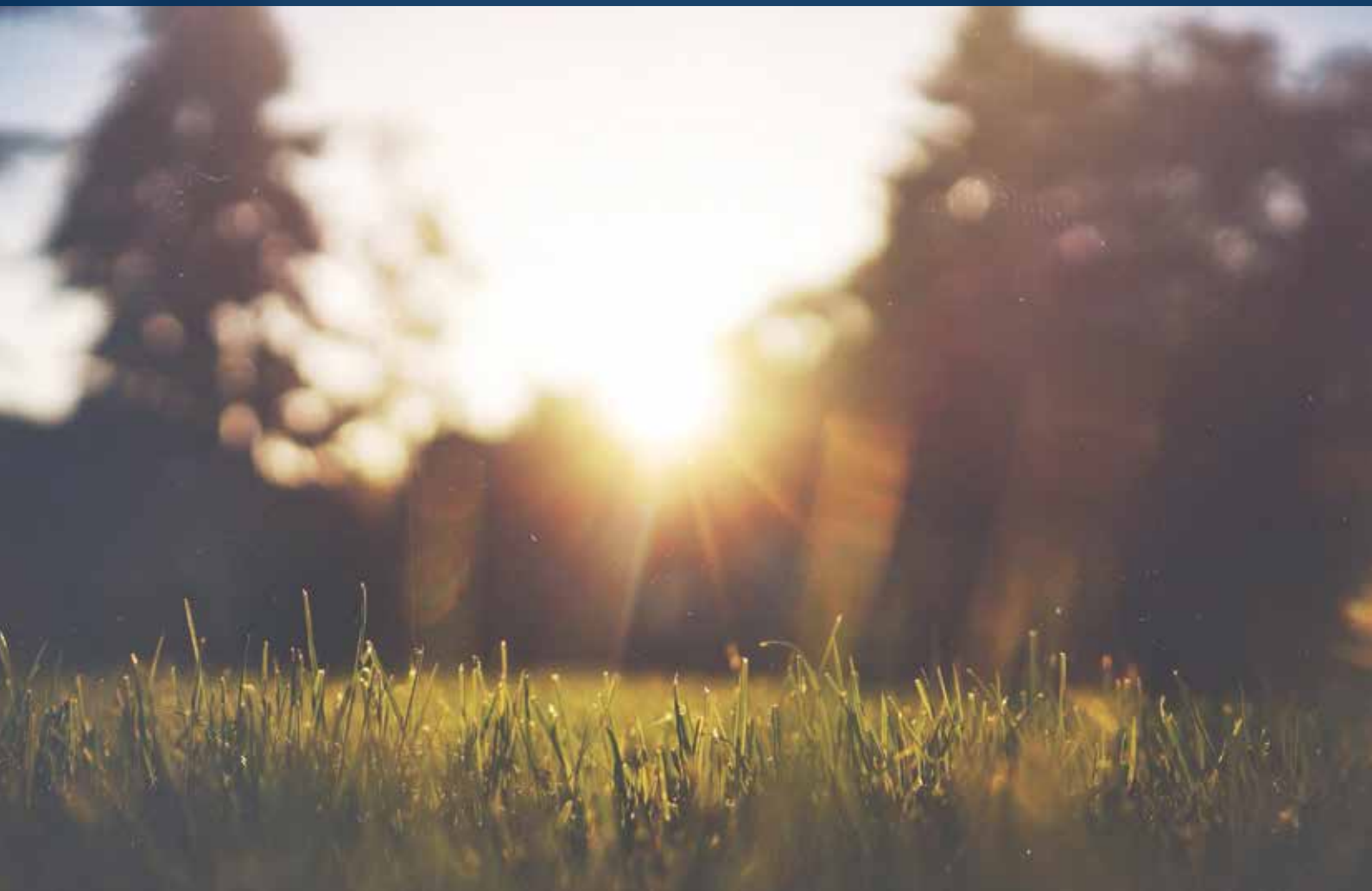
CREST NICHOLSON

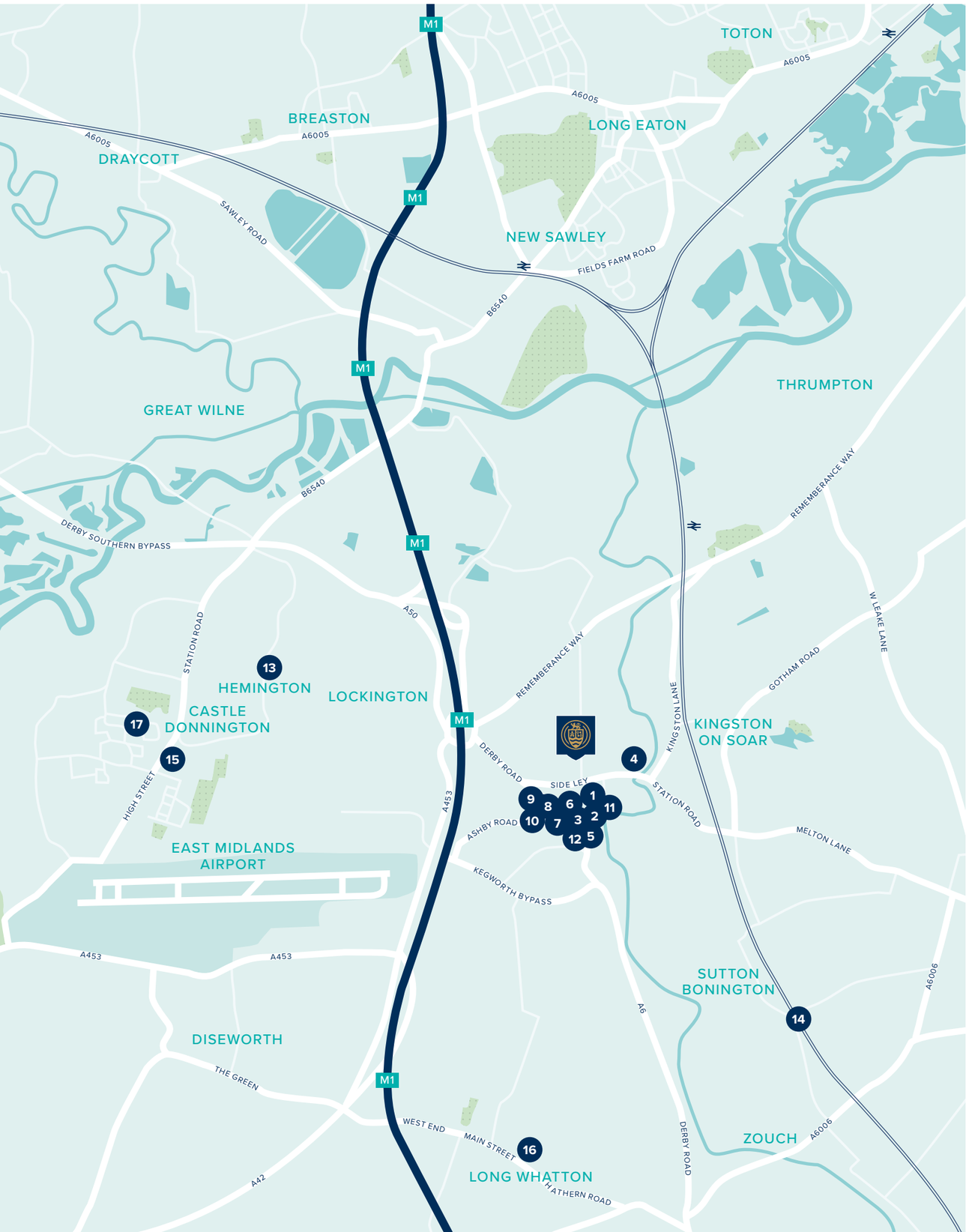
KEGWORTH GATE PHASE 2

KEGWORTH • LEICESTERSHIRE

A new community within a thriving village.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN KEGWORTH

With so much to enjoy on your doorstep and much more beyond, everything you need is waiting for you at Kegworth Gate.

On your doorstep

Kegworth offers a host of local amenities, many of which are just a short walk from the development. From surgeries to sports clubs, convenience stores to fine dining, the village provides the full range. It boasts no fewer than four hotels, sports clubs to suit everyone, and beautiful countryside is just minutes away.

1. Kegworth Tennis Club
2. Kegworth Village Hall
3. Orchard Surgery
4. The Anchor Inn
5. Co-op
6. Oaklands Butchers and Bakery
7. Spar
8. The Orangery @ No42
9. Marco's New York Italian
10. Reeds Health Club

Education

Kegworth offers education for all ages. Kegworth Village Hall Pre School, for children from age 2, is just a short walk away and Kegworth Primary School, rated 'good' by Ofsted, is on the High Street. Castle Donington College, just under five miles away, provides Ofsted rated 'good' secondary education. Just over a mile away is the University of Nottingham Sutton Bonington Campus, home to world-leading laboratories and specialist facilities for studying biosciences and veterinary medicine.

