



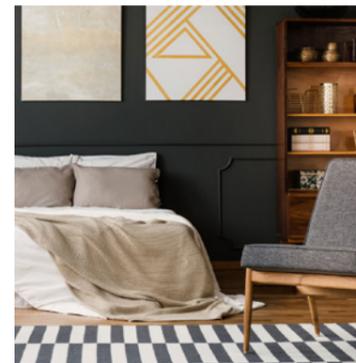
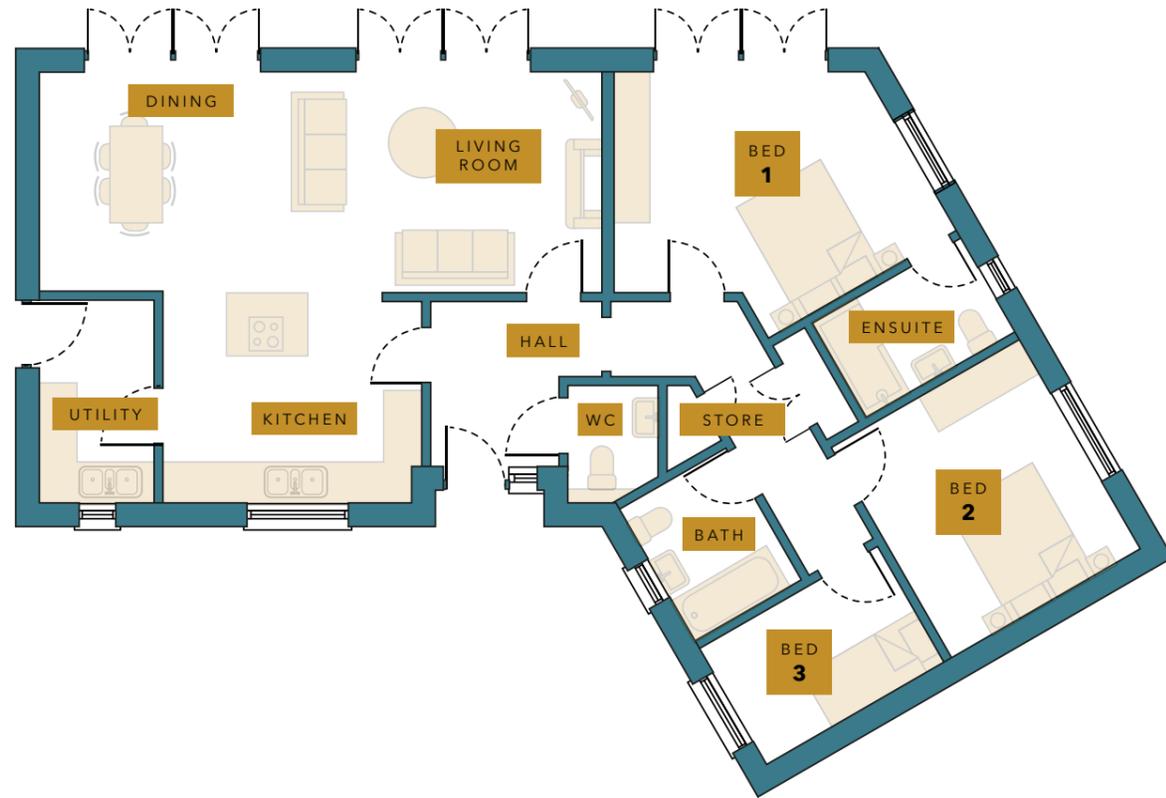
LONG CLAWSON

CASTLE VIEW

3 BEDROOM BUNGALOW



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Living Room	5180 x 3422mm	17' x 11'	Bedroom 1	5830 x 3422mm	19' 1" x 11'
Kitchen	4090 x 3127mm	13' 4" x 10'	Ensuite	2680 x 1750mm	8' 79" x 5' 7"
Dining	3560 x 3520mm	11' 7" x 12'	Bedroom 2	3747 x 3352mm	12' 3" x 11'
Hall	2790 x 2750mm	9' 15" x 9'	Bedroom 3	3197 x 2070mm	10' 5" x 6' 8"
Store Room	1270 x 700mm	4' 17" x 2' 3"	Bathroom	2320 x 1900mm	7' 61" x 6' 2"
Utility	3127 x 1800mm	10' 3" x 5' 9"			
WC	1900 x 1410mm	6' 23" x 4' 6"			

SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Choice of Granite worktop fitted to kitchen
- Neff Stainless steel electric double oven
- Neff Stainless steel 5 x burner gas hob
- Neff Stainless steel flat glass Island canopy hood (plot 9)
- Neff Stainless steel canopy hood (plot 10)
- Neff Fitted dishwasher
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall and Floor Tiling

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Underfloor heating in all rooms
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine in Utility
- Chrome heated Towel rails to Bathroom and Ensuites
- Chrome thermostatic mixer shower over bath
- Mira Flight Low level shower trays
- Iconic Express over Bath Glass shower screens to baths
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV points living area
- Shaver points in Bathroom and Ensuites
- Wired Intruder alarm System
- 1.5kw in-roof solar photovoltaic panels
- BT Fibre connection

Internal Specification

- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- 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
- Eco Smart bioethanol fuel fire to Living Room

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Outside store in Carport
- 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 9
CLAWSON END



waters
HOMES

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

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