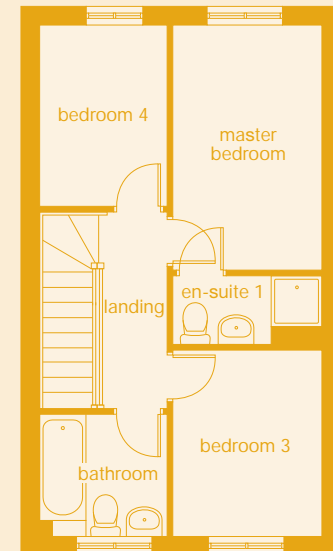
### First Floor



#### First Floor room dimensions:

lounge	4.440m x 3.502m max	14'7" x 11'6"
bedroom 2	2.430m x 3.202m max	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

### Second Floor



#### Second Floor room dimensions:

master bedroom	2.440m x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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## Be happy

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Please note: elevational treatments may vary.

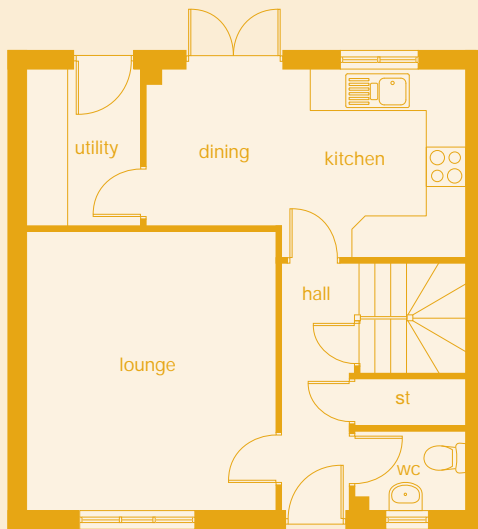
## 4 bed home The Munro

**Plots:**  
27, 28\*, 102\*, 103, 116\*

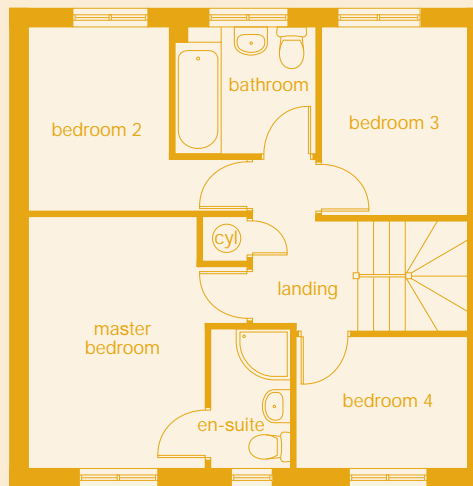
**Key features**  
French doors  
en-suite shower room

With its pediment over the master bedroom window echoing the inviting canopy that adds a dash of distinction to the front door, this elegant and comfortable home has an immediate appeal. To the rear, the expertly-designed kitchen adjoins a dining area that opens out to the garden, combining style with immense convenience and making alfresco meals a tempting option in summer. And the large hall store is perfect for sports equipment or camping gear.

### Ground Floor



### First Floor



#### Ground Floor

room dimensions:

lounge	3.759m x 4.250m	12'4" x 13'11"
kitchen/dining	4.877m x 2.875m max	16'0" x 9'3"
utility	1.727m x 2.336m	5'8" x 7'8"
wc	1.676m x 1.190m	5'6" x 3'11"

\* Plots are a mirror-image of plans shown above.

#### First Floor

room dimensions:

master bedroom	2.728m x 3.853m	8'11" x 12'8"
en-suite	1.200m x 2.113m	3'11" x 8'5"
bedroom 2	2.185m x 2.782m	7'2" x 9'2"
bedroom 3	2.174m x 2.867m	7'2" x 9'5"
bedroom 4	2.576m x 2.000m	8'5" x 6'7"
bathroom	2.170m x 1.910m	7'1" x 6'3"

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## 3 bed home The Auden

### Plots:

2\*, 3\*, 13, 14, 15, 41, 42, 43, 45, 46, 47, 57, 58, 59, 78, 79, 80, 87, 88, 89, 90

### Key features

bay window with French doors  
master bedroom with dressing area  
separate study

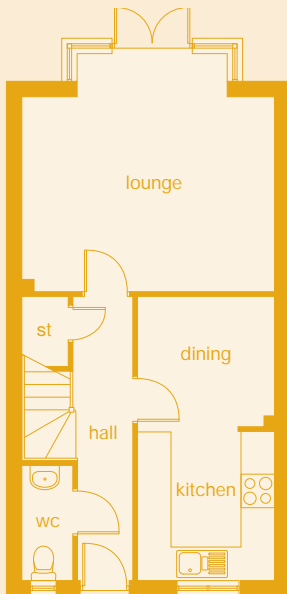
The feature bay window, with central French doors, that brings such an appealing focal point to the lounge of the Auden, also gives the room a fresh, conservatory-like ambience. The second floor is dedicated to a charming dormer-windowed master bedroom with en-suite shower room and separate dressing area, a truly luxurious and relaxing private space.



Please note: elevational treatments may vary.



### Ground Floor



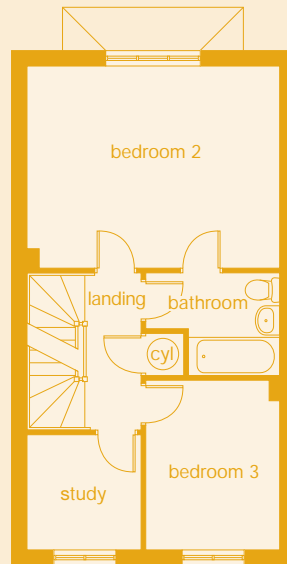
#### Ground Floor

room dimensions:

lounge	4.740m x 4.510m incl. bay	15'7" x 14'10"
kitchen/dining	2.580m x 5.210m	8'6" x 17'1"
wc	0.910m x 2.140m	3'0" x 7'0"

\* Plots are a mirror-image of plans shown above.

