



Scan here to find
out more about
Heritage Grange



**Heritage Grange
Sapcote**

millerhomes

the place to be®

Flanked by open countryside yet within a short walk of the centre of Sapcote village, Heritage Grange brings an attractive selection of contemporary, energy efficient new build homes into a peaceful, semi-rural setting. Offering a choice of two, three and four bedroom homes and two bedroom bungalows, these inviting new properties for sale combine an opportunity to settle within a small, traditional community and a remarkably convenient location just a mile from the M69. Welcome to Heritage Grange...



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

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 Development Sales Manager 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

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.

Development
Summary

Please note, this brochure is purely a summary introductory guide to the Heritage Grange development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Upton

The light filled living and dining room, where french doors introduce an attractive focal point, provides an inviting social space that is complemented by thoughtful, practical touches, including a useful cupboard in the master bedroom.



2 Bed
657 sq ft



Scan to view floorplans

Beckford

With its self-contained, ergonomic kitchen and a bright living and dining room featuring french doors opening on to the garden, adding a focal point as well as flexibility, this is a welcoming and comfortable home.



2 Bed
737 sq ft



Scan to view floorplans

Fairfield

From the elegant porch to the french doors that make the living and dining room so special, this is a charming and immensely practical bungalow. The master bedroom includes a convenient en-suite shower room.



2 Bed
935 sq ft



Scan to view floorplans

Malvern

French doors add a light, airy, appeal to the welcoming, practical kitchen and dining room, creating a convivial setting for relaxed entertaining, and an en-suite master bedroom adds convenience to comfort.



3 Bed
956 sq ft



Scan to view floorplans

Astley

The bay-windowed, dual aspect lounge and the dual aspect kitchen, dining and family room with its attractive french doors, form an inspiring setting for family life. The master bedroom features an en-suite shower.



3 Bed
1,007 sq ft



Scan to view floorplans

Elmley

Both the lounge and the kitchen and dining room are triple aspect, with french doors enhancing the lounge. There is a separate laundry room, and the bright landing opens on to an en-suite master bedroom.



3 Bed
1,034 sq ft



Scan to view floorplans

Pebworth

French doors in both the lounge and the dual aspect family kitchen and dining room add an exciting dynamic to this superb home. The master bedroom is en-suite.



3 Bed
1,102 sq ft



Scan to view floorplans

Witley

All the main ground floor rooms and one bedroom are dual aspect, with french doors enhancing both the lounge and the family kitchen. The dining room features an elegant bay window, and the master bedroom is en-suite.



4 Bed
1,290 sq ft



Scan to view floorplans

Hampton

The bay-windowed lounge offers a formal living space, in contrast to the flexibility of the bright, open kitchen and dining room. There is a separate laundry room and study, and one of the four bedrooms is en-suite.



4 Bed
1,388 sq ft



Scan to view floorplans

Whittington

Beyond the generously proportioned entrance hall lies an airy, comfortable family home. A superb family kitchen, opening to the garden, is complemented by a separate laundry room, and the dining room makes entertaining a special pleasure.



4 Bed
1,432 sq ft



Scan to view floorplans

Astwood

The bright kitchen forms a natural hub for family life, complementing a dining room that is perfect for more formal entertaining. With two en-suite bathrooms and a family bathroom, this is an immensely practical family home.



4 Bed
1,541 sq ft



Scan to view floorplans

Download our free QR reader
Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the siteplan is not drawn to scale.



Why Miller Homes?

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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03330 602 106.

Sat Nav: LE9 4LG

This brochure is printed on GalerArt 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.

millerhomes.co.uk

designed by Blood Creative www.bloodcreative.co.uk

millerhomes

the place to be®