11. Kegworth Village Hall Pre School
12. Kegworth Primary School
13. Hemmington Primary School
14. Sutton Bonnington Primary School
15. St Edward's C of E Primary School
16. Long Whatton C of E Primary School
17. Orchard Community Primary School

Travel

Excellent transport connections are another feature of Kegworth Gate, with Loughborough, Nottingham and Derby all within easy reach. East Midlands airport and East Midlands Parkway railway station are a short drive away. The M1 motorway is within two miles but traffic is removed from Kegworth thanks to a recently opened bypass. Nearby A42 and A50 offer fast routes to Birmingham and Stoke on Trent.

Village centre - 9 minutes
East Midlands Parkway - 13 minutes

Loughborough - 6 minutes
Nottingham - 11 minutes
Derby - 15 minutes
London St Pancras - 85 minutes

M1 Junction 24 - 4 minutes
East Midlands Airport - 7 minutes
Loughborough - 14 minutes
Derby - 18 minutes
Nottingham - 19 minutes

CREST NICHOLSON

KEGWORTH GATE PHASE 2

Long Lane, Kegworth,
Leicestershire, DE74 2FL

For all enquiries please call

01509 860 580
www.crestnicholson.com/developments/kegworth-gate/

A CENTRAL AND HIGHLY CONNECTED LOCATION WHICH RETAINS ITS VILLAGE CHARM

It is rare to find a village with so many amenities on offer, less than half and hour's drive of four such significant locations as Derby, Nottingham, Loughborough and Leicester. But Kegworth offers all this and more.

