



**Centurion Place
Kibworth**

the place to be®















millerhomes

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.

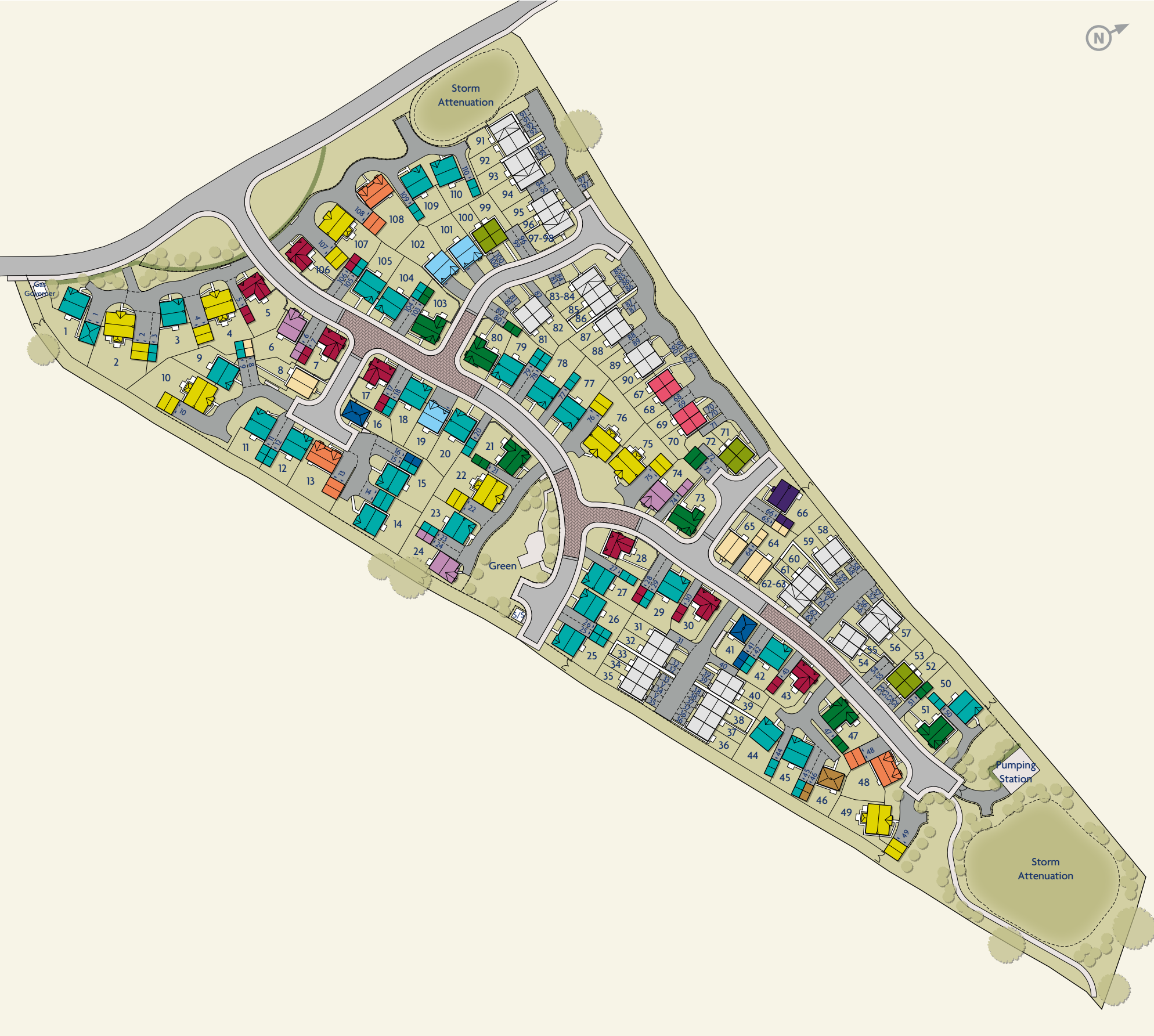


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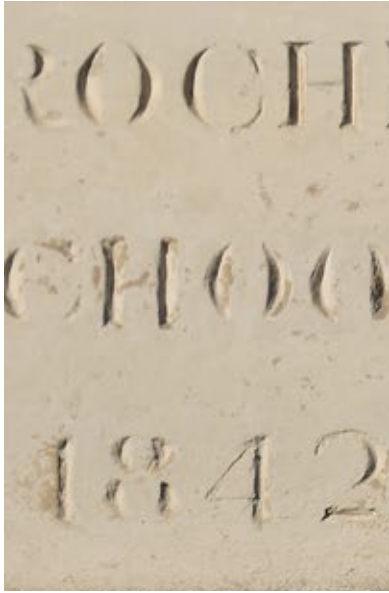


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

The community of Kibworth is made up of two adjacent villages, Kibworth Harcourt and the larger Kibworth Beauchamp, which merge seamlessly with one another. The strong sense of local identity is reflected in a free monthly local newspaper, the Kibworth and District Chronicle, and the village was a central theme of the 2010 TV documentary Michael Wood's Story of England, which looked at the history of the nation by focusing on the story of the village.

Located on the eastern edge of Kibworth Beauchamp, the development is 20 minutes drive from Leicester. Corby, Northampton and Coventry are all within easy reach. Buses between Leicester and Market Harborough pass through the village approximately every half hour.

Shops in the villages are mostly set around Kibworth Beauchamp High Street. They include a large Co-op food store, a garden centre, convenience and hardware shops, a post office, off-licence, newsagents, an award-winning bookshop, pharmacy, hairdressers and other services. There is also a choice of traditional pubs, restaurants, cafés and hot food takeaways. A large recycling facility for household packaging can be found around half a mile east of the village.



In the heart of England, eight miles from Leicester and half a mile from the A6, this exciting selection of energy efficient two, three, four and five bedroom homes is within a short walk of the shops and amenities of the village centre. Beautifully landscaped around a neighbourhood green with a play area for children, it presents an outstanding opportunity to combine a mature community setting with a very convenient location. Welcome to Centurion Place...

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Keeping you informed
From the word go, you'll
know exactly what's
happening with your home
as we'll send you regular
updates via email or text.



Norwell

Overview

The wonderfully bright open-plan living area extends from a broad leisure space into an expertly planned kitchen, offering an exceptionally flexible arrangement. Feature french doors complement a separate back door, maximising the benefits of the garden and filling the room with natural light.

Ground Floor

Living/Dining
5.654m max x 3.783m max
18'7" x 12'5"

Kitchen
3.409m x 2.390m
11'2" x 7'10"

Master Bedroom
3.831m x 3.431m
12'7" x 11'3"

Bedroom 2
3.816m x 2.603m
12'6" x 8'7"

Bathroom
2.135m max x 2.128m max
7'0" x 7'0"

Plots

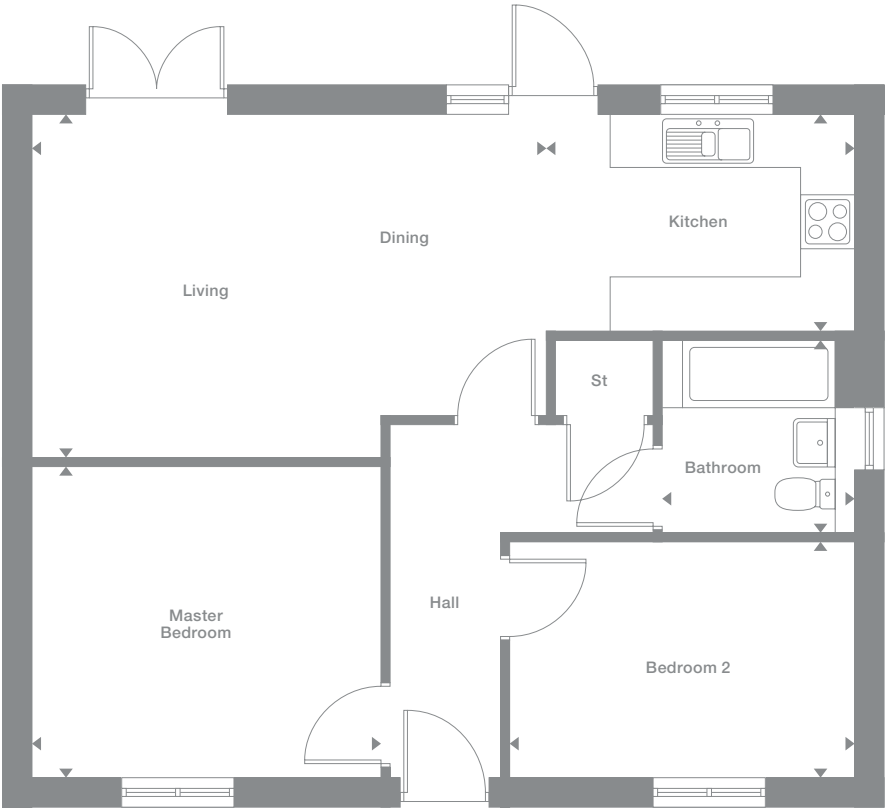
66

Floor Space

693 sq ft



Ground Floor



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Building Quality
The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Blyth

Overview
With its dual aspect outlooks and an L-shaped layout that creates a natural dining area conveniently close to the kitchen, the bright living room forms an inviting setting for entertaining. French doors add an attractive focal point and enhance the open, airy appeal.

