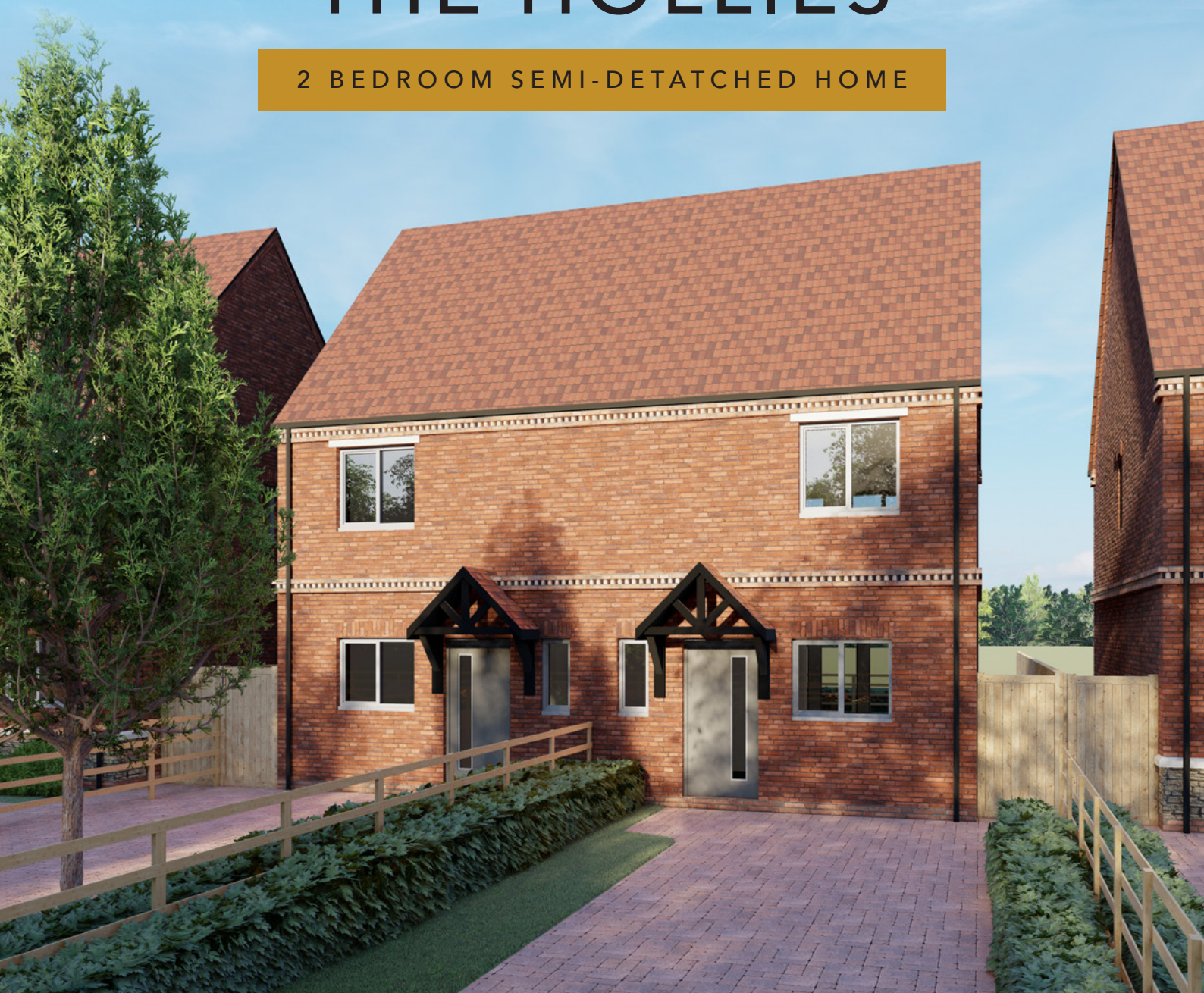




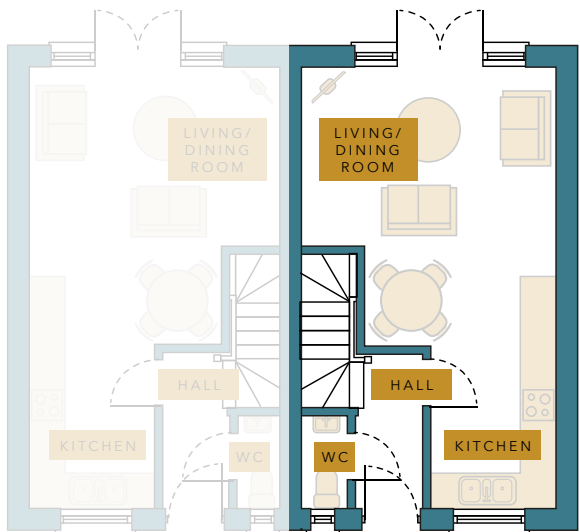
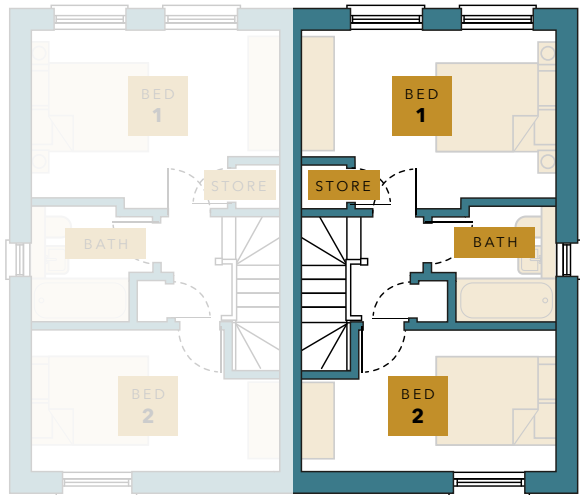
LONG CLAWSON

THE HOLLIES

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"
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"
Store Room	1300 x 900mm	4' 27" x 3'

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

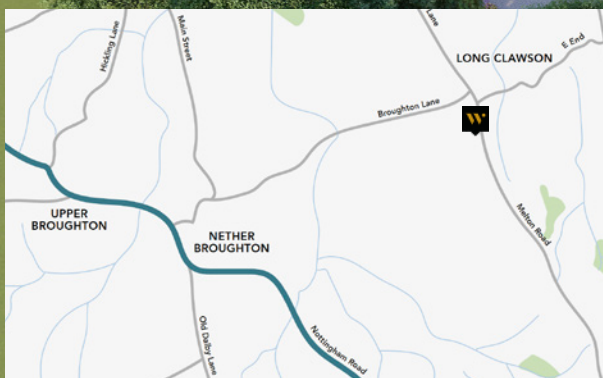
- Internal Specification**
- Choice of Design led Porcelanosa ceramic wall and floor tiles for bathrooms and Kitchens
 - Oak panel doors with chrome handles
 - 5" Ogee Skirting Boards
 - 3" Ogee Architraves
 - Plastered ceiling through out
 - Decoration - White ceilings, Cornforth White walls and White 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 6 THE HOLLIES

6



waters
HOMES

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

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