### First Floor

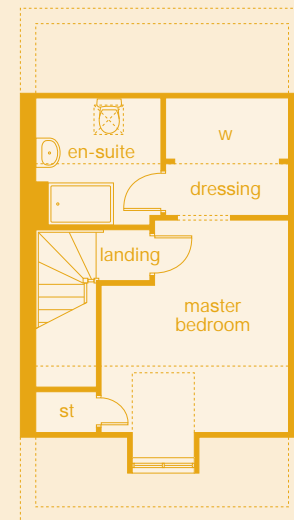


#### First Floor

room dimensions:

bedroom 2	4.740m x 3.740m	15'7" x 12'3"
bedroom 3	2.500m x 3.170m	8'2" x 10'5"
study	2.140m x 2.140m	7'0" x 7'0"
bathroom	2.500m <sub>max</sub> x 1.930m	8'2" x 6'4"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	3.540m <sub>max</sub> x 3.980m <sup>†</sup>	11'8" x 13'1"
en-suite	2.320m <sub>max</sub> x 2.350m <sup>†</sup>	7'8" x 7'9"
dressing	2.310m x 2.140m incl. wrobe	7'7" x 7'0"

<sup>†</sup>1200mm height line.

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## 4 bed home The Stevenson

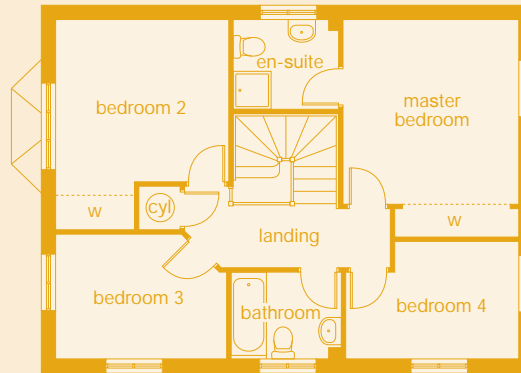
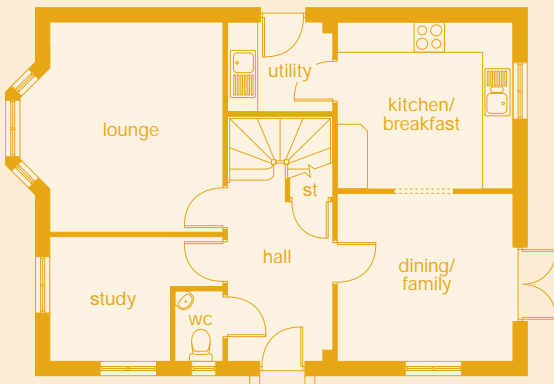
**Plots:**  
56,72\*,75,113\*

**Key features**  
bay window  
utility room  
French doors  
en-suite shower room

With its generously sized entrance hall, feature bay window in the lounge and dual-aspect windows in two of the bedrooms, the Stevenson has a wonderfully bright, airy ambience. The exceptionally large kitchen and breakfast area, designed to create a focal point for everyday life, is linked by a walk-through archway to a dining-room with French doors, a delightful space that could equally be used as an informal family sitting-room.

### Ground Floor

### First Floor



#### Ground Floor

room dimensions:

lounge	4.055m into bay x 4.216m	13'4" x 13'10"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
dining/family	3.517m x 3.391m	11'6" x 11'2"
study	2.462m x 2.548m	8'1" x 8'4"
utility	2.126m x 1.760m	7'0" x 5'9"
wc	0.900m x 1.450m	2'11" x 4'9"

#### First Floor

room dimensions:

master bedroom	3.156m x 4.380m incl. w robes	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m x 4.263m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.515m x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

\* Plots are a mirror-image of plans shown above.

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## 4 bed home The Stevenson B

**Plots:**  
4\*,44,48\*,55\*

**Key features**  
separate study  
utility room  
French doors  
en-suite shower room

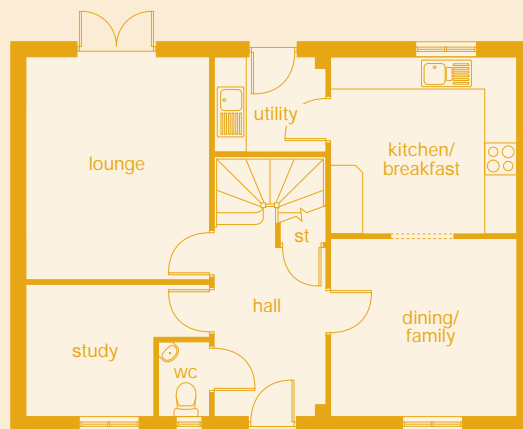
Similar to the Stevenson, the Stevenson B has French doors in the lounge rather than the dining-room, replacing the bay window. It features the same attractive archway between kitchen and dining-room, and, like the Stevenson, it is arranged around a most impressive entrance hallway and gallery landing.



Please note: elevational treatments may vary.



### Ground Floor



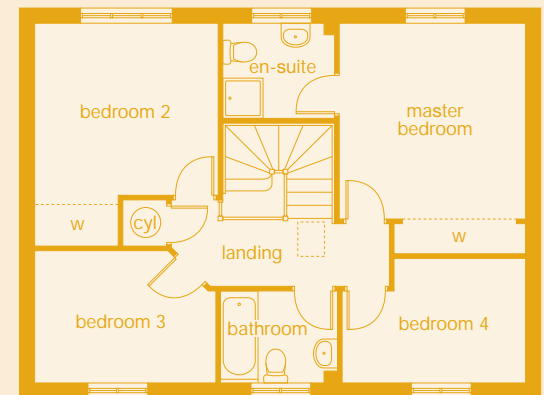
#### Ground Floor

room dimensions:

lounge	3.461m x 4.216m	11'4" x 13'10"
kitchen/breakfast	3.516m x 3.373m	11'6" x 11'1"
dining/family	3.516m x 3.391m	11'6" x 11'2"
study	2.462m x 2.548m	8'1" x 8'4"
utility	2.126m x 1.760m	7'0" x 5'9"
wc	0.900m x 1.450m	2'11" x 4'9"

\* Plots are a mirror-image of plans shown above.

