



**Barton In The Beans  
Leicestershire**

**A luxury development of six  
"A rated" energy efficient,  
individual homes**

**Executive detached properties**

**Four and five double bedrooomed  
homes with en suites and  
dressing rooms**

**Stunning countryside location**

**Part exchange considered**

**Award winning architect**



## KEY FEATURES

Choice of unique designer kitchens

Fully integrated appliances

Anthracite aluminium bi-fold doors

Most bathrooms have built-in vanity units and chrome towel warmers

Choice of contemporary, full-height tiling combinations

Rain showers as standard

Solid oak internal doors and stairs

The heating is provided by a Samsung air source heat pump, fuelling underfloor heating to the ground floors and radiators to the first floors

Wireless Sonos (or similar) home sound system fitted to kitchens and living rooms together with CAT 6 internet connections throughout.



## EXTERIOR

Built in a combination of handmade  
Esher bricks

-  
Westland Graphite roof tiles

-  
Grassed and planted gardens

-  
Indian Sandstone patio slabs

-  
Barn style garage doors with remote  
control operation

-  
Windows are flush timber casement  
(slipper satin, grey-look)

-  
Anthracite coloured aluminium bi-fold  
doors to the rear of the properties

-  
Properties 3, 4, 5 and 6 will have 4kw  
solar roof panels providing electricity.  
(Properties 1 and 2 can take solar  
panels as a paid extra)



## KITCHENS

Choice of kitchens from Porcelanosa

-

6-ring double induction hobs

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Built-in double oven, microwave, warming drawer and wine cooler

-

Integrated appliances including dishwasher and fridge freezer

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Choice of Silestone worktops

-

Brick tiled splashback

-

Spotlights underneath wall units

-

Quooker instant boiling water tap

-

Soft close drawers

-

600 x 600mm porcelain tiled floor



## BATHROOMS

Floating sanitaryware and vanity units

-

Chrome heated towel rail

-

Stylish fixed rain shower head

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Separate hand-held slim profile shower

-

Flush thermostatic shower controls

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Walk-in showers

-

Built in bath with central mixer tap to the main bathroom

-

Full height tiling in a choice of Porcelanosa tiles including a feature wall



## BEDROOMS

Four or five double bedrooms

-

Flush sash casement softwood  
timber windows

-

Larger skirting and architrave

-

Solid oak interior doors

-

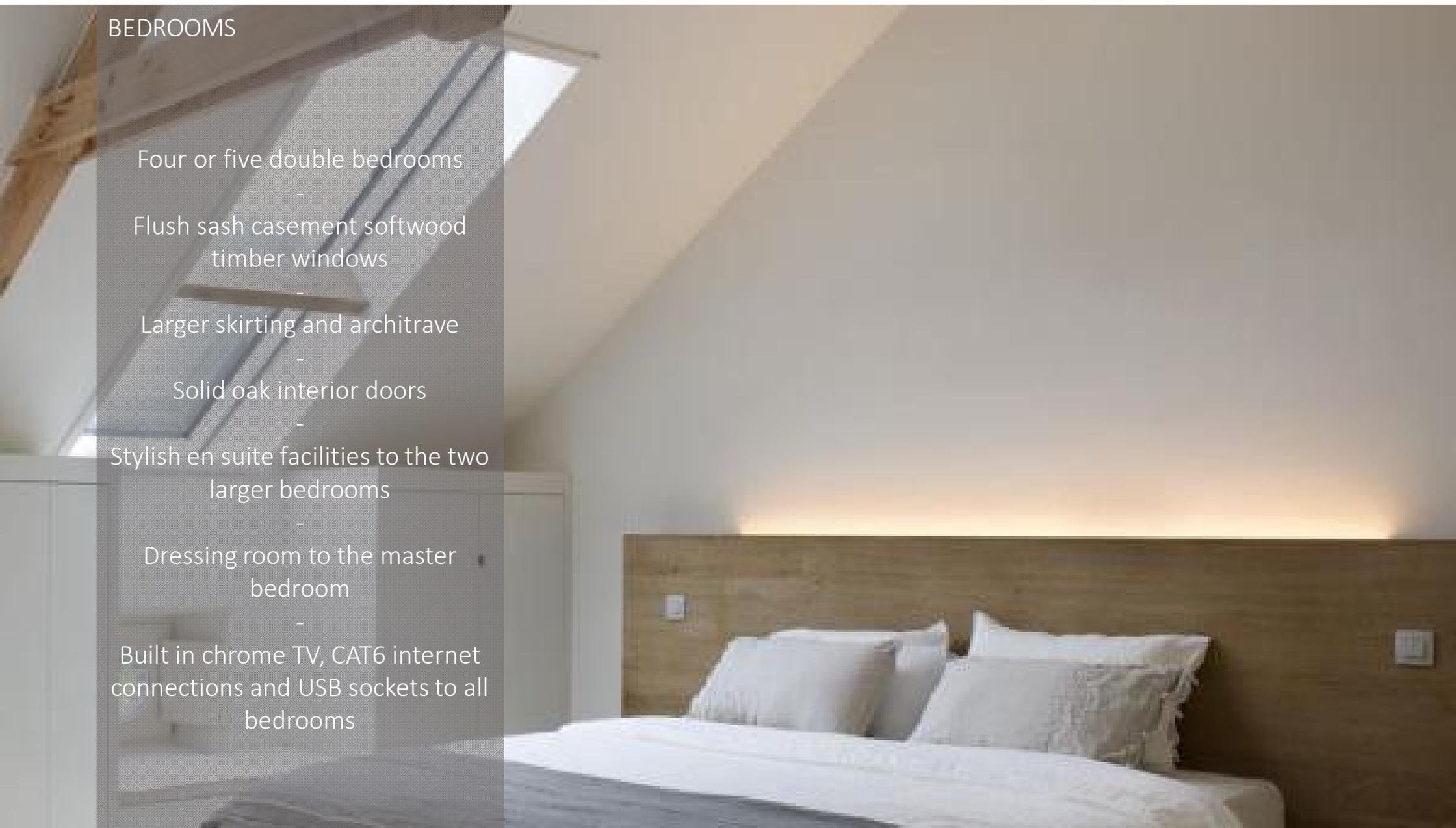
Stylish en suite facilities to the two  
larger bedrooms

-

Dressing room to the master  
bedroom

-

Built in chrome TV, CAT6 internet  
connections and USB sockets to all  
bedrooms





We follow a very personal approach to our construction projects, liaising with our clients at all stages of the build process. Lets start planning your dream home.

Get in touch today:

Unit 5 Carr House  
8 Hawley Road  
Hinckley  
LE10 0PR

Tel: 01455 634855

[hello@greenprinthomes.co.uk](mailto:hello@greenprinthomes.co.uk)

[www.greenprinthomes.co.uk](http://www.greenprinthomes.co.uk)

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