

Welcome to

PINE VIEW DEVELOPMENT

LINTON, SWADLINCOTE, DE12 6RE



"An exclusive new development of three luxury 4 bedroom homes in the much-sought after semi-rural location of Swadlincote."



Introducing the Pine View development

Fantastic location

Views across beautiful countryside
20 minute drive to the centre of
Burton-on-Trent

15 minutes to the J11, M42

Local amenities close by

Efficient and assured living

10 year warranty on each build

Each house is EPC graded B/C
which will help save you money

Home styling opportunity

A full design consultation on all
aspects of internal design is available
upon reservation of one of the
Pine View plots

With layouts that would suit couples and families alike, each plot at Pine View has four bedrooms and incredible countryside views.

At the front of the property, a spacious hallway leads to the large lounge through internal French doors.



To the rear is a large open-plan kitchen / dining / family area, the real show piece of the property. It comes complete with contemporary design and integrated appliances including induction hob, integrated single oven and a combination microwave/oven, dishwasher and fridge freezer. Stunning 5-metre aluminum bifold doors create an amazing centre piece to this modern open plan design. When open or closed, they bring the outside 'in', providing the ideal entertaining space.

Next to the kitchen there is a spacious utility, and a guest cloakroom is also located off the entrance hallway.

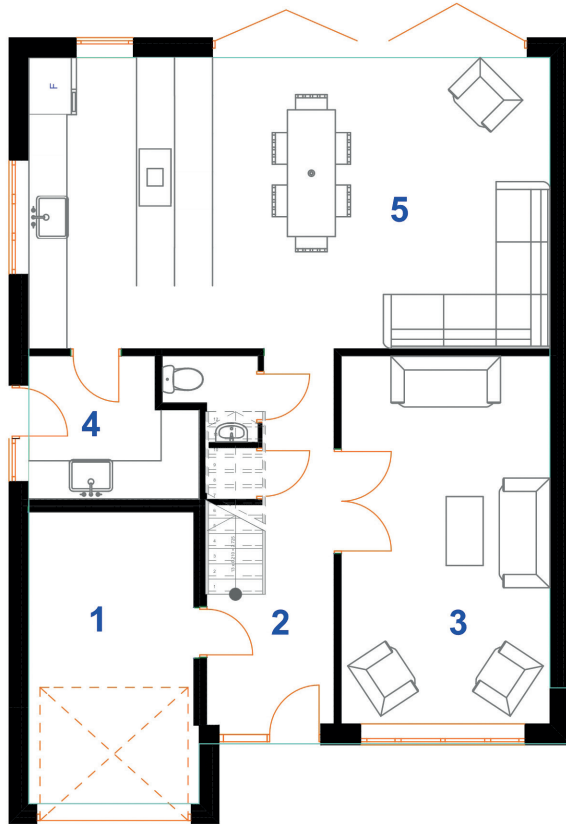
On the first floor, there is a stunning master bedroom with an ensuite fitted with rain-head shower. The master bedroom also features French doors and glass Juliet balcony, which maximises the superb views across local countryside. There are three further bedrooms and a luxury family bathroom.

Other internal features include underfloor heating throughout the ground floor and radiators on the first floor. The UPVC grey windows are A-rated and all internal doors are contemporary in design. Each bathroom is tiled and fitted with elegantly appointed sanitary ware.

Externally there is a block paved driveway to the fore, with a fully landscaped garden to the rear.



Floor Plan



GROUND FLOOR

1. Garage

4.6 m x 2.7 m (15'1" x 8'8")

2. Hallway

3. Lounge

5.8 m x 3.2 m (19'0" x 10'5")

4. Utility

2.7 m x 2.2 m - MAX (8'8" x 7'2")

5. Kitchen / Family Room / Diner

8.2 m x 4.5 m (26'9" x 14'8")

FIRST FLOOR

1. Master Bedroom

4.8 m x 4.8 m (15'7" x 15'7")

2. Ensuite

1.7 m x 1.7 m max (5'5" x 5'5")

3. Bathroom

2.0 m x 2.7 m (6'6" x 8'9")

4. Bedroom Two

5.8 m x 3.2 m (19'0" x 10'5")

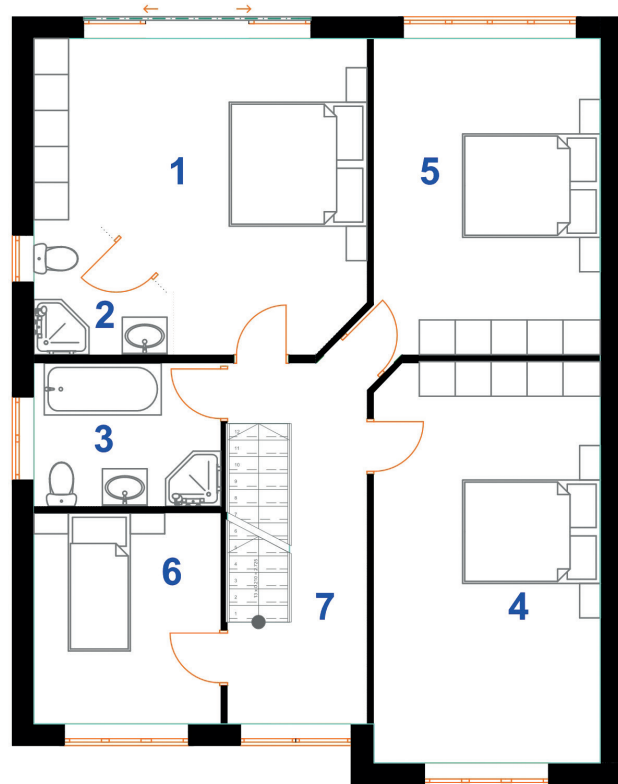
5. Bedroom Three

4.5 m x 3.2 m (14'8" x 10'5")

6. Bedroom Four

3.1 m x 2.7 m (10'2" x 8'9")

7. Landing



Style your New Home

At Pine View, you have the *unique opportunity to personalise your new home* even before you move in.

Once your plot is reserved we can arrange a meeting for you to choose from a wide range of upgrades and optional extras*.

Call to reserve
your plot

0121 353 9200



You could choose alternative tiles, flooring, staircases, kitchen worktops and doors, white goods, paving slabs... and many more fixtures and fittings.

As we build many options in as we construct your new home, you'll have more choices the earlier you reserve.

The broad range of options can be found in the separate design brochures.



*dependent upon stage of build schedule. Upgrade charges may be applicable.

PAUL CARR
Estate Agents
Land & New Homes
0121 353 9200

For more details and to reserve your plot now, contact the friendly sales team at **Paul Carr Land & New Homes on 0121 353 9200**

From **URBAN** Build & Design

CRL 10 Year Build Warranty

In partnership with