### First Floor



#### First Floor

room dimensions:

master bedroom	3.516m x 3.730m excl. wardrobe	11'6" x 12'3"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.511m max x 4.262m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.514m max x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.748m	7'4" x 5'9"

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## 4 bed home The Soar

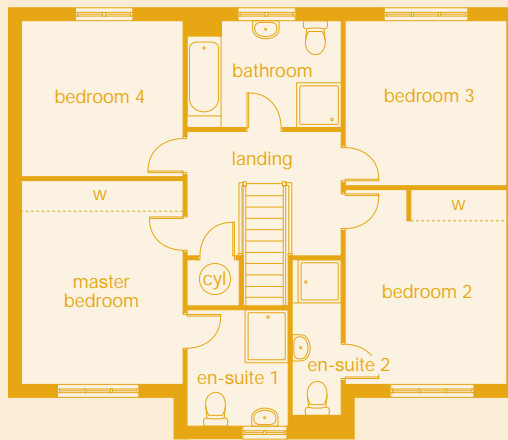
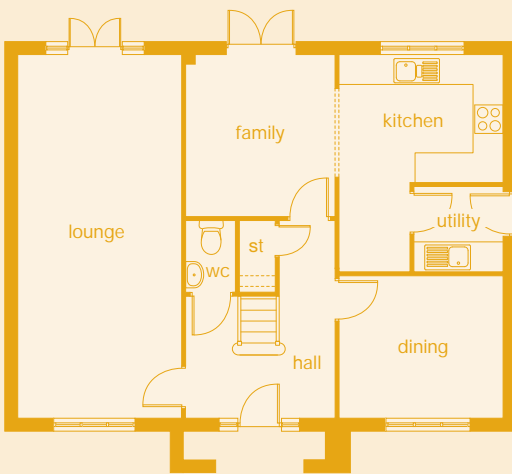
**Plots:**  
17\*, 67, 97\*

**Key features**  
separate double garage  
utility room  
two en-suite shower rooms

With its unusual archway into the adjoining kitchen, and its garden access, the family room of this exceptionally fine family home provides a wonderfully relaxing, informal space that adds enormously to the flexibility of the living arrangements. The long lounge, extending from a front-facing windows to French doors, is perfect for lively gatherings, and the feature staircase and gallery landing will be a delightful backdrop for treasured family photographs.

### Ground Floor

### First Floor



#### Ground Floor

room dimensions:

lounge	3.450m x 7.650m	11'4" x 25'1"
kitchen	3.400m x 2.660m	11'2" x 8'9"
dining	3.400m x 2.995m	11'2" x 9'10"
family	3.100m x 3.405m	10'2" x 11'2"
utility	1.850m x 1.795m	6'1" x 5'11"
wc	1.000m x 1.500m	3'3" x 4'11"

#### First Floor

room dimensions:

master bedroom	3.400m x 4.270m incl. wardrobe	11'2" x 14'0"
en-suite 1	2.128m x 2.428m	7'0" x 8'0"
bedroom 2	3.400m x 4.070m incl. wardrobe	11'2" x 13'4"
en-suite 2	1.022m x 3.478m	3'4" x 11'5"
bedroom 3	3.400m x 3.480m	11'2" x 11'5"
bedroom 4	3.400m x 3.280m	11'2" x 10'9"
bathroom	3.250m x 2.230m	10'8" x 7'4"

\* Plots are a mirror-image of plans shown above.

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Please note: elevational treatments may vary.

## 4 bed home The Derwent

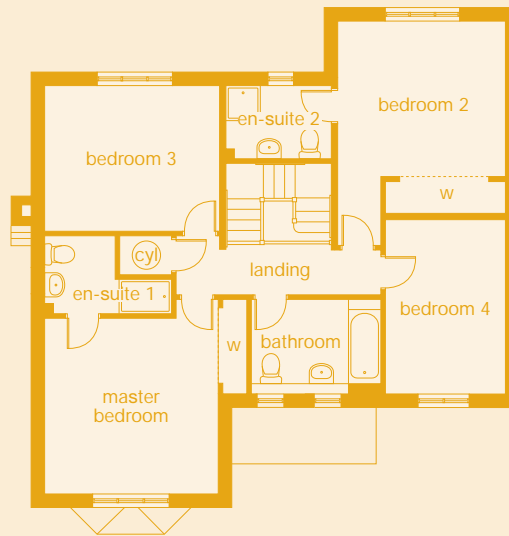
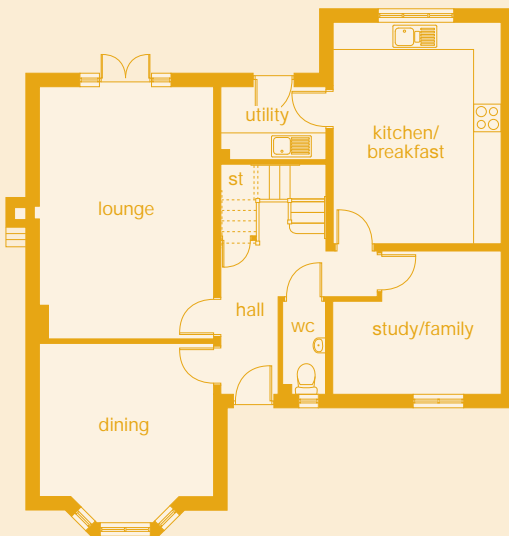
**Plots:**  
53\*, 68, 83\*, 98\*

**Key features**  
French doors  
utility room  
two en-suite shower rooms

Equipped for serious cookery, and with a separate utility room to keep the household management out of the way, the large breakfasting kitchen of the Derwent is sure to become the hub of family life. The family room (or study) adds enormous potential to the property, allowing you to create a dedicated home office, computer suite or music room, or add a relaxing informal sitting-room to your home.

