



SYMONDS
& NEWHEY

Plot 4



Plot 4 £SSTC

Property Details



1270 Square feet



1 Garage



2 Parking



4 Bedrooms



2 Bathrooms



2 Toilets



Available from Feb 2023

Description

- Popular Village Location
- Ground Floor Study
- Attractive Sitting Room
- Contemporary Fitted Dining Kitchen
- Utility Room
- Master Bedroom With Ensuite
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Detached Double Garage
- Lawned Gardens Backing Onto Recreation Ground
- OPEN DAY 7TH JANUARY 2023

**** OPEN DAY 7TH JANUARY 2023 ** A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUALLY DESIGNED AND BUILT THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH RECREATION FIELDS AND CRICKET GROUND TO THE REAR**

Viewing – By arrangement through the Agents.

Description – **** OPEN DAY 7TH JANUARY 2023 ****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 in Sage green with a solid worktop and integrated appliances.

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 double 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 4 is due to be complete and ready to move in to February 2023.

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 – 2.89m x 2.43m (9'5" x 7'11") –

Guest Cloakroom – having low level w.c. and wash hand basin.

Study – 3.03m x 2.28m (9'11" x 7'5") –

Sitting Room – 5.35m x 4.27m (17'6" x 14'0") –

Dining Kitchen – 6.22m x 3.23m (20'4" x 10'7") –

Utility Room – 1.82m x 1.77m (5'11" x 5'9") –

First Floor Landing –

Master Bedroom – 3.41m x 3.39m (11'2" x 11'1") –

Ensuite Shower Room – 2.02m x 1.5m (6'7" x 4'11") –

Bedroom Two – 3.27m x 3.08m (10'8" x 10'1") –

Bedroom Three – 3.42m x 3.08m (11'2" x 10'1") –

Bedroom Four – 3.34m x 2.36m (10'11" x 7'8") –

Bathroom – 2.71m x 2.03m (8'10" x 6'7") – having bath, shower cubicle, low level w.c. and wash hand basin.

Outside – There is a block paved driveway leading to GARAGE. Gardens to the front and rear.

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.



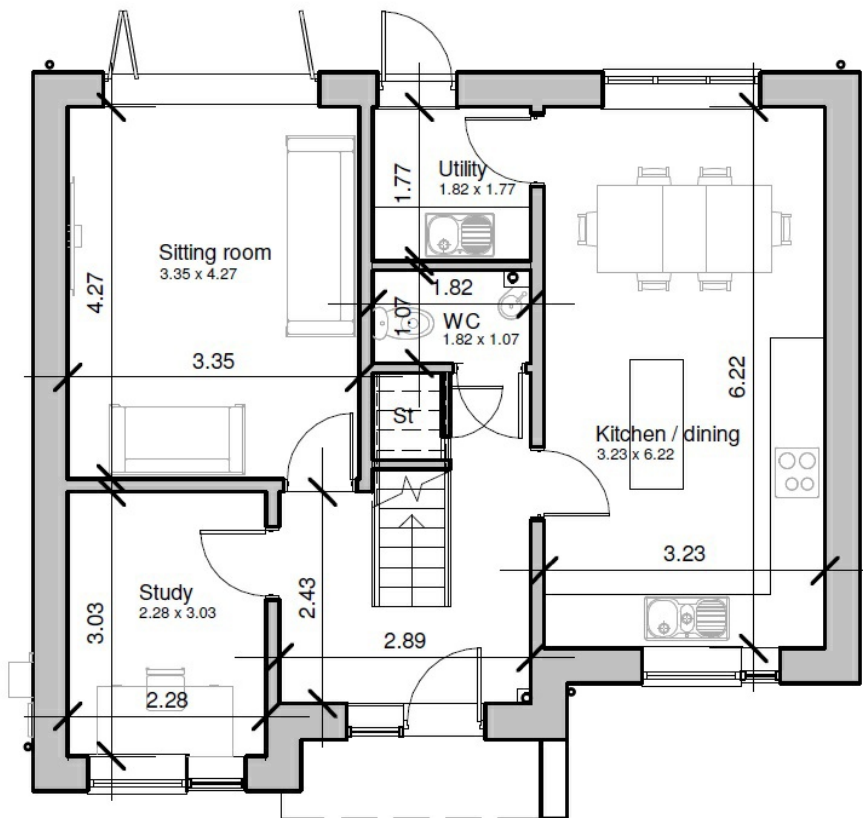








Ground Floor Plan



Ground floor

Bed 4
2.36 x 3.34

Bed 3
3.42 x 3.03

Bed 2
3.27 x 3.08

Bed 1
3.39 x 3.41

Bathroom
2.71 x 2.03

EnSuite
2.02 x 1.82

Staircase
1.50 x 2.02

Hallway Dimensions:
2.03, 2.71, 3.42, 3.03, 2.36, 2.85, 3.39, 3.41, 4.01, 3.27, 3.08, 1.50, 1.82

First floor

 info@symondsnewey.co.uk

 01926 754034