This the ideal location for anyone craving a central location with good access to not only major centres, but a motorway and an airport – along with local village charm.

Kegworth is not a small village, but one which has retained the conviviality of a close-knit community. At its heart stands the imposing St Andrew's Church with its tall tower and needle spire. The village is also home to a library, a local history museum and a family butcher along with several shops and some excellent pubs and restaurants – everything from Jee Ja Jees Indian Restaurant to Marco Pierre White's New York Italian which is located in one of the village's four hotels.

This is an active and energetic community, with over 50 leisure and activity groups. Football, bowls, tennis and cricket clubs are located within five minutes' walk of Kegworth Gate. Long Lane Equestrian provides riding lessons, a pony club and young equestrian activities and the 50 acre Kegworth Shooting Ground is popular with clay pigeon shooters.

The Soar Valley features stunning countryside and so for something a little more relaxing, the River Soar is the perfect place to enjoy a walk or a boat trip. The beautiful gardens at Whatton House are open to the public from March to October and both the National Trust's Calke Abbey and Elvaston Castle Country Park are also just a short drive from Kegworth.

For something quite different, East Midlands Airport, which is less than four miles away, offers flights to over 80 destinations ranging from Alicante or Amsterdam to Tenerife or Wroclaw. And located close to the airport is the famous motorsports and music venue, Donington Park.

For a village of fewer than 4,000 people, Kegworth has much to offer, making this a location with broad appeal.

Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: openstreetmap.org.
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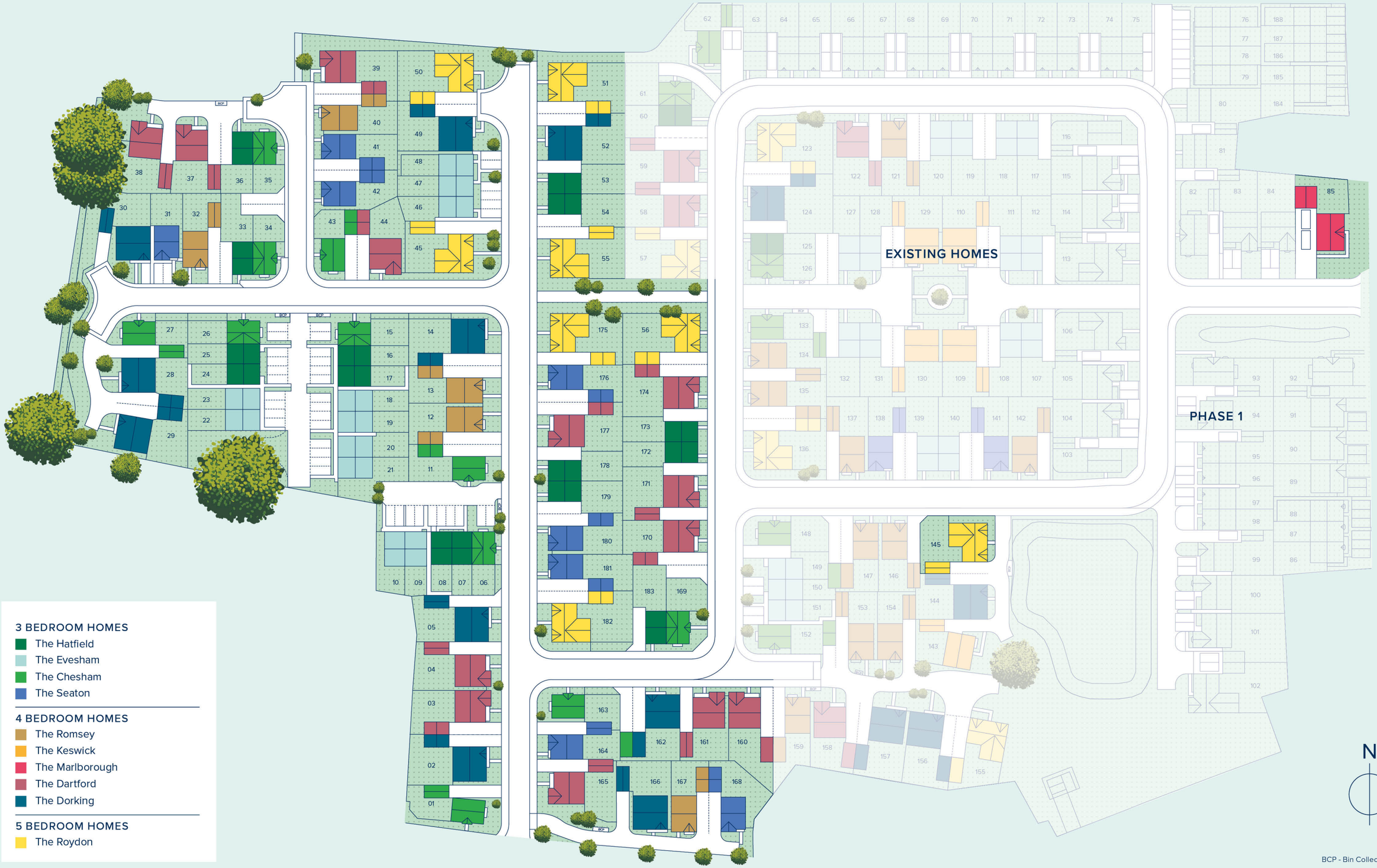
KEGWORTH GATE PHASE 2