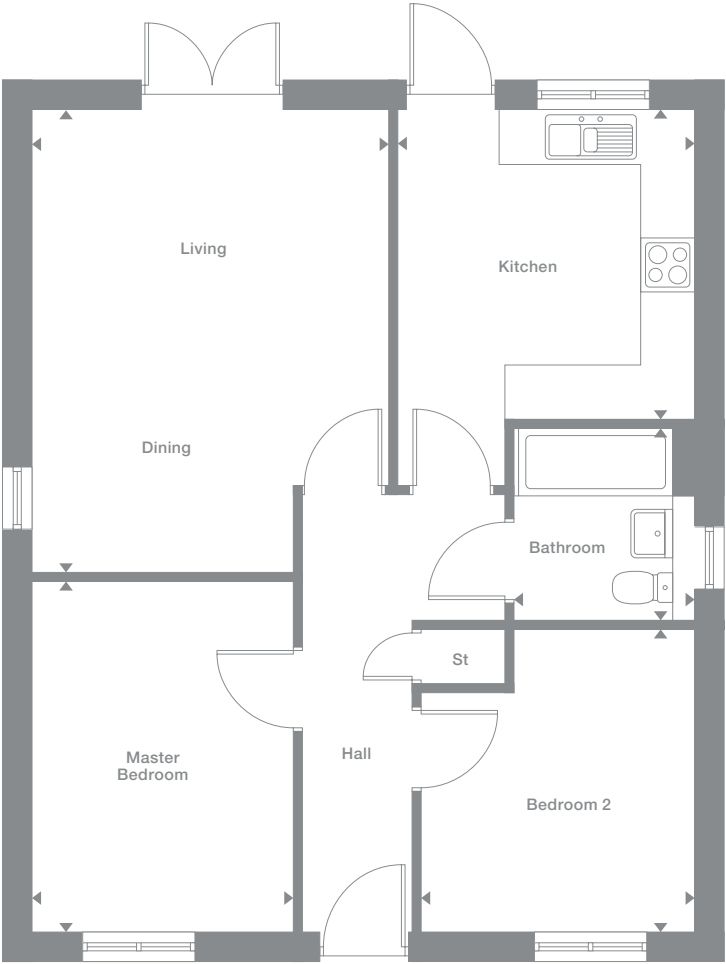
- Ground Floor**
Living/Dining
3.926m max x 5.109m max
12'11" x 16'9"
- Kitchen**
3.269m max x 3.414m min
10'9" x 11'2"
- Master Bedroom**
2.863m x 3.861m
9'5" x 12'8"
- Bedroom 2**
3.007m max x 3.340m max
9'10" x 11'0"
- Bathroom**
2.007m max x 2.122m max
6'7" x 7'0"

Plots
8*, 64*, 65*

Floor Space
693 sq ft



Ground Floor



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* Plots are a mirror image of plans shown above
† Window to plots 8 and 64 only

Ashford

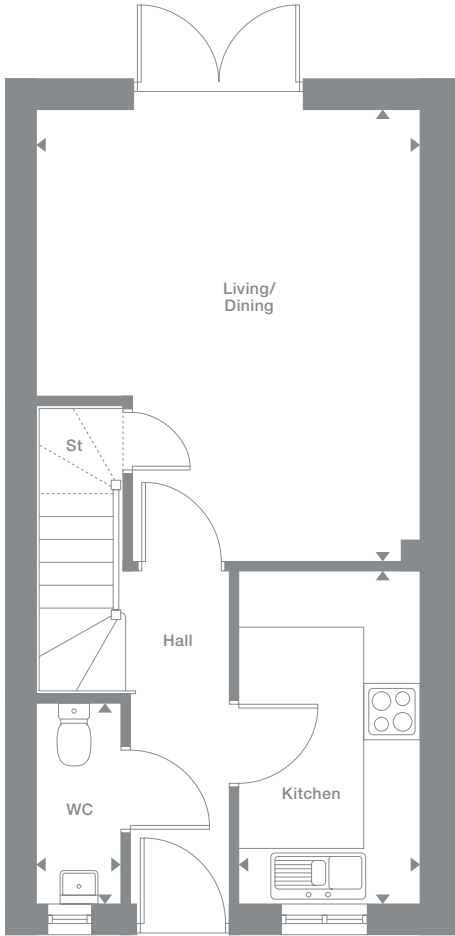
Overview
With its stylish french doors bringing an airy, open quality, and garden access adding an extra level of flexibility, the living room is a welcoming setting for convivial entertaining as well as a comfortable place to relax with a favourite film.

Ground Floor	First Floor
Living/Dining 4.065m max x 4.791m max 13'4" x 15'9"	Master Bedroom 4.065m x 3.041m 13'4" x 10'0"
Kitchen 1.932m x 3.540m 6'4" x 11'7"	Bedroom 2 4.065m max x 3.030m max 13'4" x 9'11"
WC 0.897m x 2.137m 2'11" x 7'0"	Bathroom 1.700m x 2.167m 5'7" x 7'1"

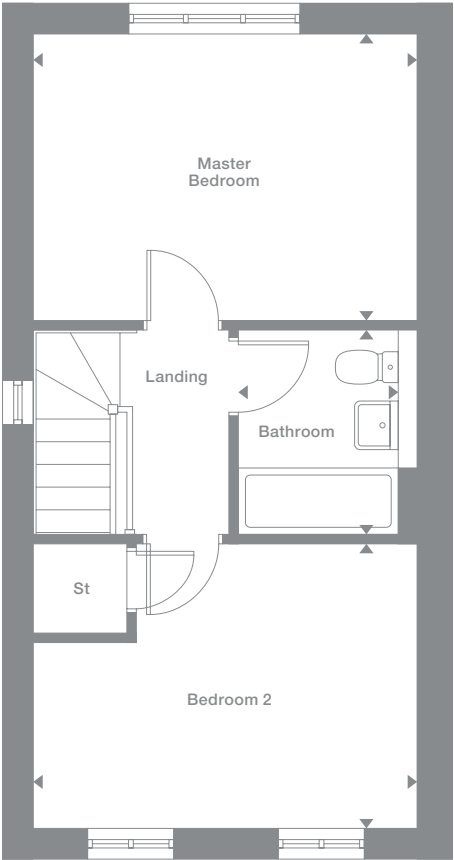
Plots 67*, 68, 69*, 70	Floor Space 737 sq ft
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Ground Floor



First Floor



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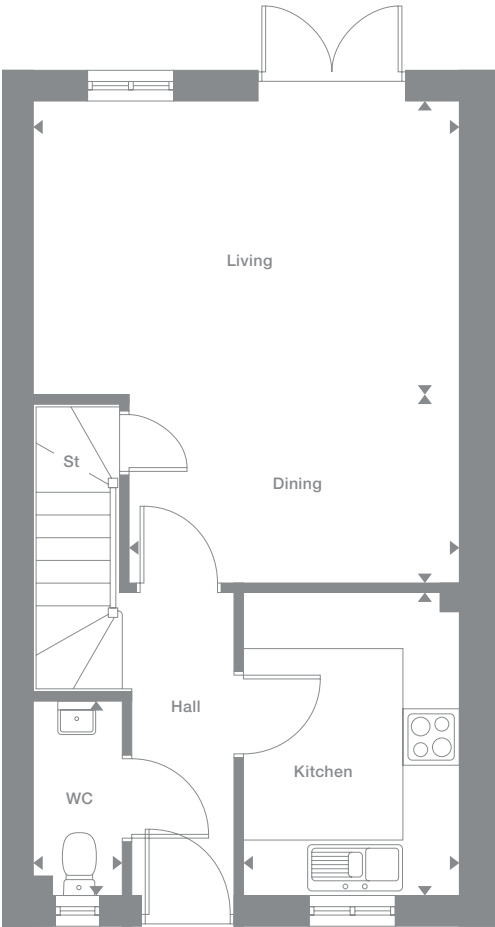
Overview
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

Ground Floor	First Floor
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m x 3.212m 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m x 2.060m 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

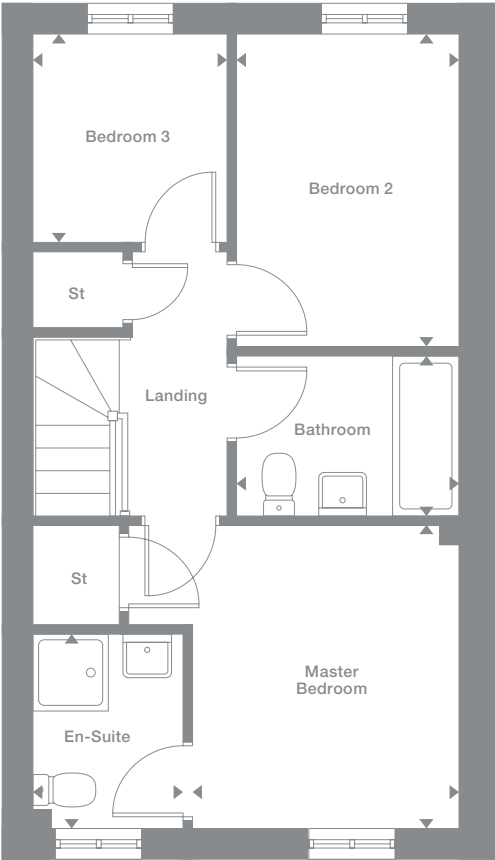
Plots 52*, 53, 71*, 72, 99*, 100	Floor Space 819 sq ft
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Ground Floor



First Floor



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Overview

The impressive lounge, extending from a front facing window to french doors, complements a separate dining room to create a superb setting for entertaining. With a utility room, feature landing and en-suite master bedroom, this superb home beautifully blends style and function.

