



SPECIFICATION AFFORDABLE HOMES

WINFIELD GARDENS ALLITHWAITE CUMBRIA

- Item included in standard to all plots unless stated
- Optional item available at extra cost subject to stage of construction of the property
- Electric gate posts
- Energy efficient border fence construction
- Contemporary kitchen units with worktops and matching laminate
- White painted iron
- Stainless steel single sink and mixer tap
- Water efficient bathroom and fittings with tap
- Chrome thermostatic bath mixer tap with handheld shower attachment
- Thermostatic shower mixer tap with overhead spray
- Spacelock triple shower half height shower bath
- Bathroom half bath to suite with wc, basin and bath
- White panel inward doors with chrome door handles
- 4 piece energy saving double glazing windows
- 4 glazed PVCu window frames (bifold green external, white internal)
- Window locks and insurance locks to external doors
- Electric points to BS7671 standards
- Many wired under and surface mains cable installations
- AP (air pressure) water test ready
- Outside light to front
- Energy efficient light bulbs to all rooms
- LED under floor heat and under stone to kitchen
- Water gas condensing combination central heating boiler with 5 year warranty
- Smart heating system with 7 seven day wireless controller / 7 dials
- Thermostatic radiator valves
- Intercom inside magnetic security units
- Turfed rear garden (surface shown on drawings)
- Paving to rear garden (surface shown on drawings)
- Hardwired fire alarm system

Winfield Gardens Affordable Homes is a project for the construction of a new development of 10 detached houses and 10 detached units.

Options available for viewing

AP (air pressure) water test ready

For details of the development and a list of the options available, please contact the sales team. Please note that the options available will vary depending on the stage of the development and the availability of the options at the time of the sale.

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AP (air pressure)

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1. Kitchen	2. Living room	3. Dining room	4. Family room
5. Bedroom	6. Bedroom	7. Bedroom	8. Bedroom
9. Bathroom	10. Bathroom	11. Bathroom	12. Bathroom
13. Cloakroom	14. Cloakroom	15. Cloakroom	16. Cloakroom
17. Utility room	18. Utility room	19. Utility room	20. Utility room
21. Garage	22. Garage	23. Garage	24. Garage
25. Front garden	26. Front garden	27. Front garden	28. Front garden
29. Rear garden	30. Rear garden	31. Rear garden	32. Rear garden
33. Driveway	34. Driveway	35. Driveway	36. Driveway
37. Pathway	38. Pathway	39. Pathway	40. Pathway
41. Fencing	42. Fencing	43. Fencing	44. Fencing
45. Gates	46. Gates	47. Gates	48. Gates
49. Windows	50. Windows	51. Windows	52. Windows
53. Doors	54. Doors	55. Doors	56. Doors
57. Roofs	58. Roofs	59. Roofs	60. Roofs
61. Foundations	62. Foundations	63. Foundations	64. Foundations
65. External walls	66. External walls	67. External walls	68. External walls
69. Internal walls	70. Internal walls	71. Internal walls	72. Internal walls
73. Floors	74. Floors	75. Floors	76. Floors
77. Ceilings	78. Ceilings	79. Ceilings	80. Ceilings
81. Light fittings	82. Light fittings	83. Light fittings	84. Light fittings
85. Heating	86. Heating	87. Heating	88. Heating
89. Ventilation	90. Ventilation	91. Ventilation	92. Ventilation
93. Security	94. Security	95. Security	96. Security
97. Insurance	98. Insurance	99. Insurance	100. Insurance



Allithwaite

£350,000

6 Winfield Gardens
Vicarage Lane
Allithwaite
Grange-over-Sands
Cumbria
LA11 7QN

Property Ref: G2406

A detached, partially stone fronted home with garage and 2 car driveway.

The ground floor features a front to back family kitchen come living space with feature island breakfast bar. Glazed sliding doors lead to the rear garden. The living room looks out onto the rear garden via patio doors. A cloakroom and a utility room complete the accommodation on this level. On the first floor the master bedroom has an en-suite with large shower tray and Hans Grohe shower fittings and taps. There are a further 2 double bedrooms and a single bedroom as well as the 4 piece half tiled family bathroom with shower tray and bath.

