




SYMONDS
& NEWEY

Plot 7





Plot 7
£SSTC


Property Details


 1345 Square feet


 1 Garage

 2 Parking

 3 Bedrooms

 2 Bathrooms

 2 Toilets

 Available from Feb 2023

Description

- Popular Village Location
- Attractive Living Room
- Contemporary Fitted Dining Kitchen
- Master Bedroom with Ensuite Shower Room
- Two Further Good Sized Bedrooms
- Family Bathroom
- Block Paved Driveway & Brick Built Garage
- Lawned Gardens Front & Rear
- Backing Onto Recreation Fields & Cricket Ground

Viewing – By arrangement through the Agents.

Description – A rare opportunity to purchase one of nine individually designed and built detached family residences situated in the sought after village of Ullesthorpe with its shops, schools and amenities, adjacent to open countryside. Larger facilities can be found in the neighbouring town of Lutterworth approximately 4 miles away.

Internal Finishes: As you enter through the composite front door you are met with Oak veneer doors and an oak with glass staircase. The kitchen is in a modern shaker style with integrated appliances. The rear extension of plot 7 is adorned with light from the roof lantern and large bi-fold doors.

The master bathroom and ensuite shower room have been installed with high end fittings and tiled with Porcelanosa ceramic wall tiles. The sinks benefit from under vanity units with ample storage space provided. Rainfall shower heads are powered

by the energy efficient gas combi boilers.

Externally you have a front and rear lawned garden and a detached single garage with electric shutter door. The garage has light and power and a rear pedestrian door.

Symonds & Newey have built these properties to exacting standards and they are supported by a 10 year structural warranty from NHBC.

Plot 7 is due to be complete and ready to move in to February 2023.

Plot 7 has been built using 'attic trusses' to enable a future loft conversion if required. Another flight of stairs could be installed taking some space from the rear bedroom taking you up to the loft area. Velux windows would bring light in to the area. These works would be subject to planning or permitted development approval in the future.

The particulars have been produced from plans supplied and are for guide purposes only. Therefore, any critical requirements or measurements should be checked on site before entering into a contract to purchase.

Entrance Hall – 3.6m max x 3m max (11'9" max x 9'10" max) –

Guest Cloakroom – 1.71m x 1.10m (5'7" x 3'7") – having low level w.c and wash hand basin.

Living Room – 4.79m x 2.95m (15'8" x 9'8") –

Dining Kitchen – 6.22m x 5.83m (20'4" x 19'1") –

First Floor Landing –

Master Bedroom – 3.82m x 2.49m (12'6" x 8'2") –

Ensuite Shower Room – 2.13m x 1.27m (6'11" x 4'1") – having shower cubicle, low level w.c and wash hand basin.

Bedroom Two – 3.42m x 3m (11'2" x 9'10") –

Bedroom Three – 3.11m x 3.06m (10'2" x 10'0") –

Bathroom – 2.25m x 1.71m (7'4" x 5'7") – having bath, shower cubicle, low level w.c and wash hand basin,

Outside – There is direct vehicular access over a block paved driveway leading to GARAGE. Lawned gardens backing onto recreation fields and cricket ground.

Recreation Ground – Photograph –

Floor Plan –

Street View –

Warranty – Symonds & Newey Ltd will be responsible for any faults or snagging items for the initial 2 years following purchase and then there is an NHBC structural warranty covering the properties.

Estate / Management Charge – The estate road will be a private road and not adopted by the council. The drainage will be treated onsite in a private sewage treatment plant. This will clean the sewage then the clean water is discharged to a drainage ditch at the front of the site. Each property will be subject to a £500 per annum service charge.









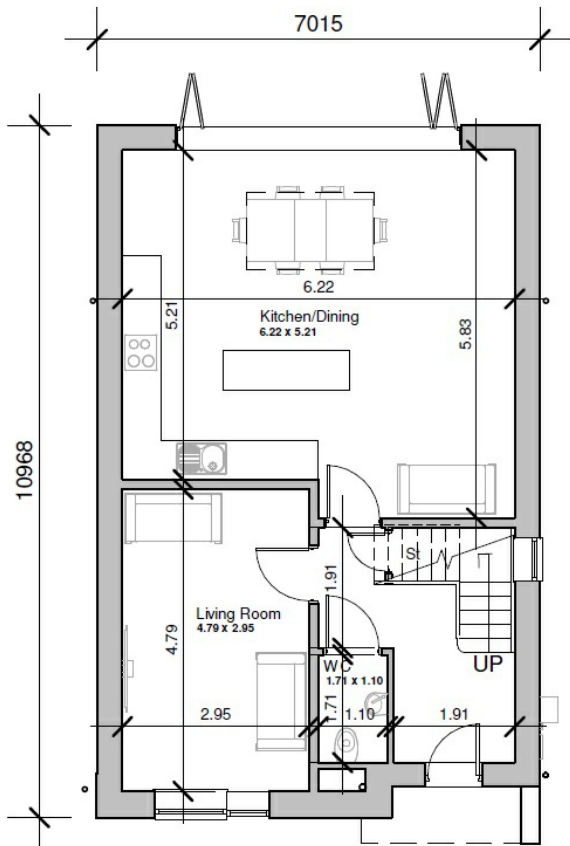




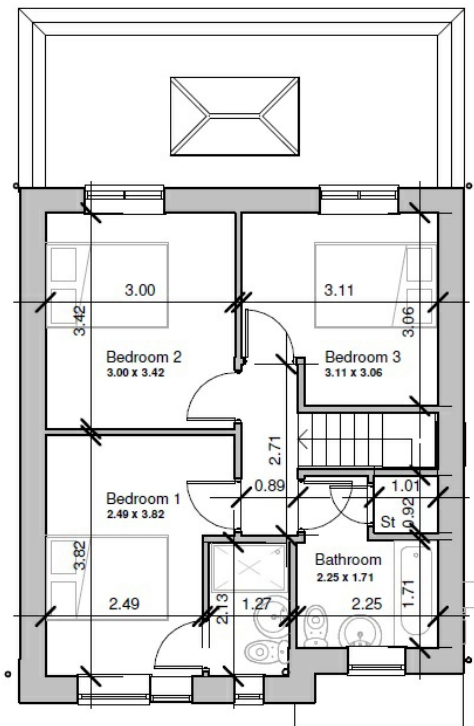


Floorplans

Floor Plans



Ground floor



First floor

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