Ground Floor

- Lounge
2.950m x 5.959m
9'8" x 19'7"
- Dining
2.870m x 2.374m
9'5" x 7'9"
- Kitchen
2.870m x 3.585m
9'5" x 11'9"
- Utility
2.001m x 1.794m
6'7" x 5'11"
- WC
1.815m x 0.850m
5'11" x 2'9"

First Floor

- Master Bedroom
2.997m x 3.601m max
9'10" x 11'10"
- En-Suite
2.233m max x 2.039m max
7'4" x 6'8"
- Bedroom 2
2.648m x 2.811m
8'8" x 9'3"
- Bedroom 3
2.903m max x 3.056m max
9'6" x 10'0"
- Bathroom
1.920m x 2.265m
6'4" x 7'5"

Plots

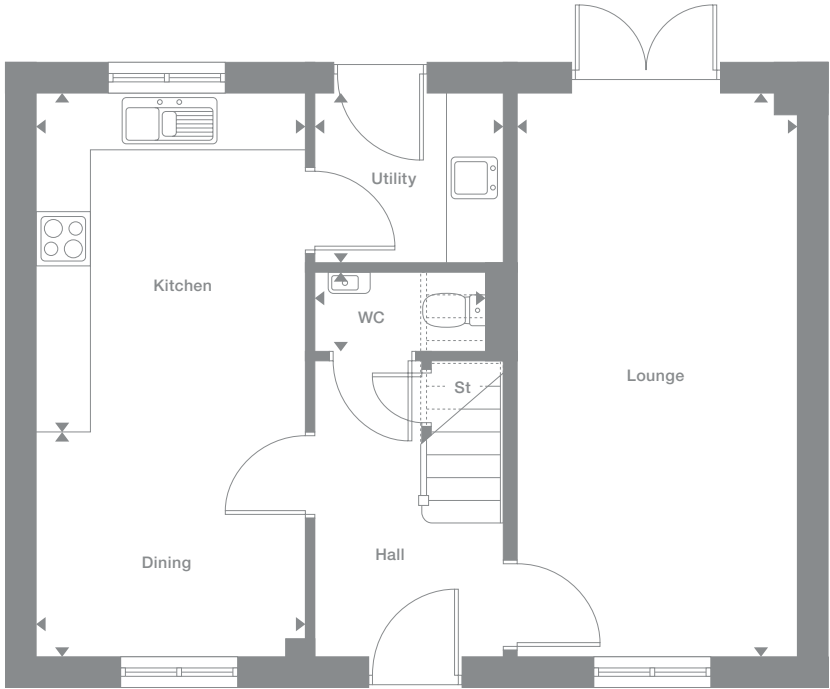
46*

Floor Space

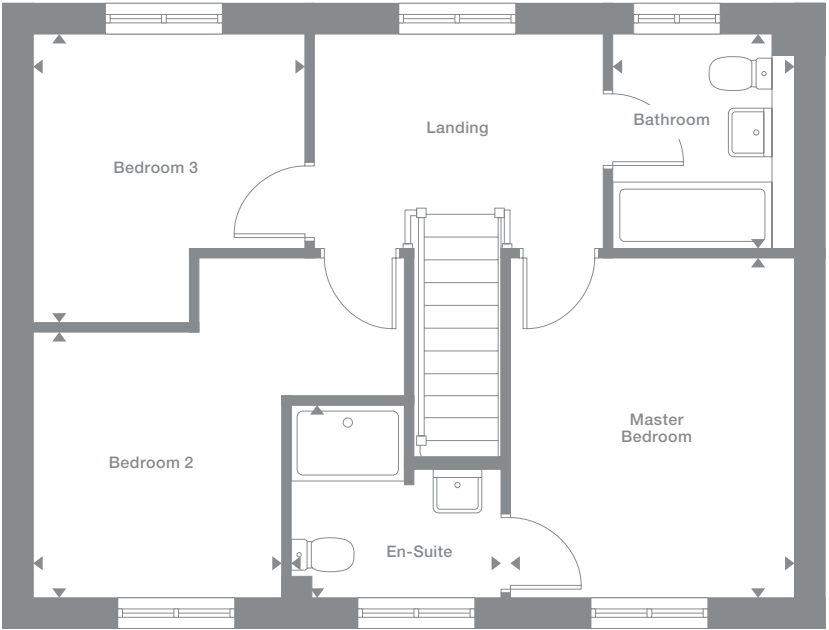
1,034 sq ft



Ground Floor



First Floor



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Overview
Dual aspect windows in the lounge and kitchen, where french doors enhance the dining area and a utility room helps keep household management under control, create a light-filled, welcoming atmosphere. A broad, bright landing leads to three bedrooms, one of them en-suite.

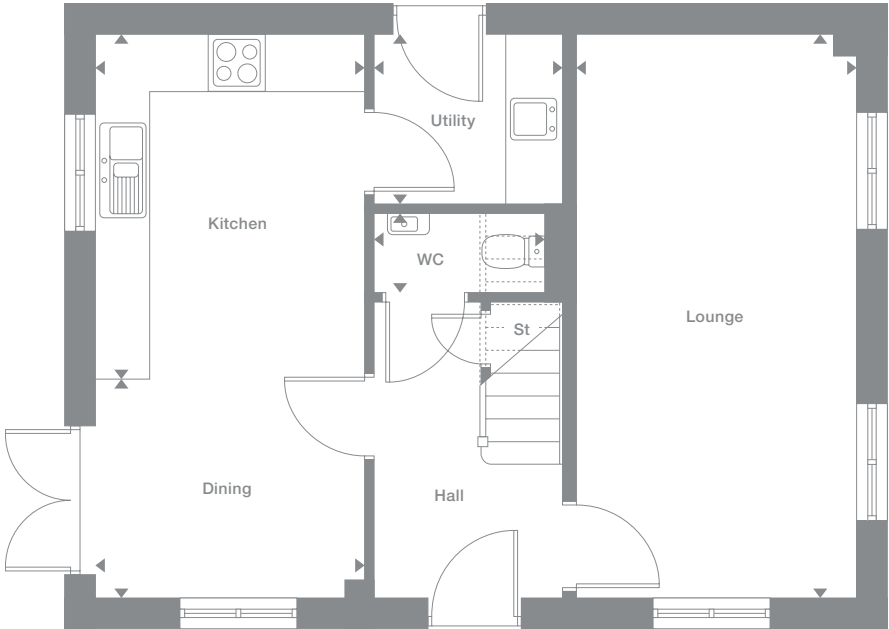
Ground Floor	First Floor
Lounge 2.950m x 5.959m 9'8" x 19'7"	Master Bedroom 2.997m x 3.601m 9'10" x 11'10"
Dining 2.870m x 2.329m 9'5" x 7'8"	En-Suite 2.233m max x 2.039m max 7'4" x 6'8"
Kitchen 2.870m x 3.630m 9'5" x 11'11"	Bedroom 2 2.648m x 2.811m 8'8" x 9'3"
Utility 2.001m x 1.794m 6'7" x 5'11"	Bedroom 3 2.903m max x 3.056m max 9'6" x 10'0"
WC 1.815m x 0.850m 5'11" x 2'9"	Bathroom 1.920m x 2.265m 6'4" x 7'5"