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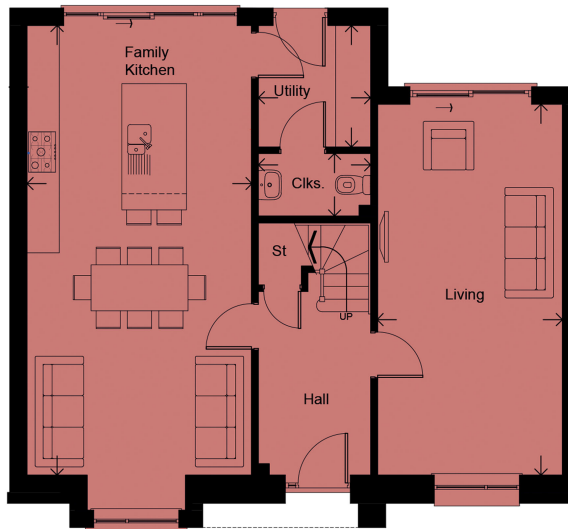
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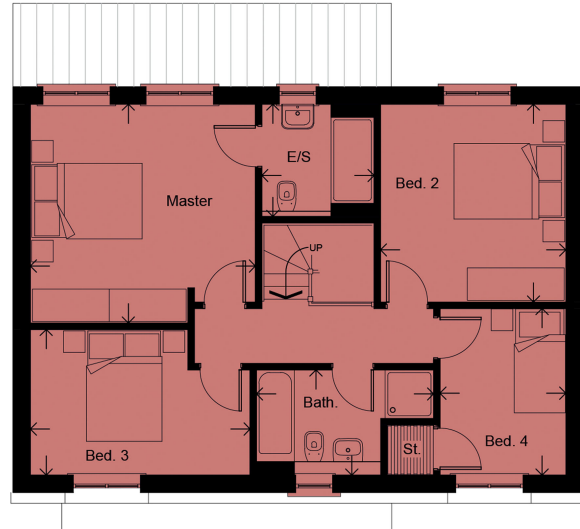
4 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE

FLOOR AREA (EXCLUDING GARAGE): 147 M² | 1583 SQ FT



GROUND FLOOR

Living Room	6.88 x 3.43m	22'7" x 11'3"
Family Kitchen	8.34 x 4.17m	27'4" x 13'9"
Cloaks	2.08 x 1.16m	6'10" x 3'10"
Utility	2.26 x 2.08m	7'5" x 6'10"
Garage	6.00 x 3.01m	19'8" x 9'11"



FIRST FLOOR

Master Bedroom	4.18 x 4.06m	13'9" x 13'4"
En-suite	2.09 x 2.08m	6'10" x 6'10"
Bedroom 2	3.67 x 3.44m	12'0" x 11'3"
Bedroom 3	4.08 x 2.70m	13'5" x 8'10"
Bedroom 4	3.09 x 2.34m	10'2" x 7'8"
Bathroom	3.29 x 1.95m	10'10" x 6'5"

Description: Winfield Gardens will comprise just 23 two, three and four bedroom homes and bungalows on a self-contained cul-de-sac development offering easy access to local amenities. It will incorporate sympathetic landscaping and feature an open space designed to create a 'village green' feel that's very much in keeping with the setting.

The village has a local pub, post office and shop, in addition to a well-regarded primary school that is within just a few minutes' walk (300m) of Winfield Gardens and situated adjacent to a pretty, nineteenth-century church. A broader selection of amenities – including supermarkets, library, doctor's surgery and specialist shops – can be found 1.2 miles away in neighbouring Grange-over-Sands, which also boasts an elegant promenade, ornamental gardens and a choice of golf courses.

Allithwaite is beautifully located on the western edge of the Cartmel Peninsula, bordering the Lake District National Park and with distant views of Morecambe Bay. It offers all the advantages of village life but with excellent road and rail links to the South Lakes and beyond: Kent's Bank railway station is less than a mile

distant yet provides a regular service that connects with the west coast main line at Lancaster. A short hop (1.7 miles) from Allithwaite is the quaint village of Cartmel – a magnet for food-lovers who are drawn by its high-class eateries (including Michelin-starred L'Enclume), famous priory and popular race weekends. It's an area popular with walkers and outdoor aficionados.

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Sales office open on site Saturdays and Sundays 10am to 4.30pm

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.