### Ground Floor

### First Floor



#### Ground Floor room dimensions:

lounge	3.966m x 5.771m	13'0" x 18'11"
kitchen/breakfast	3.814m x 5.046m	12'6" x 16'7"
dining	3.966m x 4.088m into bay	13'0" x 13'5"
study/family	3.814m max x 3.270m	12'6" x 10'9"
utility	2.411m x 1.660m	7'11" x 5'5"
wc	1.000m x 2.105m	3'3" x 6'11"

#### First Floor room dimensions:

master bedroom	3.966m excl. wardrobe x 4.037m	13'0" x 13'3"
en-suite 1	2.881m max x 1.800m	9'5" x 5'11"
bedroom 2	3.814m x 4.374m excl. wardrobe	12'6" x 14'4"
en-suite 2	2.411m x 1.660m	7'11" x 5'5"
bedroom 3	3.966m x 3.329m	13'0" x 10'11"
bedroom 4	2.750m x 3.973m	9'0" x 13'0"
bathroom	2.925m x 2.124m	9'7" x 7'0"

\* Plots are a mirror-image of plans shown above.

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## 4 bed home The Scott

**Plots:**  
1,16,24\*,40,49\*,51,54\*,69,81,85\*

**Key features**  
separate garage  
French windows  
utility room  
two en-suite bedrooms

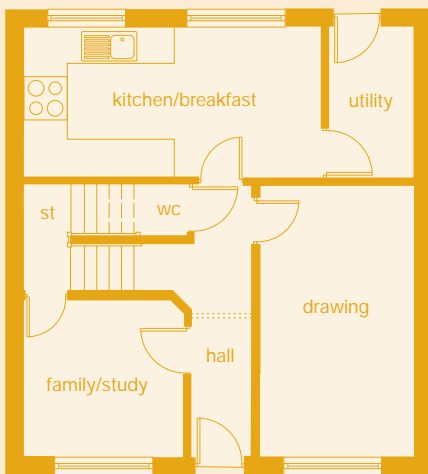
The handsome symmetrical frontage of the Scott, with its distinguished stonework and Georgian styling, introduces a magnificently spacious family home. On the ground floor, the kitchen is joined by two further public rooms, presenting a wealth of options for dining, relaxing or creating a study space. And the master bedroom, with its dressing area flanked by twin wardrobes and its luxurious en-suite facilities, provides an unusually sumptuous haven of peace.



Please note: elevational treatments may vary.



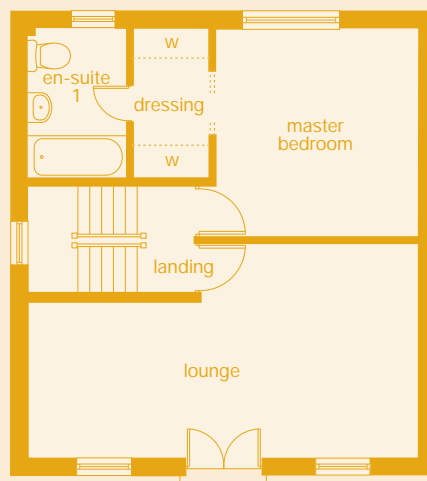
### Ground Floor



#### Ground Floor room dimensions:

drawing	2.867m x 5.214m	9'5" x 17'1"
kitchen/breakfast	5.644m x 2.877m	18'6" x 9'5"
family/study	3.157m x 3.052m	10'4" x 10'0"
utility	1.710m x 2.877m	5'7" x 9'5"
wc	1.585m x 1.007m	5'2" x 3'4"

### First Floor



#### First Floor room dimensions:

lounge	7.454m x 4.158m <sub>max</sub>	24'5" x 13'8"
master bedroom	3.650m x 3.983m	12'0" x 13'1"
en-suite 1	1.876m x 2.877m	6'2" x 9'5"
dressing	1.728m x 2.877m	5'8" x 9'5"

### Second Floor



#### Second Floor room dimensions:

bedroom 2	3.912m x 2.959m	12'10" x 9'8"
en-suite 2	2.553m x 1.662m	8'5" x 5'5"
bedroom 3	4.562m <sub>max</sub> x 3.420m	15'0" x 11'3"
bedroom 4	3.442m x 2.877m	11'4" x 9'5"
bathroom	2.792m x 1.913m	9'2" x 6'3"

\* Plots are a mirror-image of plans shown above.

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Please note: elevational treatments may vary.