DEVELOPMENT PLAN

A new community within a thriving village.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES
- The Hatfield
- The Evesham
- The Chesham
- The Seaton

4 BEDROOM HOMES
- The Romsey
- The Keswick
- The Marlborough
- The Dartford
- The Dorking

5 BEDROOM HOMES
- The Roydon

BCP - Bin Collection Point

THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME

THE CHESHAM
3 Bedroom Home

crestnicholson.com

GROUND FLOOR

DINING AREA	
2.98m x 2.91m	9'9" x 9'6"
KITCHEN	
2.98m x 2.71m	9'9" x 8'10"
LIVING ROOM	
5.63m x 2.93m	18'5" x 9'7"

FIRST FLOOR

BEDROOM 1	
4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	
2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.94m x 2.62m	9'8" x 8'7"

C Cupboard W Wardrobe * Window to selected plots only

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THE EVESHAM

The Evesham is a three bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME

CREST NICHOLSON

THE EVESHAM
3 Bedroom Home

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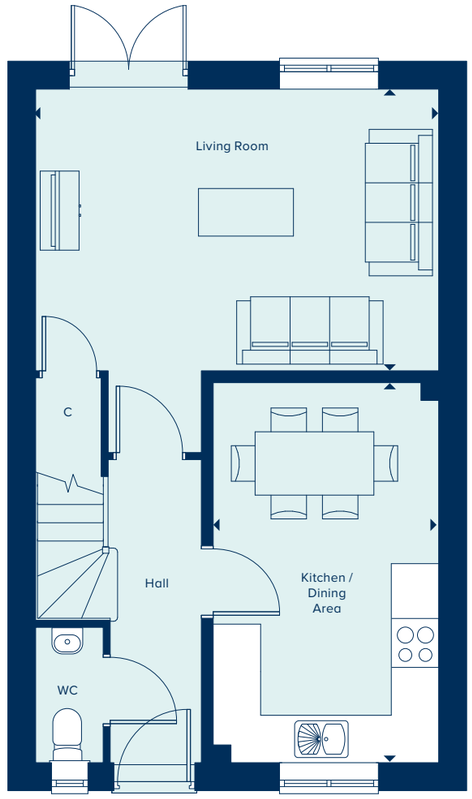

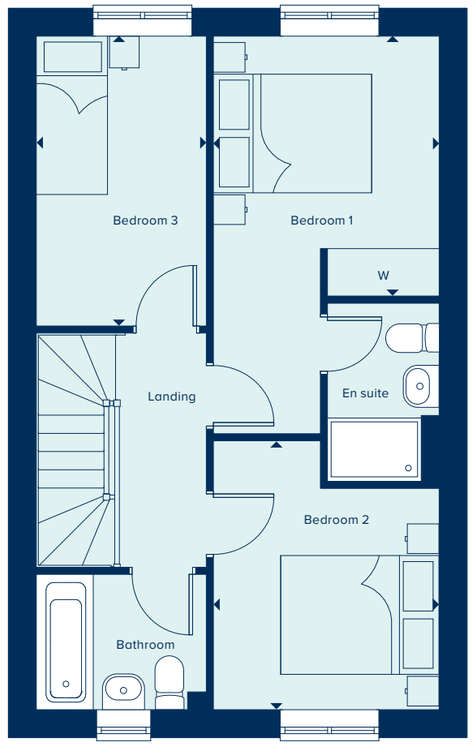

GROUND FLOOR

KITCHEN / DINING AREA
4.82m x 2.89m 15'10" x 9'6"

LIVING ROOM
5.09m x 3.59m 16'8" x 11'9"

FIRST FLOOR

BEDROOM 1
3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2
3.40m x 2.85m 11'2" x 9'4"

BEDROOM 3
3.66m x 2.15m 12'0" x 7'1"

C Cupboard W Wardrobe

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME

THE HATFIELD
3 Bedroom Home

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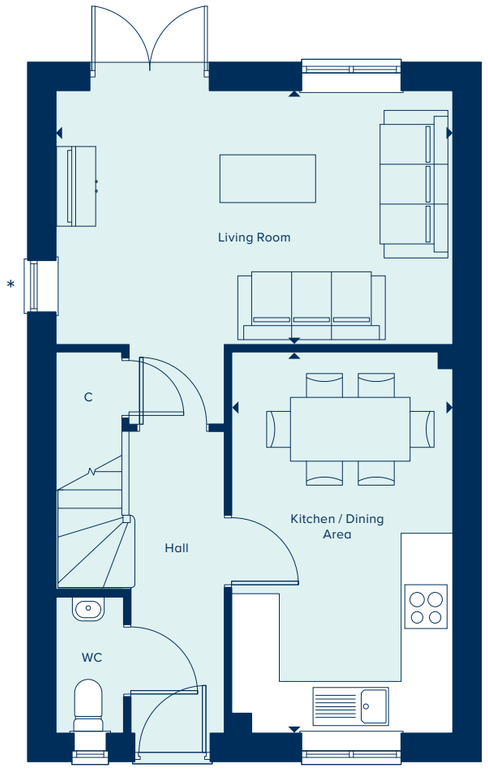

