

EXCLUSIVELY
SHARED
OWNERSHIP

Marble Square



Somewhere to call home

Marble Square

Site plan

- The Eston**
2 bedroom home
- The Buttercup**
2 bedroom home
- The Hadley**
3 bedroom home
- The Crimson**
3 bedroom home
- The Blackthorne**
3 bedroom home
- The Meadowsweet**
3 bedroom home
- The Laurel**
3 bedroom home
- The Cornflower**
3 bedroom home
- The Belgrave**
4 bedroom home

SS: Electrical Substation



 **Places
for People**

 **LSL Land & New Homes**

0115 671 0397 | sales@thesohub.co.uk | placesforpeople.co.uk/marble-square
Nightingale Road, Osmaston, Derby DE24 8BF

Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – June 2025



KITCHENS

- Symphony fitted kitchen
- Laminate worktop
- Stainless steel single sink with chrome mixer tap
- Single electric oven with four-ring gas hob and stainless steel splashback
- Cooker hood
- Fridge/Freezer

PLUMBING AND HEATING

- Gas-fired combi boiler

ELECTRICAL

- Low energy light fittings and switching
- TV point to lounge and main bedroom
- White sockets and switches
- Mains-wired smoke detectors

BATHROOMS AND EN-SUITES

- White bathroom suite
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles
- En-suite with white sanitaryware plus shower tray and glass shower screen (where applicable)

INTERNAL FINISHES

- Vinyl flooring in the kitchen, bathroom, W.C and en-suite (where applicable)
- Carpets in the remaining rooms

DOORS AND WINDOWS

- Multi-locking composite front door
- PVC double glazed windows

EXTERNAL

- Solar panels
- External lighting to the front
- Front garden landscaping
- Turfed rear garden
- Outside tap



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**Marble
Square**

**The Laurel
3 bedroom house**

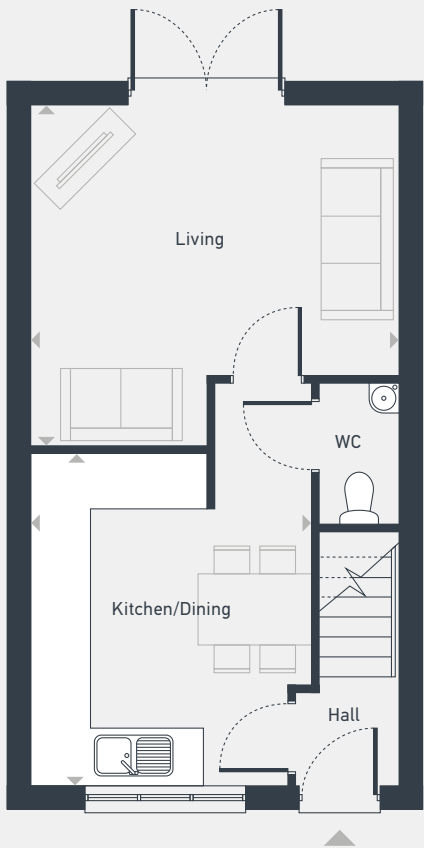


Marble Square

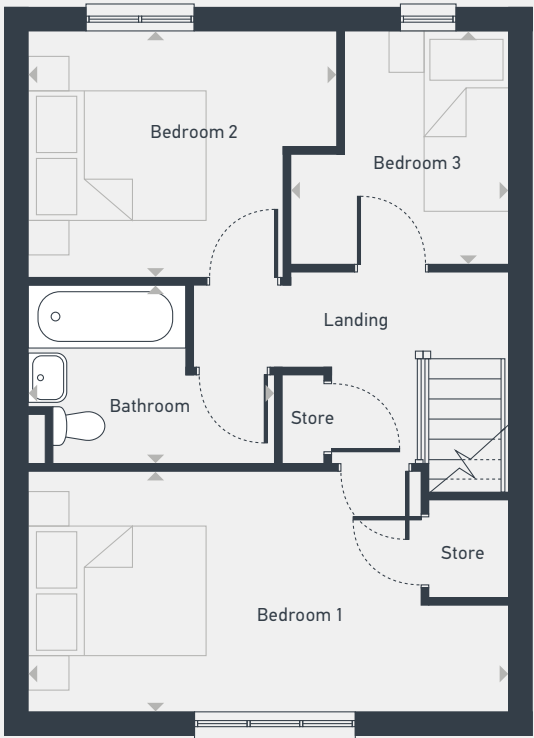
The Laurel 3 bedroom house

Plots as drawn: 13,15,22,26,28,30,245
Plots handed: 14,16,23,27,29,244

69.86 sq m / 752 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living	3.99m x 3.72m	13'1" x 12'2"
Kitchen/Dining	3.63m x 3.03m	11'11" x 9'11"

DIMENSIONS	m	ft
Bedroom 1	5.25m x 2.64m	17'3" x 8'8"
Bedroom 2	3.37m x 2.64m	11'1" x 8'8"
Bedroom 3	2.49m x 2.39m	8'2" x 7'10"
Bathroom	2.68m x 1.97m	8'9" x 6'6"

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