Plots
16*, 41*

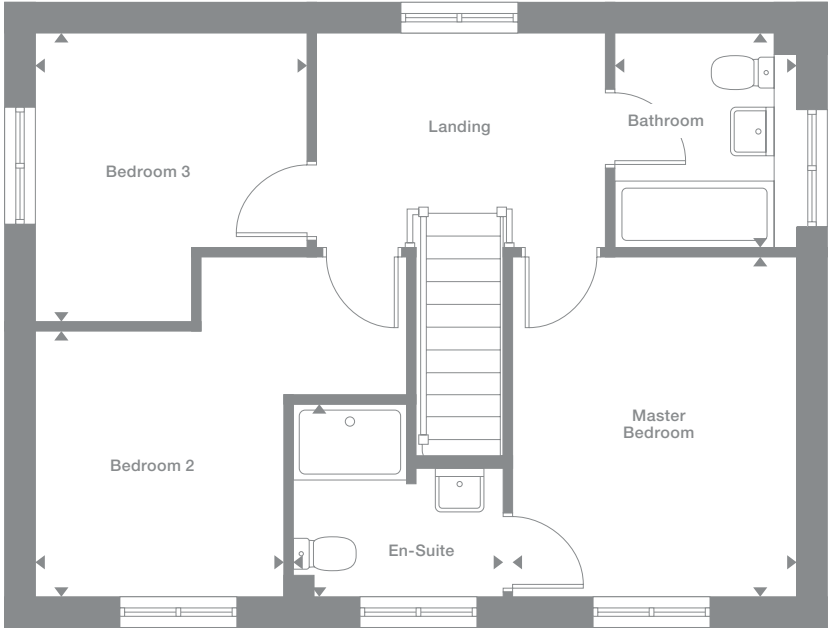
Floor Space
1,034 sq ft



Ground Floor



First Floor



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Darley

Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

Ground Floor

Lounge

3.268m x 5.275m
10'9" x 17'4"

Dining

3.281m max x 4.134m
10'9" x 13'7"

Kitchen/Family

4.642m max x 4.358m max
15'3" x 14'4"

WC

0.937m x 2.293m
3'1" x 7'6"

First Floor

Master Bedroom

4.642m max x 2.714m max
15'3" x 8'11"

En-Suite

2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2

4.756m max x 2.647m
15'7" x 8'8"

Bedroom 3

3.496m max x 2.885m
11'6" x 9'6"

Bedroom 4

2.339m x 2.297m
7'8" x 7'6"

Bathroom

2.696m x 1.700m
8'10" x 5'7"

Plots

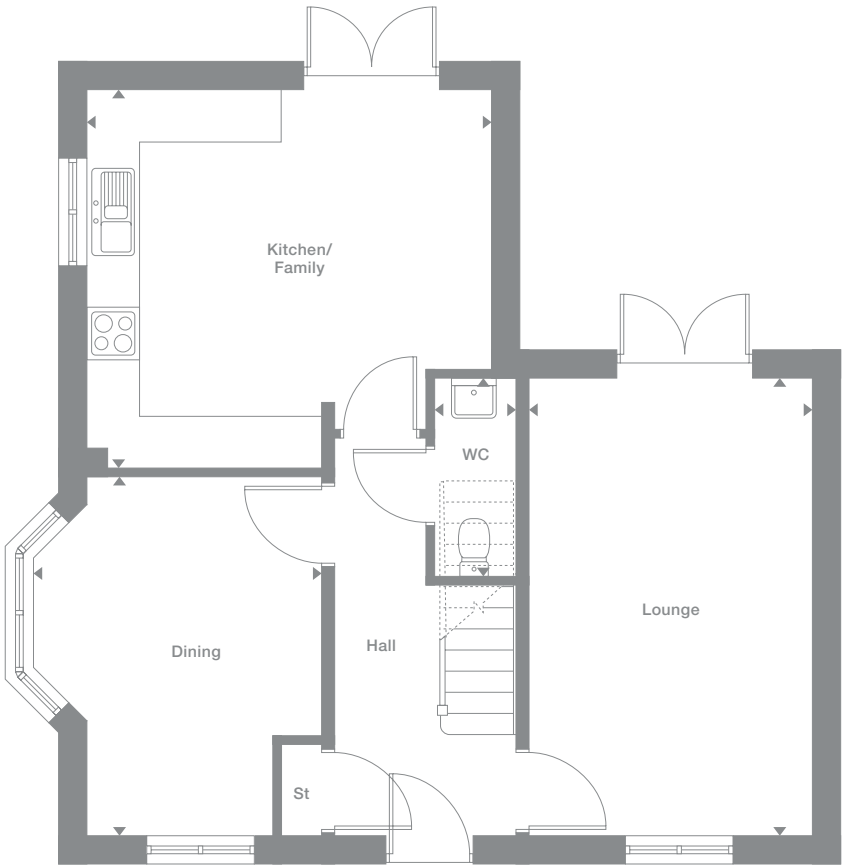
5, 7, 17*,
28, 30,
43, 106*

Floor Space

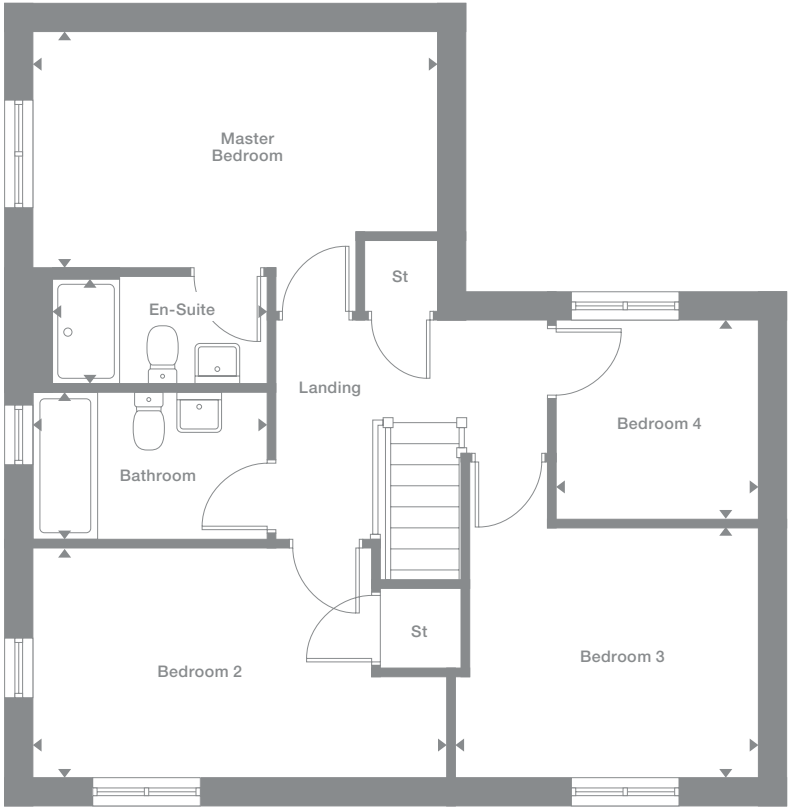
1,290 sq ft



Ground Floor



First Floor



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Hollingwood

Overview

Imposing at first sight, this outstanding home presents a succession of pleasures. The bay windowed lounge complements a delightful family kitchen with a dining area opening out to the garden. A dual access shower room means three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge

3.264m x 6.222m max
10'9" x 20'5"

Kitchen

3.464m x 2.880m
11'4" x 9'5"

Breakfast/Family

4.700m x 3.050m
15'5" x 10'0"

WC

0.946m x 1.650m
3'1" x 5'5"

First Floor

Master Bedroom

3.264m x 4.436m
10'9" x 14'7"

En-Suite 1

2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2

4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2

2.458m max x 1.825m max
8'1" x 6'0"

Bedroom 3

3.340m x 2.807m
10'11" x 9'3"

Bedroom 4

2.658m x 2.961m
8'9" x 9'9"

Bathroom

1.980m x 1.700m
6'6" x 5'7"