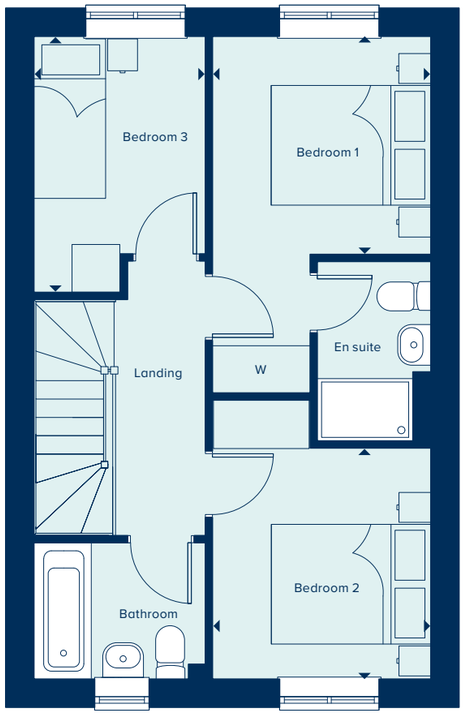

GROUND FLOOR

KITCHEN / DINING AREA	
4.78m x 2.77m	15'8" x 9'1"

LIVING ROOM	
5.02m x 3.22m	16'5" x 10'6"

FIRST FLOOR

BEDROOM 1	
2.73m x 2.73m	9'0" x 9'0"

BEDROOM 2	
2.89m x 2.74m	9'6" x 9'0"

BEDROOM 3	
3.21m x 2.15m	10'6" x 7'0"

C Cupboard **W** Wardrobe ∗ Window to selected plots only

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THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME

CREST NICHOLSON

THE SEATON
3 Bedroom Home

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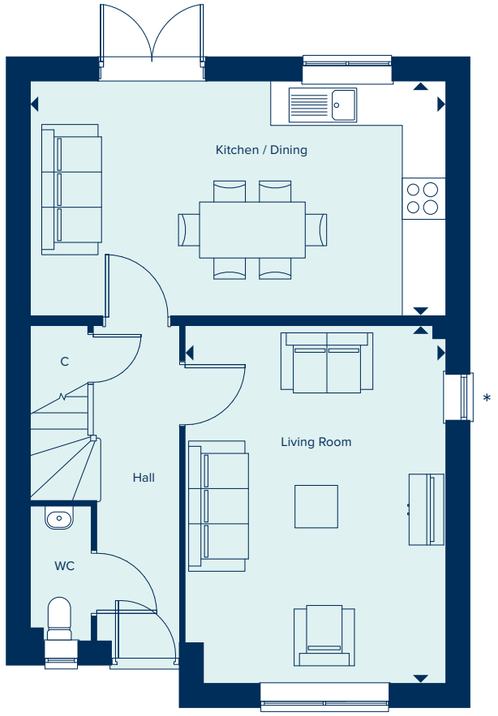

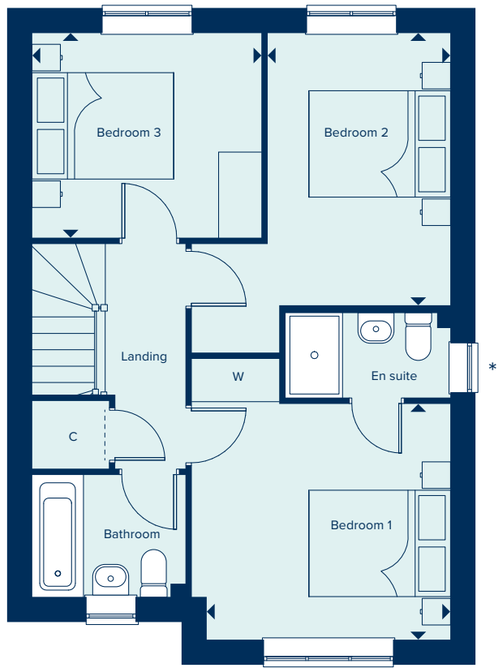

GROUND FLOOR

KITCHEN / DINING
5.86m x 3.30m — 19'3" x 10'10"

LIVING ROOM
5.05m x 3.67m — 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1
3.93m x 3.62m — 12'11" x 11'11"

BEDROOM 2
3.81m x 2.565m — 12'6" x 8'5"

BEDROOM 3
3.21m x 2.86m — 10'6" x 9'5"