## 5 bed home The Swithland

### Plots:

12, 50, 52, 60\*, 82, 84, 86, 91, 99, 100, 101\*

### Key features

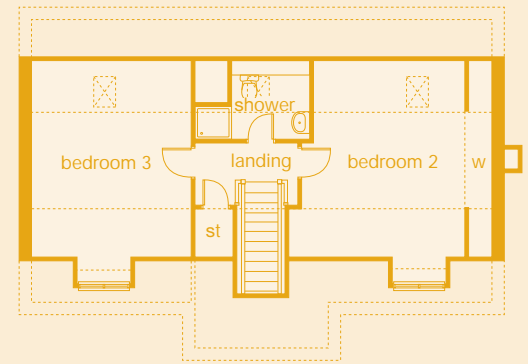
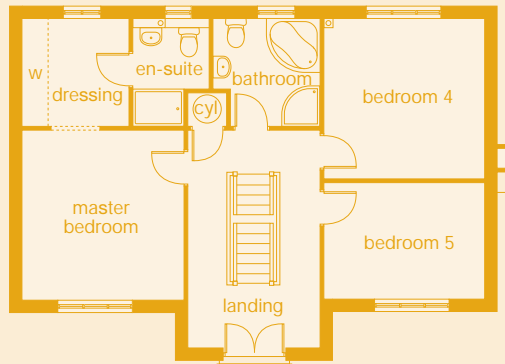
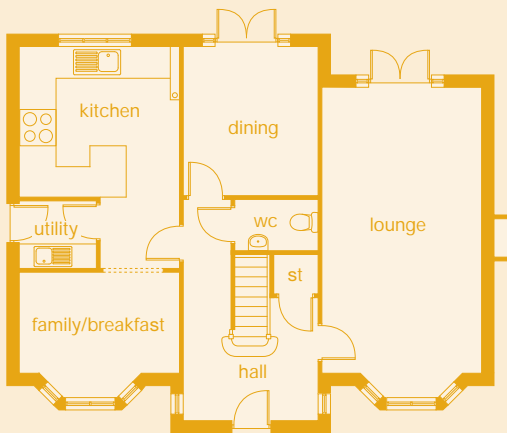
separate garage  
twin bay windows  
dual French doors  
dormer windows

Behind the imposing façade of the Swithland lies a residence of considerable distinction. Flanked on the ground floor by a charming family room and an impressively long, bright lounge, the centrepiece of the house is a magnificent staircase rising to a fascinating gallery landing with a French window, adding an ambience of light and space that permeates the entire home. The second-floor shower room adds almost en-suite convenience to the two dormer bedrooms.

### Ground Floor

### First Floor

### Second Floor



### Ground Floor

room dimensions:

lounge	3.788m x 6.716m	excl. bay	12'5" x 22'0"
kitchen	3.788m x 5.236m	max	12'5" x 17'2"
family/breakfast	3.788m x 2.388m	excl. bay	12'5" x 7'10"
dining	3.114m x 3.500m		10'3" x 11'6"
utility	1.809m x 1.592m		5'11" x 5'3"
wc	1.420m x 1.905m		4'8" x 6'3"

### First Floor

room dimensions:

master bedroom	3.788m x 4.036m		12'5" x 13'3"
en-suite	1.808m	max x 2.575m	max 5'11" x 8'5"
dressing	2.499m	incl. wardrobe x 2.575m	8'2" x 8'5"
bedroom 4	3.788m x 3.832m		12'5" x 12'7"
bedroom 5	3.788m x 2.778m		12'5" x 9'1"
bathroom	2.535m	max x 2.575m	max 8'4" x 8'5"

### Second Floor

room dimensions:

bedroom 2	4.815m	max incl. wardrobe x 4.573m	† 15'9" x 15'0"
bedroom 3	3.789m x 4.573m		12'5" x 15'0"
shower	2.685m	max x 1.527m	†† max 8'10" x 5'0"

†1200mm height line.

††1500mm height line.

\* Plots are a mirror-image of plans shown above.

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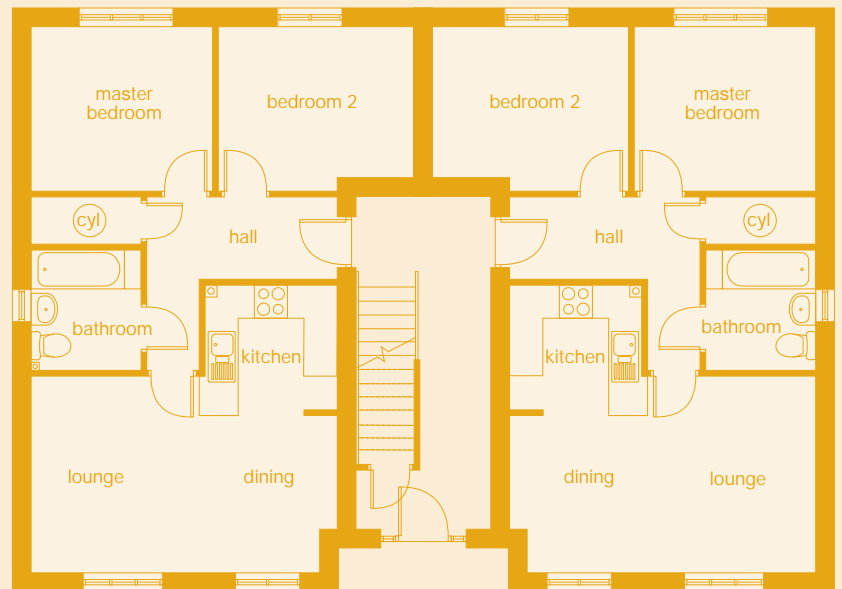
## 2 bed apartments

**Humberstone House Plots:** 18,19,20,21,22,23  
**Rearsby House Plots:** 104,105,106,107,108,109

**Key features**  
French windows to upper floors  
open-plan layout  
good storage space

The stone facings, attractive balconies and superb bright entrance lobbies of this impressive building have an elegance and distinction that offers a welcoming introduction to the accommodation within. The inviting L-shaped hallway opens on to a generously proportioned open-plan living area with dual windows and an expertly planned and installed kitchen, creating a light-filled, adaptable space that reflects the best of contemporary apartment living.

### Ground Floor



#### Ground Floor

room dimensions:

lounge/dining	5.595m x 3.607m <sub>max</sub>	18'4" x 11'10"
kitchen	2.449m x 2.405m	8'0" x 7'11"
master bedroom	3.360m x 2.975m	11'0" x 9'9"
bedroom 2	3.562m <sub>max</sub> x 2.975m <sub>max</sub>	11'8" x 9'9"
bathroom	2.000m x 2.220m	6'7" x 7'3"

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Please note: elevational treatments may vary.

