



SPECIFICATION GENERAL



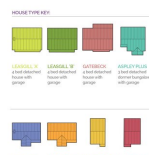
SITE PLAN



SPECIFICATION AFFORDABLE HOMES



- Hanggrove chrome taps and thermostatic shower to en-suite
- Hanggrove thermostatic bath mixer with hair wash/shower head to bath
- Shower over bath with screen to glass
- Chrome heated towel rail to en-suite bathroom to plot 10
- Chrome heated towel rail to family bathroom to plot 10
- Bathroom and en-suite half tiled to all walls
- Ambient flooring to bathroom and en-suite
- LED floor lighting to kitchen, bathroom & en-suite as shown on the plans
- Contemporary skirting and architraves
- Hard white cottage style external doors with contemporary chrome handles
- 10 rated energy saving double glazing to windows
- BT openreach superfast ready*
- Smoke, heat and carbon monoxide detectors
- Window locks and insurance bolts to external doors
- Outside light to front and rear of house
- Intruder alarm to 5548B insurance standard
- Automatic garage door
- Cold water taps to garage or external position as plans
- Landscaping to front gardens and turf to rear gardens
- Natural local limestone to selected plots and walls as plans
- Black paving to drive and parking areas as shown on the plans
- Treated/charred fencing to rear garden as plans
- NBSIC 10 Year Building Warranty



- Accommodation to standard to all plots unless stated
- Optional item available at extra cost subject to range of combination of the property
- Natural stone walls
- Energy efficient timber frame construction
- Contemporary kitchen units with worktops and matching splashbacks
- Stainless steel sink and mixer tap
- Stainless steel single oven and mixer tap
- White effect bathroom and fittings with taps
- Chrome thermostatic bath mixer tap with handheld shower attachment
- Thermostatic shower mixer over bath with screen and tray
- Squatbath long shower, half height, screen and bath
- Bathroom half tiled to walls with vinyl, floor and splash
- White panel internal doors with chrome door handles
- 10 rated energy saving double glazing to windows
- 10 rated PVCu window frames (not all) green external, white internal
- Window locks and insurance bolts to external doors
- Electric points to NBSIC standards
- Heavy wind resistant and carbon monoxide heat detectors
- BT openreach superfast fibre ready*
- Outside light to front
- Energy efficient light bulbs to all rooms
- LED lighting to kitchen and en-suite as shown on the plans
- 10 rated gas condensing combination central heating boiler with 5 year warranty
- Shower heating system with a seven day wireless controller / valve
- Thermostatic radiator valves
- Heavy white magnetic casting unit
- Turbomaster gasless shower (not shown on plans)
- Parking spaces landscaping as shown on drawings
- NBSIC 10 Year Building Warranty

*Not all plots have broadband. Please check with BT for availability for maintenance of some plots only. Not all plots have drainage and landscaping areas. Details available from the site sales office.

Our plans shown for guidance purposes only. Actual site conditions may vary and the development may be subject to alterations, site and planning requirements or other local authority requirements. This does not constitute a part of any contract or offer.



Allithwaite

£350,000

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

Property Ref: G2405

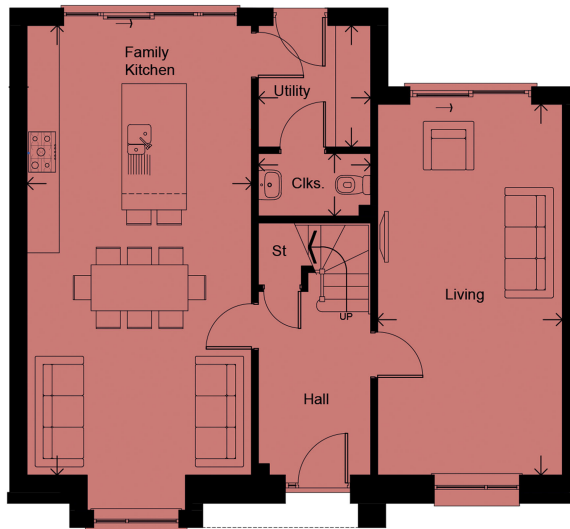
A detached, partially stone fronted home with garage and 2 car driveway.

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.



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

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