C Cupboard **W** Wardrobe * Window to selected plots only

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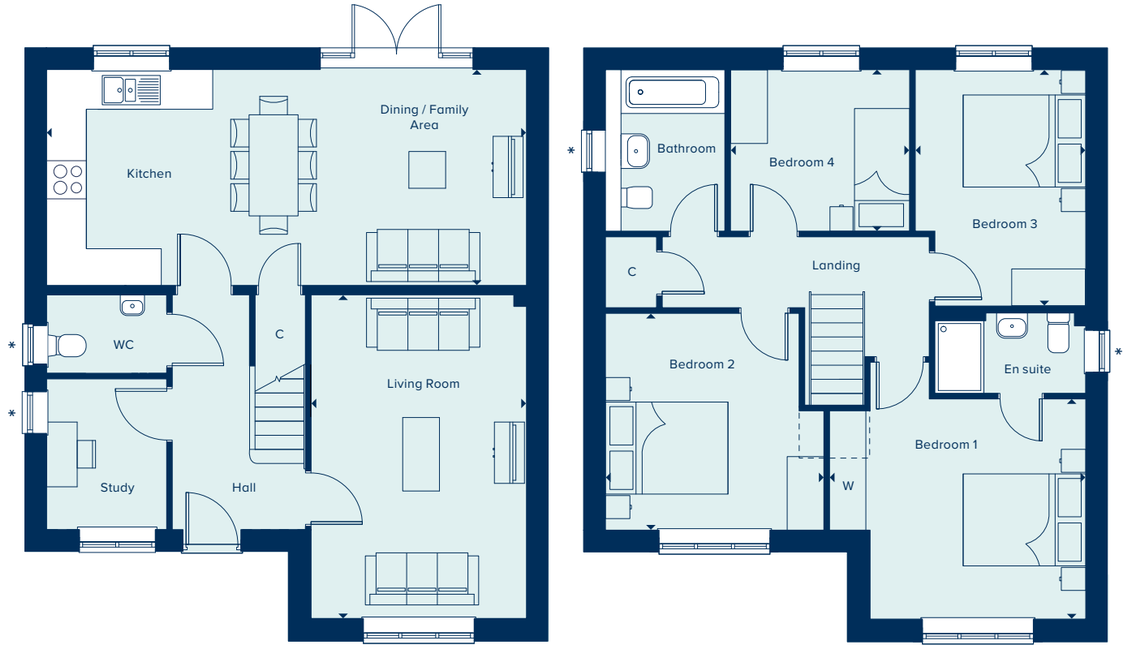
THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the master bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA	
5.23m x 3.52m	17'2" x 11'7"
KITCHEN	
3.52m x 2.60m	11'7" x 8'5"
LIVING ROOM	
5.28m x 3.51m	17'4" x 11'6"
STUDY	
2.46m x 1.96m	8'1" x 6'5"

FIRST FLOOR

BEDROOM 1	
4.18m x 3.59m	13'8" x 11'9"
BEDROOM 2	
3.56m x 3.53m	11'8" x 11'7"
BEDROOM 3	
3.85m x 2.78m	12'7" x 9'1"
BEDROOM 4	
2.92m x 2.63m	9'7" x 8'7"

C Cupboard W Wardrobe – – – Bulkhead * Window to selected plots only

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THE DARTFORD
4 Bedroom Home

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THE DORKING

The Dorking is a spacious and flexible four bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

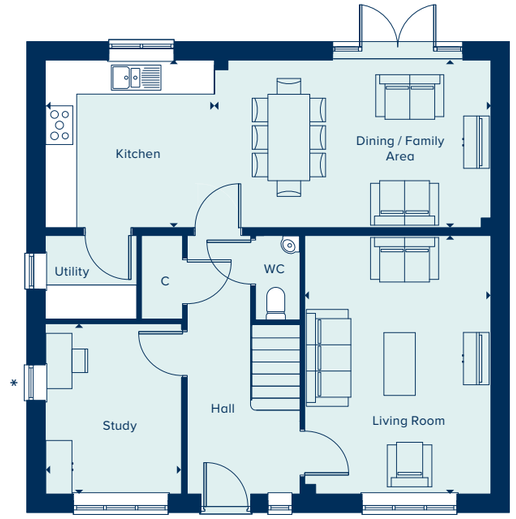
4 BEDROOM HOME

THE DORKING
4 Bedroom Home

crestnicholson.com

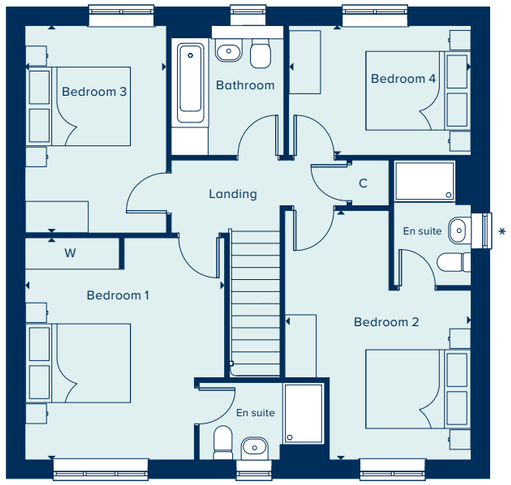
GROUND FLOOR

DINING / FAMILY AREA	
5.51m x 3.20m	18'0" x 10'6"
KITCHEN	
3.22m x 3.20m	10'7" x 10'6"
LIVING ROOM	
4.93m x 3.55m	16'2" x 11'8"
STUDY	
3.25m x 2.60m	10'8" x 8'6"