Plots

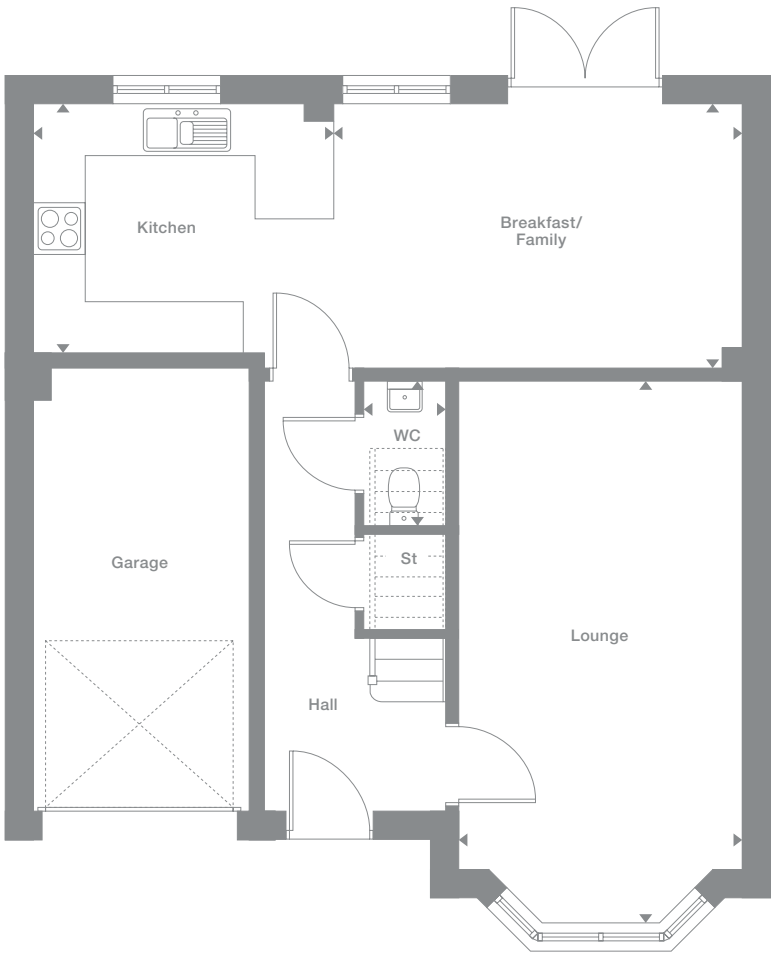
19, 101, 102

Floor Space

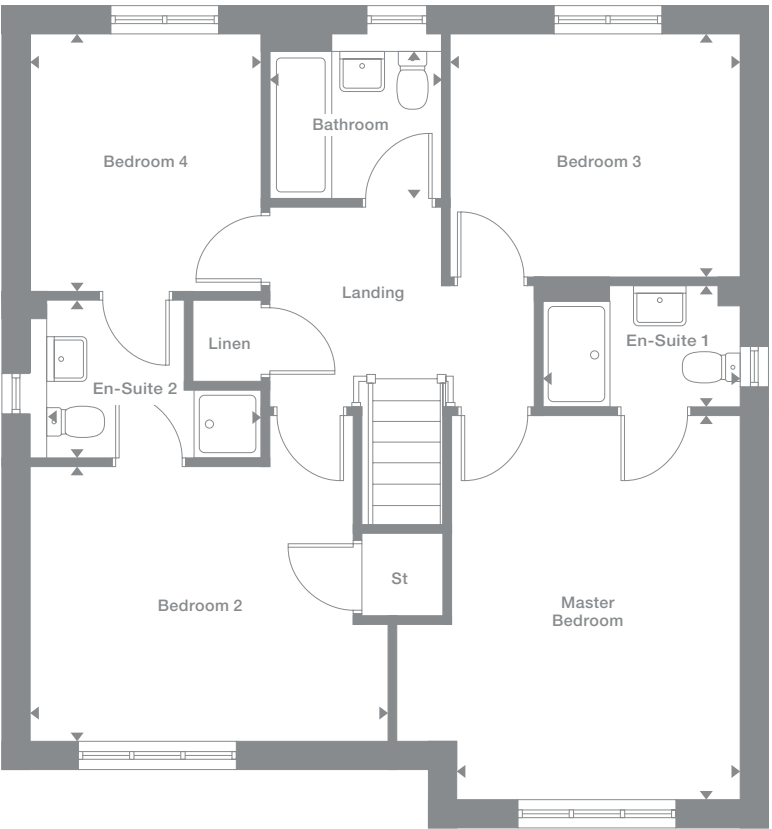
1,341 sq ft



Ground Floor



First Floor



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Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the utility room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.651m x 5.139m max
12'0" x 16'10"

Kitchen
3.810m x 2.993m
12'6" x 9'10"

Breakfast
3.336m x 3.885m
10'11" x 12'9"

Utility
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

WC
2.087m x 1.082m
6'10" x 3'7"
- First Floor**

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"

Plots

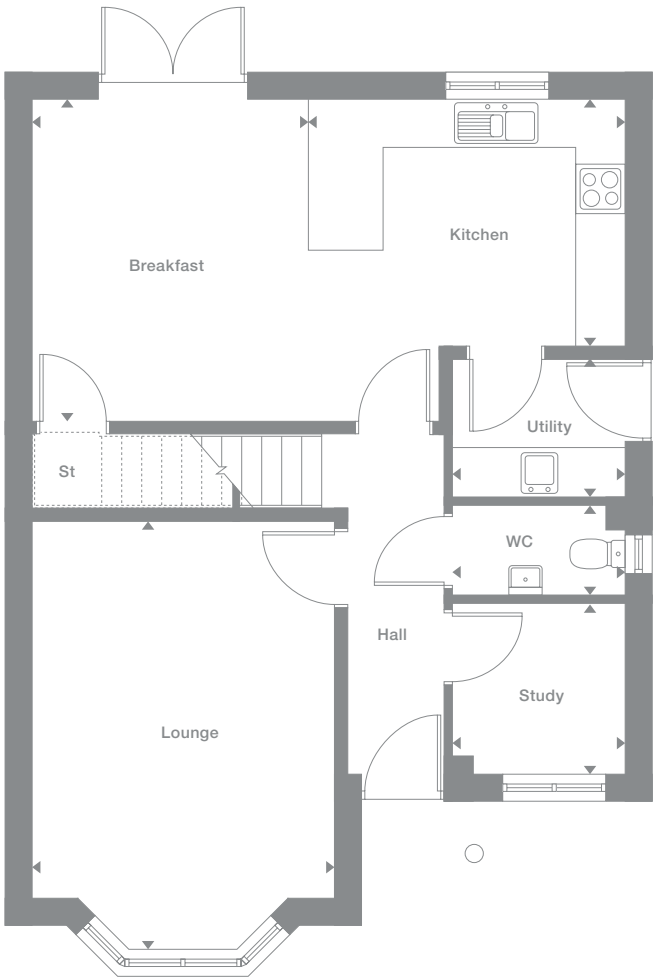
6*, 24, 74

Floor Space

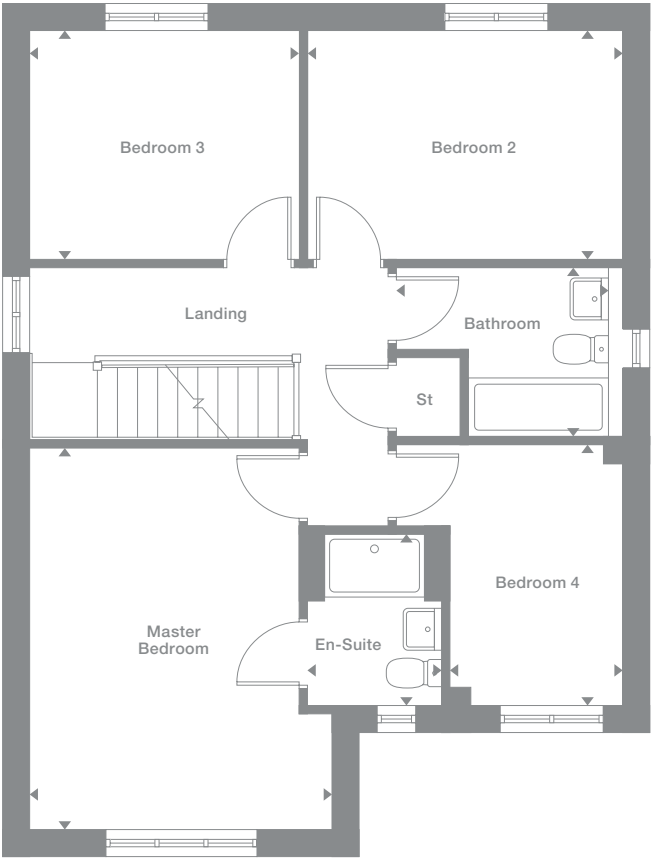
1,381 sq ft



Ground Floor



First Floor



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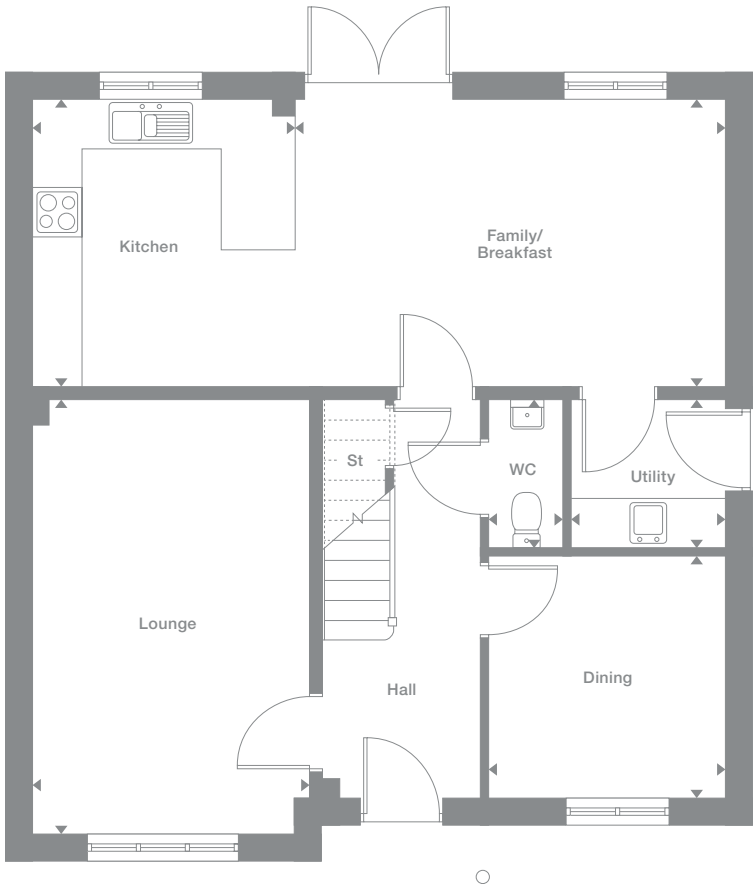
Overview
From the ornamented entrance canopy to the two en-suite bedrooms, this is a family home that blends timeless style with practical convenience. The bright family kitchen and breakfast room, with its central french doors, is complemented by a dining room that will make entertaining special.

