



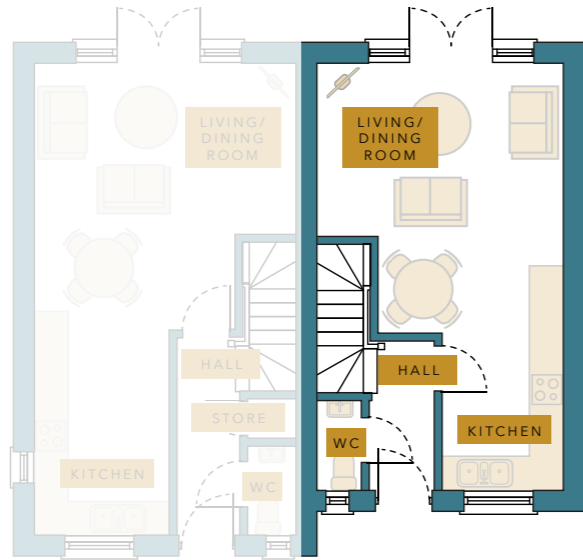
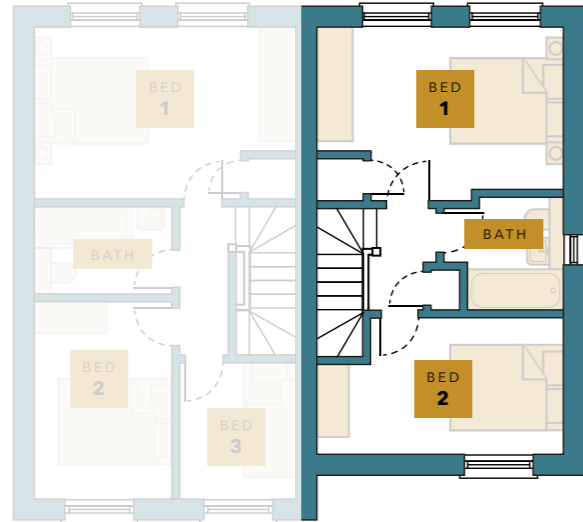
LONG CLAWSON

THE CROFT

2 BEDROOM SEMI-DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Living/dining Room	4692 x 4384mm	15' 4" x 14'
Kitchen	2857 x 2150mm	9' 37" x 7' 1"
Hall	2750 x 1200mm	9' 02" x 3' 9"
Store Room	1300 x 900mm	4' 27" x 3'
WC	1620 x 880mm	5' 31" x 2' 9"

FIRST FLOOR

Bedroom 1	4384 x 3032mm	14' 4" x 9' 95"
Bedroom 2	4384 x 2430mm	14' 4" x 7' 97"
Bathroom	2220 x 2080mm	7' 28" x 6' 82"



SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Neff Stainless steel electric oven
- Neff Stainless steel gas hob
- Neff Stainless steel canopy hood
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall tiles

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine
- Chrome heated Towel rails to Bathroom
- Chrome thermostatic mixer shower over bath
- Iconic Express over Bath Glass shower screens to baths
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV point to living area
- Shaver points in bathroom
- Wired Intruder alarm System
- BT Fibre connection

Internal Specification

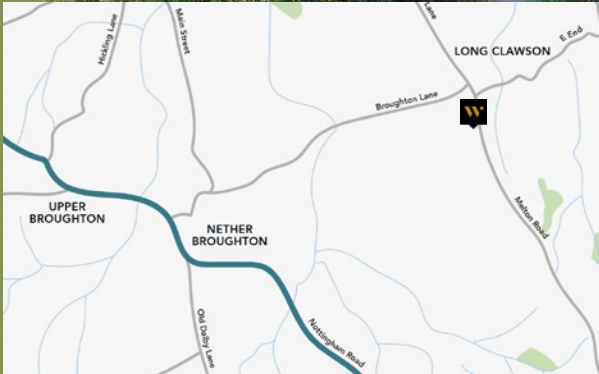
- Choice of Design led Porcelanosa ceramic wall and floor tiles for bathrooms and Kitchens
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Clay Pantile main roof
- Elegance cast iron effect UPVC guttering
- Located of an exclusive landscaped private drive
- Block paved driveway
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty

PLOT 4 THE CROFT

4



waters
HOMES

T. 0116 230 1936
E. info@watershomes.co.uk

The Old Rectory, Main Street,
Glenfield, Leicester. LE3 8DG
watershomes.co.uk