FIRST FLOOR

BEDROOM 1	
4.23m x 3.80m	13'11" x 12'6"
BEDROOM 2	
4.75m x 3.55m	15'7" x 11'7"
BEDROOM 3	
3.95m x 2.69m	13'0" x 8'10"
BEDROOM 4	
3.48m x 2.47m	11'5" x 8'1"



C Cupboard W Wardrobe * Window to selected plots only

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for home-working. Upstairs, the large master bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME

THE KESWICK
4 Bedroom Home

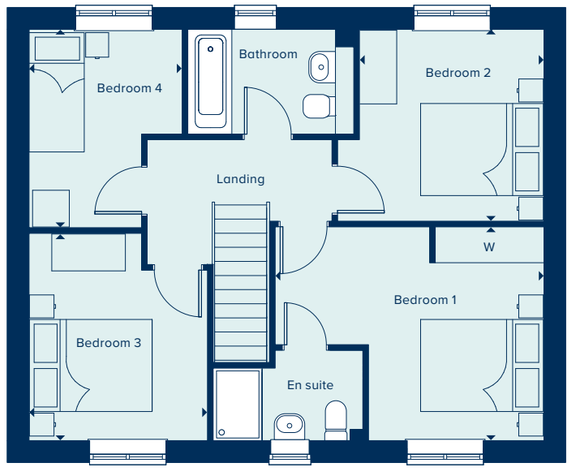
crestnicholson.com

GROUND FLOOR

DINING AREA	
3.61m x 2.91m	11'10" x 9'6"
KITCHEN	
3.09m x 3.03m	10'1" x 9'11"
LIVING ROOM	
4.81m x 3.35m	15'9" x 11'0"
STUDY	
2.84m x 2.42m	9'4" x 7'11"

FIRST FLOOR

BEDROOM 1	
4.38m x 3.48m	14'4" x 11'5"
BEDROOM 2	
3.13m x 3.01m	10'3" x 9'10"
BEDROOM 3	
3.38m x 2.91m	11'1" x 9'6"
BEDROOM 4	
3.23m x 2.49m	10'7" x 8'2"



C Cupboard **W** Wardrobe

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the master bedroom benefiting from an en suite bathroom.

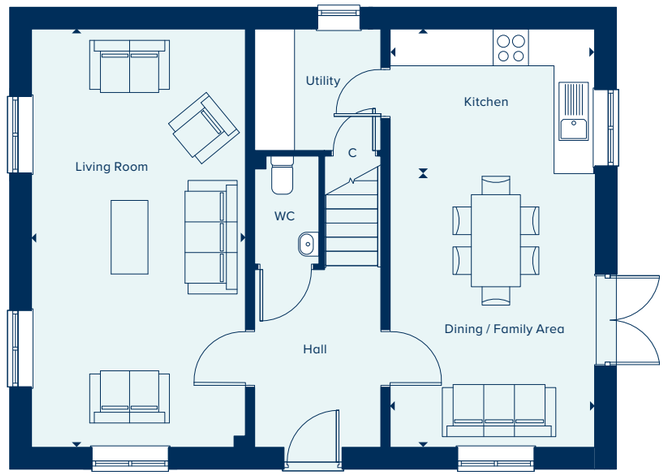
4 BEDROOM HOME

THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

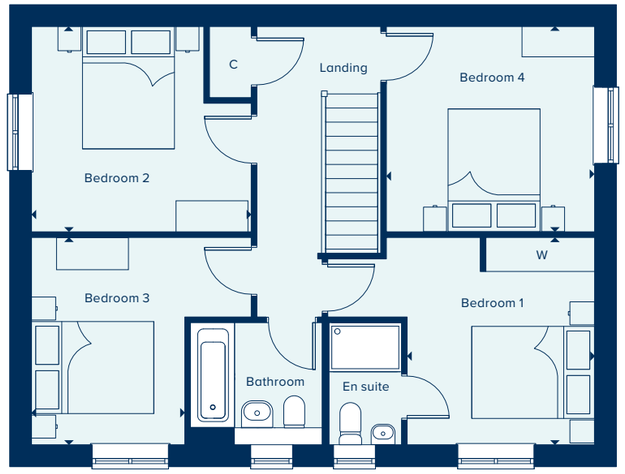
GROUND FLOOR

DINING / FAMILY AREA	
4.46m x 3.33m	14'7" x 10'11"
KITCHEN	
3.33m x 2.35m	10'11" x 7'9"
LIVING ROOM	
6.82m x 3.49m	22'4" x 11'5"



FIRST FLOOR

BEDROOM 1	
3.38m x 3.05m	11'1" x 10'0"
BEDROOM 2	
3.58m x 3.35m	11'9" x 11'0"
BEDROOM 3	
3.38m x 2.50m	11'1" x 8'2"
BEDROOM 4	
3.39m x 3.35m	11'2" x 11'0"



