



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 | ● A* rated PVCu window frames (chartwell green external, white internal) |
| ● Laminate worktop and upstand to kitchen and utility rooms | ● Energy efficient timber frame construction |
| ○ Quartz Stone worktop, splashback and upstand to kitchen | ● Natural slate work |
| ● AEG A rated multifunction stainless steel electric oven | ● Thermoblastic radiator valves |
| ● AEG integrated microwave oven with grill | ● X rated condensing combi central heating boiler with 5 year warranty* |
| ● AEG stainless steel 6 burner gas hob | ● Zoned heating with 2 zoned day wireless controllers/ stats |
| ● Zanussi 3x7" rated integrated tall fridge freezer (702/761) | ● Satin chrome electric sockets above worktops in kitchen |
| ● Zanussi 3xAAA rated integrated dishwasher | ○ TV points to all bedrooms |
| ○ Zanussi 3x-AB rated integrated washing machine | ● USB socket for tablet and mobile phone to kitchen |
| ● Stainless steel one and a half bowl sink and mixer tap | ● Sky Digital wiring to living room & master bedroom (Sky subscription & equipment required) |
| ● Task lighting under kitchen wall units | ● Shower point to en-suite bathroom to plot 1g |



SITE PLAN



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- | | |
|--|--|
| ● Durable bathroom pottery with semi pedestal basins | ● Electrical points as detailed drawings |
| ● Vanity basin with storage unit to master bedroom en-suite | ● Energy efficient light bulbs to all rooms |
| ● Hansgrohe chrome taps and thermostatic shower to en-suite | ● IPF speermuch superior ready |
| ● Hansgrohe thermostatic bath mixer with hair wash shower head to bath | ● Smoke heat and carbon monoxide detectors |
| ● Shower over bath with screen to plot 1g | ● Window locks and insurance locks to external doors |
| ● Chrome heated towel rail to en-suite bathroom to plot 1g | ● Outside light to front and rear of house |
| ○ Chrome heated towel rail to family bathroom or cloakroom | ○ Intruder alarm to SSAIB insurance standard |
| ● Bathroom and en-suite half tiled to all walls | ○ Automatic garage door |
| ○ Ambico flooring to bathroom and en-suite | ● Cold water tap to garage or external position as plans |



Allithwaite

£295,000

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

A detached partially stone fronted home with a well-proportioned family kitchen.

The ground floor features a family kitchen/dining room with island breakfast bar. Glazed patio doors lead to the rear garden. The living room also looks out onto the rear garden via patio doors. A cloakroom completes the accommodation on this level.

On the first floor the master bedroom has an en-suite with shower tray and Hans Grohe shower fittings and taps. There is a further double bedroom and a single bedroom as well as the half tiled family bathroom with bath. Outside: Detached Garage, Parking and Garden.

Property Ref: G2495



THE STIRLING 'A' - PLOTS 10 & 16* (' OPPOSITE HAND)

3 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE

FLOOR AREA (EXCLUDING GARAGE): 108 M² | 1164 SQ FT



GROUND FLOOR

Living Room	5.32 x 4.14m		17'5" x 13'7"
Family Kitchen	5.02 x 4.00m		16'6" x 13'1"
Cloaks	1.65 x 1.21m		5'5" x 4'0"
Garage	6.00 x 3.00m		19'8" x 9'10"



FIRST FLOOR

Master Bedroom	3.51 x 3.33m		11'6" x 10'11"
En-suite	2.42 x 1.90m		7'11" x 6'3"
Bedroom 2	3.69 x 2.93m		12'1" x 9'7"
Bedroom 3	3.29 x 2.48m		10'10" x 8'2"
Bathroom	2.29 x 1.94m		7'6" x 6'4"



Please note: Arrows denote measurement positions. Floor plans and house type illustrations shown for guidance purposes only. All dimensions are provisional and should be checked on site. Colours, sizes and styles of doors, windows, landscape features and other such details may vary.

2019.10C

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.

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