### First & Second Floors



### First & Second Floors

room dimensions:

lounge/dining	5.595m x 3.607m <sup>max</sup>	18'4" x 11'10"
kitchen	2.449m x 2.405m	8'0" x 7'11"
master bedroom	3.360m x 2.975m	11'0" x 9'9"
bedroom 2	3.562m <sup>max</sup> x 2.975m <sup>max</sup>	11'8" x 9'9"
bathroom	2.000m x 2.220m	6'7" x 7'3"

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# Specification

## Lakeside Country Park

### Kitchens and utilities

	Rydal	Montgomery	Forster	Hardy	Munro	Auden	Stevenson	Soar	Derwent	Scott	Swithland	Apartments
<b>Units</b>												
① kitchen ranges from 'Symphony' – Group 1 & 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
② selection of post-formed work surfaces from 'Symphony'	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
matching work surface upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Appliances by Zanussi</b>												
stainless steel single electric oven	✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓
③ stainless steel double electric oven	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
④ stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney-hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤ integrated fridge-freezer	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
⑪ integrated dishwasher	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
<b>Fittings</b>												
1½ bowl stainless steel sink – Blanco bonus	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-
single bowl stainless steel sink – Blanco bonus	✓	-	-	-	✓	-	-	-	-	-	-	✓
monobloc mixer tap – Genoa ¼ turn mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel sink to utility room – Blanco 10x5	-	-	✓	-	✓	-	✓	✓	✓	✓	✓	-
monobloc mixer tap	-	-	✓	-	✓	-	✓	✓	✓	✓	✓	-
plumbing for dishwasher in kitchen	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
plumbing for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Lighting</b>												
⑥ electric point for dishwasher in kitchen	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
electric point for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3-spot lights on track	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
chrome-finish ceiling downlights to kitchen	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-

- ✓ yes
- optional extra
- not available

### Bathrooms and en-suites

#### Sanitaryware

Ideal Standard Sandringham bathroom range in White	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Alto Contemporary bathroom range in White	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
all WCs to be 6/4-litre flush cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### WC

450mm single tap-hole basin and pedestal	-	-	-	-	-	✓	-	✓	✓	-	✓	-
450mm two tap-hole basin and pedestal	✓	-	-	-	✓	-	-	-	-	-	-	-
450mm single tap-hole basin, wall-mounted with chrome bottle trap	-	-	-	-	-	-	-	-	-	✓	-	-
450mm two tap-hole basin, wall-mounted with chrome bottle trap	-	✓	-	-	-	-	-	-	-	-	-	-
450mm single tap-hole corner basin, wall-mounted with chrome bottle trap	-	-	-	-	-	✓	-	-	-	-	-	-
450mm two tap-hole corner basin, wall-mounted with chrome bottle trap	-	-	✓	✓	-	-	-	-	-	-	-	-
close-coupled WC and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

#### Bathroom

bath 1700mm x 700mm with Uniline bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Marmara offset corner bath	-	-	-	-	-	-	-	-	-	-	-	✓
550mm single tap-hole basin and pedestal	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
550mm two tap-hole basin and pedestal	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓
close-coupled WC and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Strada 800mm quadrant	-	-	-	-	-	-	-	✓	-	-	-	-
Strada quadrant shower tray	-	-	-	-	-	-	-	-	-	-	-	✓



	Rydal	Montgomery	Forster	Hardy	Munro	Auden	Stevenson	Soar	Derwent	Scott	Switland	Apartments
<b>En-suite 1</b>												
bath 1700mm x 700mm with Uniline bath panel	-	-	-	-	-	-	-	-	-	✓	-	-
550mm single tap-hole basin and pedestal	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
550mm two tap-hole basin and pedestal	-	✓	✓	✓	✓	-	-	-	-	-	-	-
close-coupled WC and matching seat	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
760mm x 760mm Strada shower tray	-	-	✓	✓	-	-	✓	-	✓	-	-	-
1200mm x 760mm Strada shower tray	-	-	-	-	-	✓	-	-	-	-	✓	-
Strada quadrant shower tray	-	✓	-	-	✓	-	-	✓	-	-	-	-
<b>En-suite 2</b>												
550mm single tap-hole basin and pedestal	-	-	-	✓	-	-	-	✓	✓	✓	✓	-
close-coupled WC and matching seat	-	-	-	✓	-	-	-	✓	✓	✓	✓	-
760mm x 760mm Strada shower tray	-	-	-	✓	-	-	-	✓	✓	-	✓	-
1200mm x 760mm Strada shower tray	-	-	-	-	-	-	-	-	-	✓	-	-
<b>Shower doors and screens</b>												
shower doors and screens by Roman	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800mm shower door	-	-	✓	✓	-	-	-	✓	-	-	✓	-
800mm shower door and side panel	-	-	-	-	-	-	✓	-	✓	-	-	-
1200mm shower door	-	-	-	-	-	-	-	-	-	-	✓	-
1200mm shower door and side panel	-	-	-	-	-	✓	-	-	-	✓	-	-
quadrangle shower door	-	✓	-	-	-	-	-	✓	-	-	✓	-
curved bath screen (ref MCB) with clear glass chrome finish	✓	-	-	-	✓	-	-	-	-	-	-	✓
<b>Brassware</b>												
brassware: Bristan Club in chrome	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓
brassware: Bristan Opus in chrome	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
code 1: all taps to be fitted with flow restrictor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath filler tap to bath in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath filler tap to bath in en-suite 1	-	-	-	-	-	-	-	-	-	✓	-	-
pair basin taps to WC	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
pair basin taps to bathroom	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓
pair basin taps to en-suite	-	✓	✓	✓	✓	-	-	-	-	-	-	-
single-lever monobloc taps to basin in WC	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
single-lever monobloc taps to basin in bathroom	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
single-lever monobloc taps to basin in en-suite 1	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
8 single-lever monobloc taps to basin in en-suite 2	-	-	-	-	-	-	-	✓	-	✓	✓	-
<b>Shower valves</b>												
shower valves by Bristan – Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower in bathroom	-	-	-	-	-	-	-	✓	-	-	✓	-
thermostatic shower to en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-
thermostatic shower to en-suite 2	-	-	-	-	-	-	-	✓	-	✓	✓	-
thermostatic shower over bath in bathroom	✓	-	-	-	-	-	-	-	-	-	-	✓
thermostatic shower over bath in en-suite 1	-	-	-	-	-	-	-	-	-	✓	-	-
<b>Electrical and lighting</b>												
shaver point – en-suite 1	-	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-