C Cupboard **W** Wardrobe

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

CREST NICHOLSON

THE ROMSEY
4 Bedroom Home

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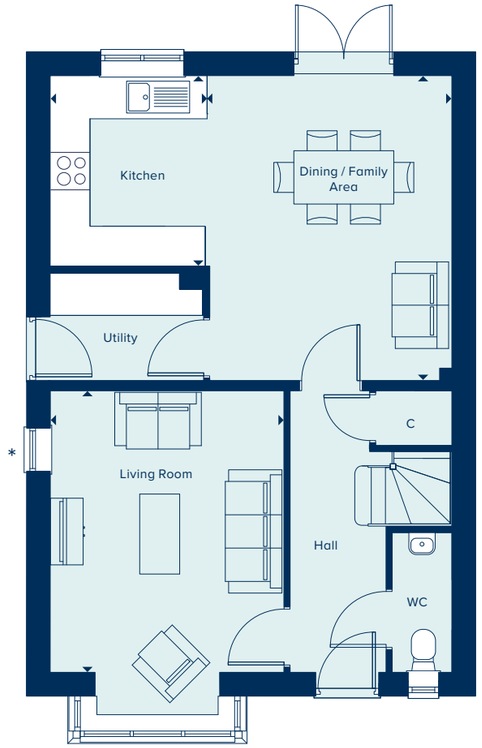

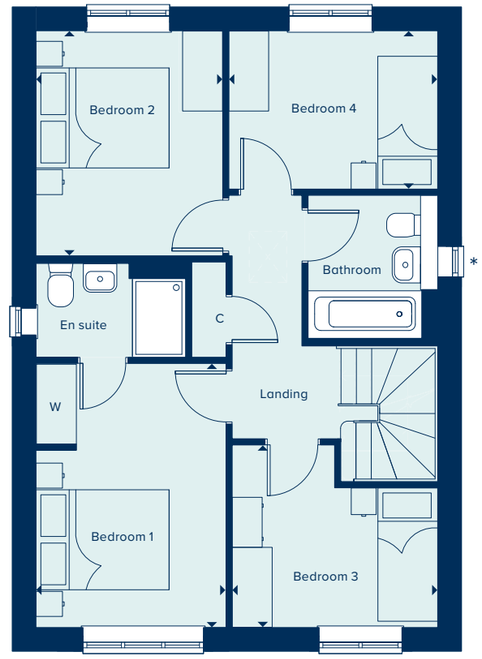

GROUND FLOOR

DINING / FAMILY AREA	
4.58m x 3.63m	15'0" x 11'11"

KITCHEN	
2.86m x 2.39m	9'4" x 7'10"

LIVING ROOM	
4.22m x 3.51m	13'10" x 11'6"

FIRST FLOOR

BEDROOM 1	
3.18m x 2.28m	10'5 x 7'5"

BEDROOM 2	
3.38m x 2.80m	11'1" x 9'2"

BEDROOM 3	
3.08m x 2.74m	10'1" x 9'0"

BEDROOM 4	
3.13m x 2.38m	10'3" x 7'9"

C Cupboard **W** Wardrobe * Window to selected plots only

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms, a utility room and double garage, this home is well suited to family life.

5 BEDROOM HOME

THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	
3.93m x 3.45m	12'11" x 11'4"
KITCHEN / DINING AREA	
6.18m x 3.38m	20'3"x 11'1"
LIVING ROOM	
6.03m x 3.9m	19'9"x 12'9"

FIRST FLOOR

BEDROOM 1	
4.00m x 3.27m	13'1" x 10'7"
BEDROOM 2	
3.33m x 3.02m	10'9" x 9'9"
BEDROOM 3	
3.72m x 2.73m	12'2" x 8'9"
BEDROOM 4	
3.55m x 2.92m	11'6" x 9'5"
BEDROOM 5	
3.33m x 2.75m	10'9" x 9'0"

C Cupboard W Wardrobe * Window to selected plots only

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home ●	4 Bedroom Home ●	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood		●	●	●
Integrated extractor hood	●			
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**		
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient batten lights in cloakroom	●	●	●	●

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

	3 Bedroom Home	4 Bedroom Home ●	4 Bedroom Home ●	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	●	●	●	●
External door to utility rooms ****	●	●	●	●
ELECTRICAL				
Low energy LED downlighters in white to kitchen		●	●	●
Low energy LED 4-light spotlight bar to kitchen	●			
Downlighters to bathroom & en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to main bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	●	●	●	●
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
EXTERNAL FINISHES				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC ten year warranty	●	●	●	●

***Where a utility room is fitted ****Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012854/August 2025

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CREST NICHOLSON AT KEGWORTH GATE HOMES 28, 162 - 165

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home •	4 Bedroom Home •
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•

	3 Bedroom Home	4 Bedroom Home •	4 Bedroom Home •
ELECTRICAL			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, skirting and architraves. Staircase with oak handrails and newel caps	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
Smart thermostat	•	•	•
EXTERNAL FINISHES			
Photovoltaic panels	•	•	•
Electric vehicle charging point	•	•	•
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete ten year warranty	•	•	•

• Homes under 1,350 sqft • Homes over 1,350 sqft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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KEGWORTH GATE PHASE 2

Long Lane, Kegworth,
Leicestershire, DE74 2FL

For all enquiries please call

01509 860 580
www.crestnicholson.com/developments/kegworth-gate/

NEW HOMES QUALITY CODE

House Type Illustration
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Development Map/Site Plan
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