Ground Floor	First Floor
Lounge 3.352m max x 5.228m 11'0" x 17'2"	Master Bedroom 3.825m max x 4.475m 12'7" x 14'8"
Dining 2.853m x 2.900m 9'4" x 9'6"	En-Suite 1 1.694m x 2.140m max 5'7" x 7'0"
Kitchen 3.182m x 3.475m 10'5" x 11'5"	Bedroom 2 3.409m max x 3.216m 11'2" x 10'7"
Family/Breakfast 5.168m x 3.475m 16'11" x 11'5"	En-Suite 2 2.373m max x 1.816m 7'9" x 5'11"
Utility 1.860m x 1.785m 6'1" x 5'10"	Bedroom 3 2.724m x 3.835m 8'11" x 12'7"
WC 0.900m x 1.785m 2'11" x 5'10"	Bedroom 4 2.530m max x 3.635m 8'4" x 11'11"
	Bathroom 2.910m x 1.995m 9'7" x 6'7"

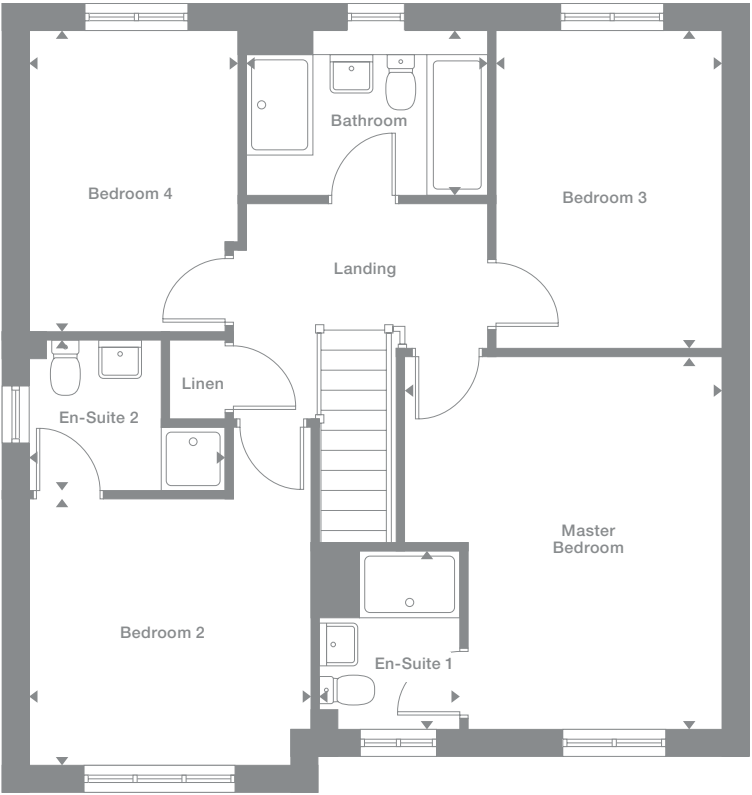
Plots 1*, 3, 9, 11*, 12, 14*, 15*, 18, 20*, 23*, 25*, 26, 27*, 29, 42, 44*, 45*, 50*, 77*, 78*, 79, 104, 105*, 109, 110*	Floor Space 1,541 sq ft
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Ground Floor



First Floor



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Pentrich

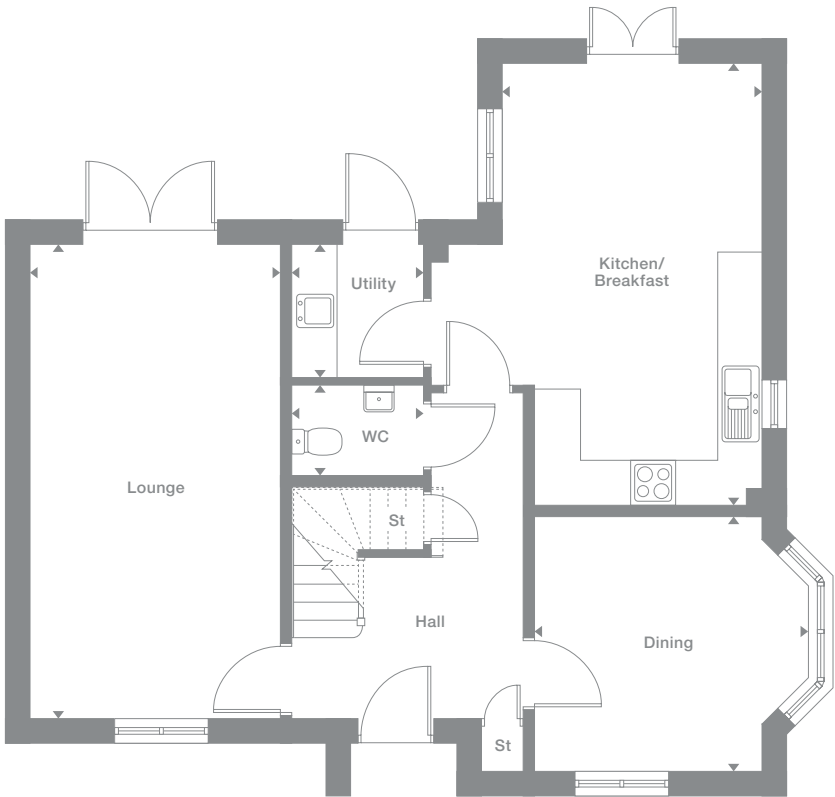
Overview
The feature staircase and gallery landing reflect the quality of this magnificent family home. A dual aspect lounge and airy triple aspect kitchen, both incorporating french doors, complement a separate dining room, and the en-suite master bedroom also includes dual aspect windows.

Ground Floor	First Floor
Lounge 3.315m x 6.296m 10'11" x 20'8"	Master Bedroom 3.456m x 3.892m 11'4" x 12'9"
Dining 3.644m x 3.385m 11'11" x 11'1"	En-Suite 2.085m max x 2.318m max 6'10" x 7'7"
Kitchen/Breakfast 3.456m x 5.842m 11'4" x 19'2"	Bedroom 2 3.372m x 3.168m 11'1" x 10'5"
Utility 1.750m x 1.760m 5'9" x 5'9"	Bedroom 3 3.372m x 3.035m 11'1" x 9'11"
WC 1.750m x 1.203m 5'9" x 3'11"	Bedroom 4 3.036m x 2.981m 10'0" x 9'9"
	Bathroom 2.690m x 1.927m 8'10" x 6'4"

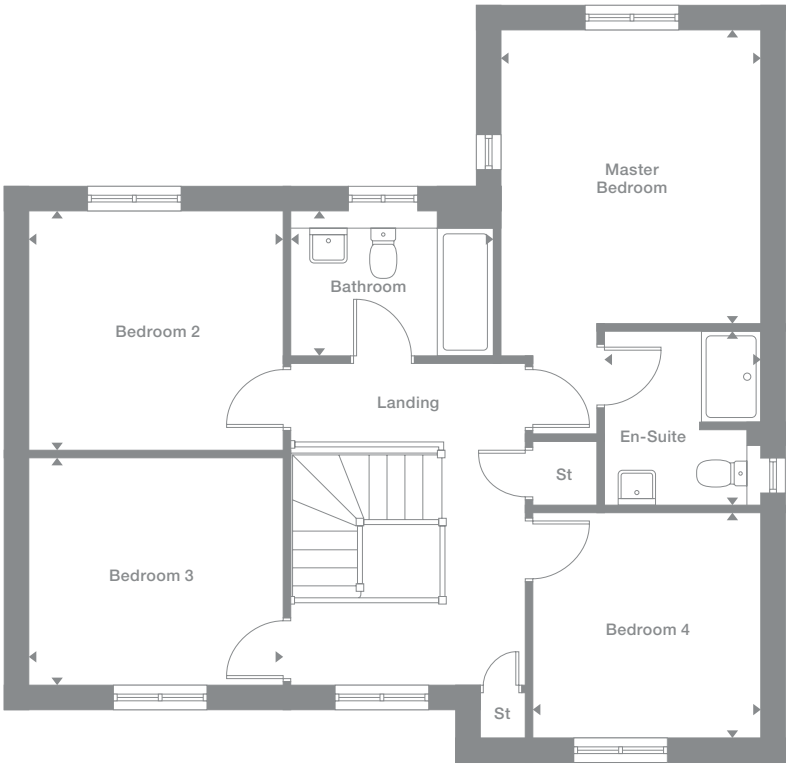
Plots 21, 47*, 51*, 73, 80*, 103	Floor Space 1,561 sq ft
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Ground Floor



