



SPECIFICATION GENERAL



- Item included as standard to all open market plots unless listed
- Optional item available at extra cost (subject to stage of construction of the property)
- Round kitchen units with soft close drawers and doors
- Laminate worktop and upstand to kitchen and utility rooms
- Quartz Stone worktop, splashback and upstand to kitchen
- AEG A rated multifunction stainless steel electric oven
- AEG integrated microwave oven with grill
- AEG stainless steel 6 burner gas hob
- Zanussi 3x7 rated integrated tall fridge freezer (700/700)
- Zanussi 3xAAA rated integrated dishwasher
- Zanussi 3x45B rated integrated washing machine
- Stainless steel one and a half bowl sink and mixer tap
- Task lighting under kitchen wall units
- A rated PVCu window frames (chartwell green external, white internal)
- Energy efficient timber frame construction
- Natural slate work
- Thermoblastic outdoor valves
- X rated condensing combi central heating boiler with 5 year warranty*
- Zoned heating with 2 seven day wireless controllers/ stats
- Satin chrome electric sockets above worktops in kitchen
- TV points to all bedrooms
- Shower point to en-suite bathroom to plot 1g
- USB socket for tablet and mobile phone to kitchen
- Sky Digital wiring to living room & master bedroom (Sky subscription & equipment required)

SITE PLAN



Basildon Homes 01702 322222 www.basildonhomes.co.uk



SPECIFICATION GENERAL

- Item included as standard to all open market plots unless listed
- Optional item available at extra cost (subject to stage of construction of the property)
- Durable bathroom pottery with semi pedestal basins
- Vanity basin with storage unit to master bedroom en-suite
- Hanging chrome taps and thermostatic shower to en-suite
- Hanging thermostatic bath mixer with hair wash shower head to bath
- Shower over bath with screen to plot 1g
- Chrome heated towel rail to en-suite bathroom or cloakroom
- Chrome heated towel rail to family bathroom or cloakroom
- Bathroom and en-suite half tiled to all walls
- Ambico flooring to bathroom and en-suite
- Electrical points as detailed drawings
- Energy efficient light bulbs to all rooms
- IPF openmouth superior ready
- Smoke heat and carbon monoxide detectors
- Window locks and insurance locks to external doors
- Outside light to front and rear of house
- Intruder alarm to SSAIB insurance standard
- Automatic garage door
- Cold water tap to garage or external position as plans

Basildon Homes 01702 322222 www.basildonhomes.co.uk

Allithwaite

£315,000

12 Winfield Gardens
Allithwaite
Grange-over-Sands
Cumbria
LA11 7QN

A partially stone fronted dormer bungalow with garage, parking and garden.

On the ground floor the entrance hall has a useful storage cupboard. The open plan living kitchen room is divided by a peninsular breakfast bar with good open plan Living/kitchen space. From the kitchen a door leads to the rear garden and patio. The master bedroom is located at the rear looking on to the garden and has an En-suite shower enclosure.

On the first floor is a double and single bedroom and family bathroom as well as a under eaves store space.

Property Ref: G2494

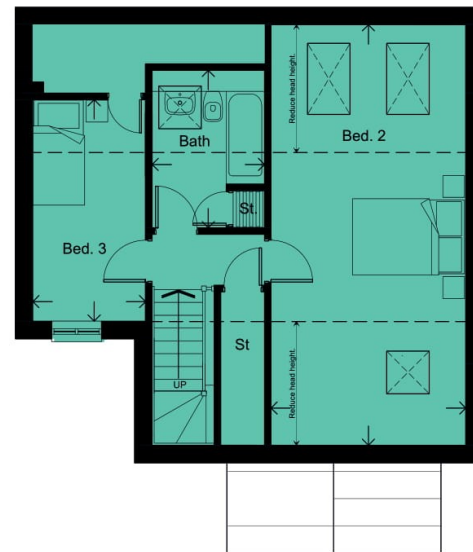
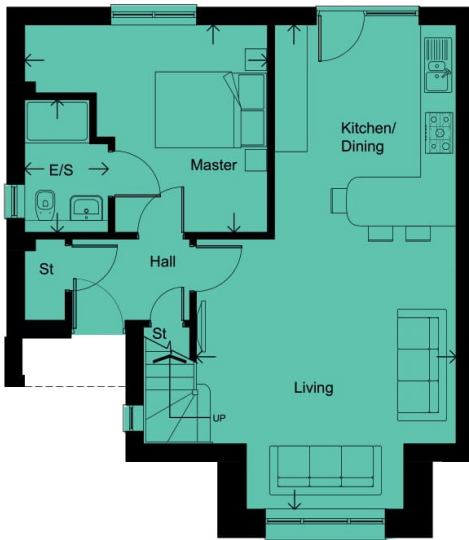


THE ASPLEY PLUS - PLOT 12

3 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE

FLOOR AREA:
116 M² | 1247 SQ FT

£315,000



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, 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.

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.