# Specification

## Lakeside Country Park

### Bathrooms and en-suites continued...

	Rydal	Montgomery	Forster	Hardy	Munro	Auden	Stevenson	Soar	Derwent	Scott	Swithland	Apartments
9 chrome-finish ceiling downlights to bathroom	-	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
chrome-finish ceiling downlights to en-suite 1	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
chrome-finish ceiling downlights to en-suite 2	-	-	-	-	-	-	-	✓	-	✓	✓	-
7 <b>Wall and floor coverings</b>												
choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to bathroom – splashback to basin and 450mm high around bath	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓
ceramic wall tiling to en-suite – splashback to basin and 450mm high around bath	-	✓	✓	✓	-	-	-	-	-	-	-	-
10 ceramic wall tiling to bathroom – 1200mm-high tiling to walls with sanitaryware	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-
ceramic wall tiling to en-suites – 1200mm-high tiling to walls with sanitaryware	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-
full-height ceramic wall tiling around bath in bathroom	✓	-	-	-	-	-	-	-	-	-	-	✓
full-height ceramic wall tiling to shower cubicles	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
splashback tiling to basin and windowsill in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

### Electrical

all accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
consumer unit to be an 8-way split-load unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – master bedroom	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-
digital coaxial cable to roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
digital Sky+ Ready TV package and aerial	-	-	-	-	-	-	-	-	-	-	-	✓
BT point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – master bedroom	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
doorbell and chimes	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-
<b>Security</b>												
wire only for burglar-alarm	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
smoke detectors – 1 per floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### External finish

high-performance double-glazed uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors with multipoint locking to first floor	-	-	✓	✓	-	-	-	-	-	✓	✓	✓
uPVC French doors with multipoint locking to ground floor	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-
Julliet balcony metalwork	-	-	✓	✓	-	-	-	-	-	✓	✓	✓
steel-faced front door – painted White	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
steel-faced rear door – painted White	✓	-	✓	-	✓	-	✓	✓	✓	✓	✓	-
security chain – front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
chrome-finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
1800mm-high closeboard divisional and boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

- ✓ yes
- optional extra
- not available



	Rydal	Montgomery	Forster	Hardy	Munro	Auden	Stevenson	Soar	Derwent	Scott	Swithland	Apartments
turf to front garden*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
concrete grey paving slabs to patio and paths	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
buff-riven paving slabs to patio and paths	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-

### Plumbing and heating

gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic radiator valves – all principal rooms (except hall)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi gas-fired combination boiler – Sedbuk 'A' rated	✓	-	-	-	-	-	-	-	-	-	-	✓
Baxi gas-fired fan-assisted boiler – Sedbuk 'A' rated	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Santon Premier Plus pressurised hot-water cylinder	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-
hot water and heating electronic programmer/thermostat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
external cold water tap located off kitchen/utility	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
zone controlled central heating system	-	-	-	-	-	-	-	✓	✓	✓	✓	-

### Internal finish

fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes by Hammonds – master bedroom	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-
square spindles to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
100mm skirting and 63mm architrave ogee profile	✓	✓	-	✓	-	-	-	-	-	-	-	-
100mm skirting and 63mm architrave pattern 72 profile	-	-	✓	✓	-	✓	-	-	-	-	-	✓
150mm skirting and 63mm architrave ogee profile	-	-	-	-	-	-	✓	✓	✓	✓	✓	-
smooth-plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### Decoration

all internal woodwork to have 1 undercoat and 2 topcoats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be Dulux/Crown White satinwood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Dulux Barley White matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to have 1 mist coat and 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to be Dulux White matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel internal doors with Dulux/Crown White satinwood finish	✓	✓	-	-	✓	-	✓	✓	✓	✓	✓	-
semi-solid 2-panel internal doors with Dulux/Crown White satinwood finish	-	-	✓	✓	-	✓	-	-	-	-	-	-
internal doors to have 2 coats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
ash pre-finished flush internal doors – no decoration	-	-	-	-	-	-	-	-	-	-	-	✓
12 chrome-finish ironmongery – Heritage Brass Milton range style	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\* All customer choices and optional extras can only be included at an early stage of building construction.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.



# Make yourself at home in Hamilton.

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to the bigger things like choosing the right school, or finding a health centre nearby. You need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Lakeside Country Park.

## Sustainable living

Underpinning Leicester's acknowledged commitment to sustainable development, and its recognition as Britain's first 'Environment City', Hamilton has a carefully planned infrastructure of leisure walks, cycle-paths, play areas and green spaces. In addition to providing healthier transport alternatives, facilities such as these, and the Community College and Library, provide focal points for the social life of the neighbourhood.

**Hamilton Library and Learning Centre**  
Maidenwell Avenue  
0116 221 2790

## Health care

There is a comprehensive selection of health care services in the area around Lakeside Country Park, including a large medical centre in Maidenwell Avenue and smaller practices in Netherhall Road and Silverdale Drive.