First Floor



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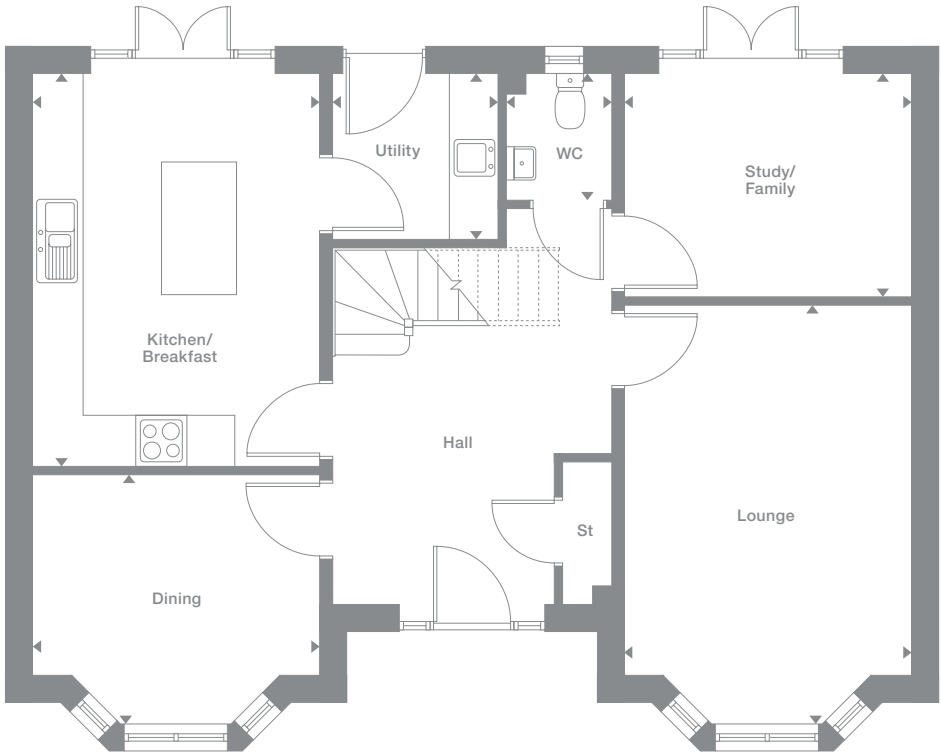
Overview
From the striking premium features such as the grand hallway, twin bay windows and dual french doors flanked by full-height windows, to the gallery landing, two en-suite bedrooms and details like the walk-in linen cupboard, this is a truly distinguished home.

Ground Floor	First Floor
Lounge 3.450m x 5.061m max 11'4" x 16'7"	Master Bedroom 3.450m max x 4.050m max 11'4" x 13'3"
Kitchen/Breakfast 3.450m x 4.706m 11'4" x 15'5"	En-Suite 1 2.465m x 1.891m 8'1" x 6'2"
Dining 3.450m x 3.025m max 11'4" x 9'11"	Bedroom 2 3.507m x 4.027m max 11'6" x 13'3"
Study/Family 3.450m x 2.670m 11'4" x 8'9"	En-Suite 2 1.641m x 1.972m 5'5" x 6'6"
Utility 2.014m x 1.972m 6'7" x 6'6"	Bedroom 3 3.450m max x 3.110m max 11'4" x 10'2"
WC 1.260m x 1.523m 4'2" x 5'0"	Bedroom 4 2.970m x 3.087m 9'9" x 10'2"
	Bathroom 2.143m x 1.857m 7'0" x 6'1"

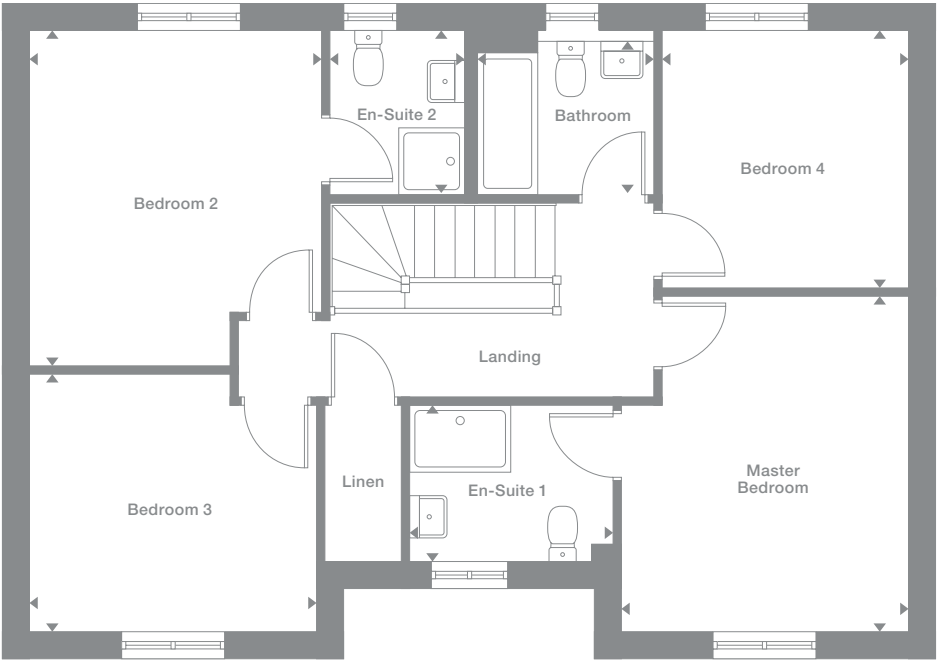
Plots 13, 48*, 108*	Floor Space 1,601 sq ft
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Ground Floor



First Floor



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Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous master bedroom, this is an uncompromisingly distinguished home.

Ground Floor

- Lounge
3.560m x 5.312m
11'8" x 17'5"
- Dining
3.560m x 2.660m
11'8" x 8'9"
- Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"
- Kitchen
3.966m x 3.717m
13'0" x 12'2"
- Utility
2.332m x 1.683m
7'8" x 5'6"
- Study
3.521m x 2.422m
11'7" x 7'11"
- WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

- Master Bedroom
3.642m x 4.041m
11'11" x 13'3"
- Dressing
2.442m x 2.253m
8'0" x 7'5"
- En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"
- Bedroom 2
3.535m x 2.680m
11'7" x 8'10"
- En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"
- Bedroom 3
3.592m x 2.857m
11'9" x 9'4"
- Bedroom 4
2.970m x 3.191m
9'9" x 10'6"
- Bedroom 5
2.699m x 2.680m
8'10" x 8'10"
- Bathroom
2.563m max x 2.342m max
8'5" x 7'8"

Plots

2, 4*,
10, 22,
49, 75*,
76, 107*

Floor Space

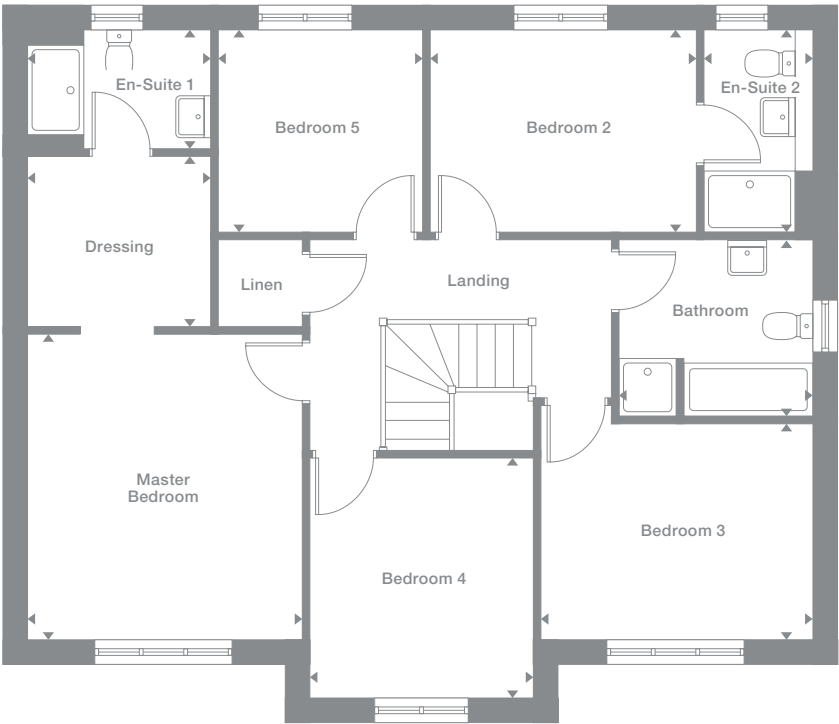
1,885 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Not Available

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. 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.