**St Elizabeth's Medical Centre**  
Netherhall Road  
0116 241 6392

**Thurmaston Dental Practice**  
577 Melton Road  
0116 260 2515

**Leicester Royal Infirmary**  
Infirmary Square  
0116 254 1414

## Entertainment

The short trip into Leicester city centre brings an enormous, cosmopolitan variety of fun and entertainment into reach. From the Leicestershire Museum and Art Gallery – where you can find the biggest dinosaur in Europe – to the National Space Centre, from the renowned Haymarket Theatre and the celebrated Phoenix Arts Centre with its programme of live entertainment and cinema, to the huge choice of international restaurants and nightclubs, Leicester has a vibrant cultural life that reflects its long history and high student population.

**Phoenix Cinema and Theatre**  
Newarke Street  
0116 255 4854

**National Space Centre**  
Exploration Drive  
0116 261 0261

**Leicestershire Museum and Art Gallery**  
53 New Walk  
0116 225 4900

## Transport

Hamilton lies alongside the A563, which circles the city and gives easy access to the national motorway network. Lakeside Country Park is well served by local bus services into the city from a convenient bus-stop on Sandhills Avenue, and there are excellent bus links with Loughborough, Nottingham and Derby. East Midlands International Airport is just 20 minutes' drive away.

**St Margaret's Bus Station**  
(Arriva Midlands)  
Granby Street  
0116 223 2111

**Leicester Train Station**  
(Midland Mainline)  
Conduit Street  
08457 125 678

**East Midlands International Airport**  
Castle Donington  
01332 852 852

## Shopping

Hamilton District Centre includes a flagship Tesco superstore and petrol station as well as a range of smaller shops, including a hairdresser, a dry cleaner and a travel agent. In the pleasant and extensively pedestrianised city centre, the 700-year-old traditional market and the dazzling choice of independent and specialist retailers in localities like St Martin's Square and Silver Arcade are complemented by more contemporary facilities, such as Fosse Park and The Shires Centre.

**Tesco Extra**  
Maidenwell Avenue  
0845 677 9417

## Education

There is a choice of two primary schools and a secondary community college in Hamilton within walking distance of Lakeside Country Park.

**Hope Hamilton Primary School**  
Sandhills Avenue  
0116 276 6121

**Kestrels Field Primary School**  
Maidenwell Avenue  
0116 246 1732

**Hamilton Community College**  
Keyham Lane West  
0116 241 3371

## Sport and leisure

There is a choice of gyms and health clubs in easy reach of Lakeside Country Park, including the Regency Health Club in Thurmaston, around two miles to the north of Hamilton, and the David Lloyd Leisure Club in Meridian Leisure Park, which includes a 25m swimming-pool and separate splash pool in addition to a fully equipped air-conditioned gym, a fitness studio, and a sauna and steam room. The Scraftoft Golf Club, virtually on the edge of Hamilton, offers a fine parkland course with tree-lined fairways set in beautiful countryside, and a popular bar and restaurant. Just a little further away, the Leicester Golf Club combines a distinguished history – the club was founded in 1890 – with exceptional clubhouse and dining facilities.

**Regency Health Club**  
928 Melton Road  
0116 269 4004

**David Lloyd Leisure Club**  
Meridian Leisure Park  
Lubbesthorpe Way  
0845 129 6801

**Scraftoft Golf Club**  
Beeby Road  
0116 241 9000

**Leicester Golf Club**  
Evington Lane  
0116 273 8825







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[www.mymillerhome.com](http://www.mymillerhome.com)



# Consider these...

## Why not drop into one of our other developments across East Midlands.



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Barrow-upon-Soar  
LE12 8JS  
01509 415 024



**2, 3, 4 & 5 bed homes**  
The Vales  
Bingham  
NG13 8TA  
01949 837 884



**2 bed apartments**  
All Saints Corner  
Loughborough  
Leicestershire  
LE11 1DL  
01509 234 776



**2 bed apartments**  
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Beeston, Nottingham  
NG9 2GH  
01159 436 346



**2, 3 & 4 bed homes**  
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NG5 1FJ  
01159 604 930



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**2, 3 & 4 bed homes**  
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01332 705 447



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01159 613 982



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NG13 8UG  
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DE72 3YQ  
01332 873 432



**2, 3 & 4 bed homes**  
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LE13 0HW  
0800 840 8654

### Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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How to find us.  
 We are open 7 days a week  
 10:30am to 5:30pm  
 Telephone: 0116 246 0839



**From Leicester city centre**

Leave the city centre by the A607 Belgrave Road, and carry straight on into Melton Road. After around a mile-and-a-quarter, turn right into Troon Way (A563). Carry on across the first roundabout, where the A563 becomes Thurmaston Lane, and at the next roundabout take the second exit to enter Sandhills Avenue. Carry straight on at the Sandhills Avenue roundabout then take the first exit at the next roundabout. Lakeside Country Park is on the left.

**From the M1 northbound**

Exit the M1 at junction 21a to join the A46 for around one mile, and at the first junction, leave the A46 to join Groby Road (A50) heading east. Pass County Hall and the hospital on the left, and at the roundabout, take the first exit to join Glenfrith Way (A563). At the next roundabout, take the second exit to join Krefeld Way. At the roundabout around a mile on, the A563 becomes Red Hill Way. Carry on to the Red Hill Circle roundabout, and take the third exit to join Watermead Way. Cross the River Soar, and at the next junction, cross Melton Road and carry straight on into Troon Way. Cross the first roundabout, where the A563 becomes Thurmaston Lane, and at the next roundabout, take the second exit to enter Sandhills Avenue. Carry straight on at the Sandhills Avenue roundabout then take the first exit at the next roundabout. Lakeside Country Park is on the left.

**From the M1 southbound**

Exit the M1 at junction 22 to join the A50 and carry on through the junction with the A46. Pass County Hall and the hospital on the left, then follow the directions above.

● Lakeside Country Park

find out more about this area on page 22



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