	Norwell	Blyth	Ashford	Beeley	Ingleby	Bretby	Darley	Hollingwood	Calver	Foxley	Pentrich	Aston	Charlesworth
Kitchens													
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	✓	✓	-	-	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms													
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	-	-	✓	-	-	✓
Bar style chrome shower mixer valve to shower enclosure	-	-	-	-	-	-	-	-	-	✓	-	-	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating basin or bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	-	-	-	-	-	-	✓	-	-	✓
En-Suites (where applicable)													
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification

- ✓ Standard
- Not Available

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	Norwell	Blyth	Ashford	Beeley	Ingleby	Bretby	Darley	Hollingwood	Calver	Foxley	Pentrich	Aston	Charlesworth
Electrical													
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Heating													
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior													
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative													
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

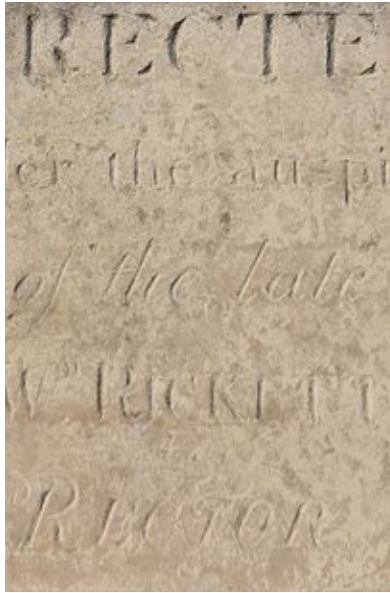
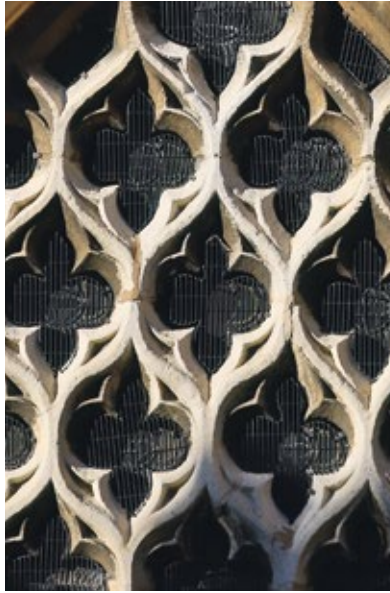
For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



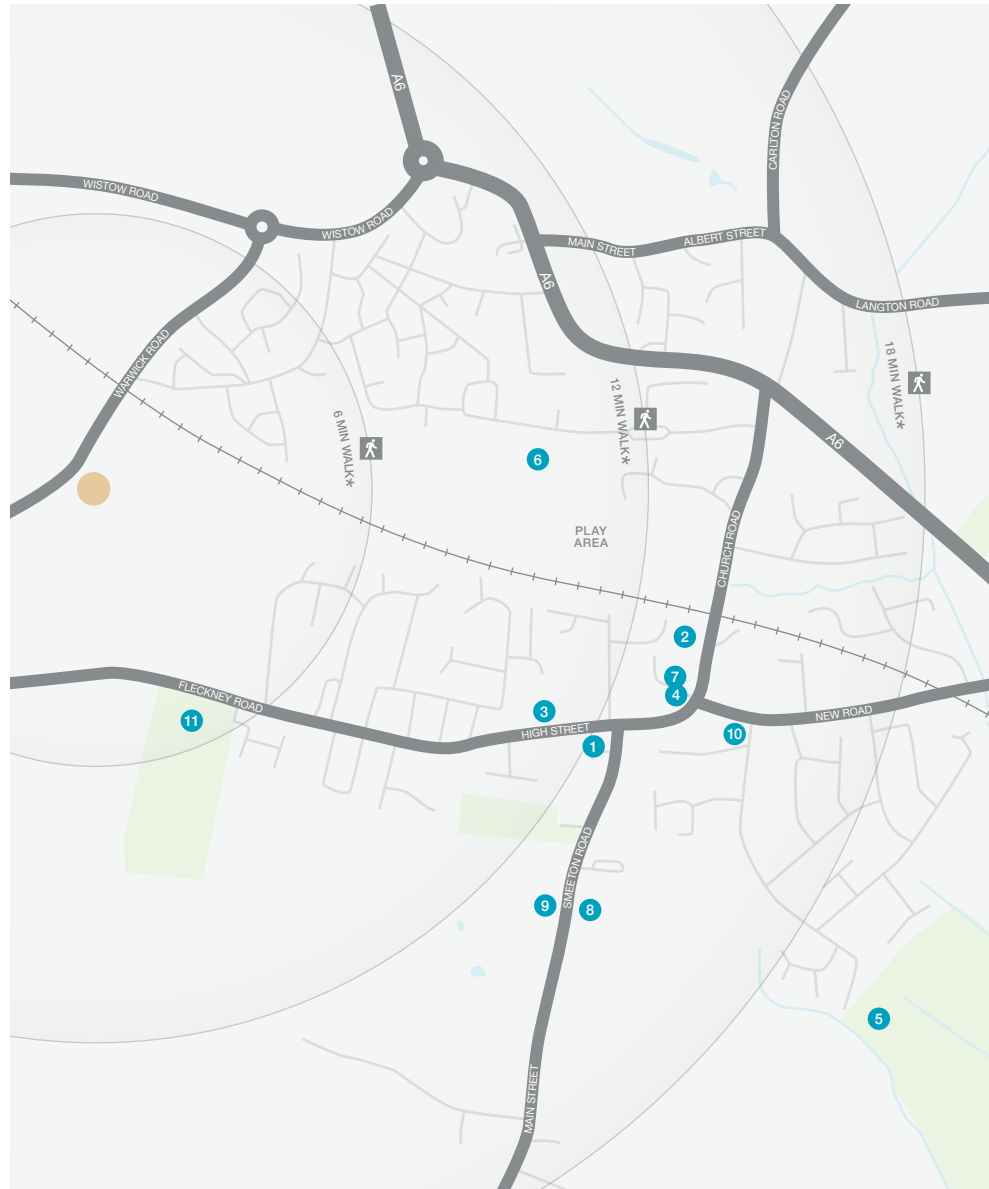
The Community Library, at the end of the High Street, provides a focal point for a number of specialist interest groups and events for children and adults, and a Community Cinema has recently started showing films in Kibworth Village Hall. Sports clubs and societies range from cricket and football to snooker and bowls, and Kibworth Golf Club's picturesque parkland course is just one and a half miles from the development. The short trip into Leicester opens up a wider choice of high street names, supermarkets, live music and drama, cinema, clubs and restaurants.

The village's Hunny Bee Nursery and Kibworth C of E Primary School, a few minutes walk away, have both been rated 'outstanding' by Ofsted and the primary school has received gold awards for science and arts teaching as well as the British Council International Schools Award. The Kibworth School, a Community Technology College with an excellent academic record, is situated in open, green grounds on the southern edge of the village.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

Kibworth Medical Centre, a comprehensive primary care facility staffed by four GPs with full nursing support, is housed in a new, purpose built surgery in peaceful landscaped grounds just off the Smeeton Road. There is also a dentist, Kibworth Dental and Implant Clinic, in the centre of the village.



- 1 Kibworth Post Office
40 High Street
0116 279 2213
- 2 Lloyds Pharmacy
8 Station Road
0116 279 2263
- 3 Central England Co-op,
65-69 High Street
0116 279 2237
- 4 Kibworth Library
Paget Street
0116 305 3612
- 5 Kibworth Golf Club
Weir Road
0116 279 2301
- 6 Kibworth Primary School,
Hillcrest Avenue
0116 279 2485
- 7 The Hunny Bee Nursery,
Paget Street
0116 279 6513
- 8 The Kibworth School
Smeeton Road
0116 279 2238
- 9 Kibworth Medical Centre,
Smeeton Road
0116 279 3308
- 10 Kibworth Dental and Implant Clinic,
7 Weir Road
0166 279 6565
- 11 Kibworth Cricket Club,
Fleckney Road
0116 279 3328

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk



How to find us

Development
Opening Times:
Thursday - Monday
10am - 5pm
03334 144 577

From the A6
Whether travelling north or south, leave the A6 at the roundabout at the north end of the village and take the exit for Wistow. Take the first exit at the next roundabout, and after quarter of a mile the development is on the left.

From the M1 Junction 20
Join the A4303 for Hinckley, then take the third roundabout exit for Lutterworth. Half a mile on, after passing through the town centre, turn right for Gilmorton. One and a half miles after crossing the motorway, bear left and carry on to Gilmorton. At Gilmorton turn right then left for Bruntingthorpe. Two and a half miles on, at the T-junction turn right and carry on for four miles. At the T-junction outside Saddington turn left then, 200 yards on, turn right for Kibworth. After a mile turn left and, 700 yards on, the development is on the right.

Sat Nav: LE8 0RS



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



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 showhomes 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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

www.millerhomes.co.uk

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