



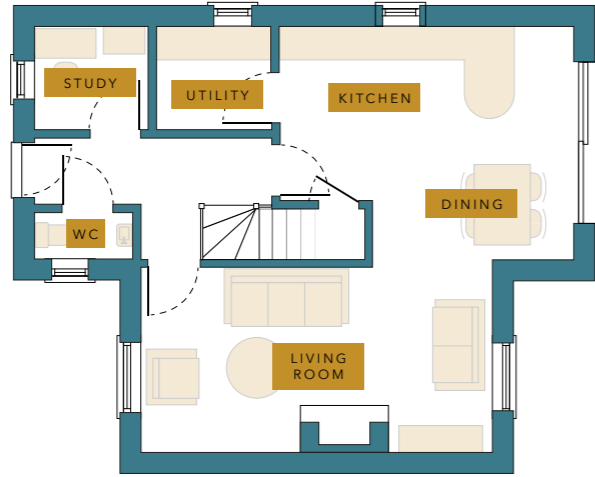
HARBY

FIELD VIEW

3 BEDROOM DETACHED HOME



FLOORPLANS



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 canopy hood
- 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
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine in Utility
- Chrome heated Towel rails to Bathroom and Ensuites
- Mira Flight Low level shower trays
- Chrome thermostatic mixer shower
- Iconic Express Glass shower screens
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV points living area
- Shaver points in Bathroom and Ensuites
- Wired Intruder alarm System
- BT Fibre connection
- Automatic garage door
- Electric car charging point

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

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Elegance cast iron effect UPVC guttering
- Located off an exclusive landscaped drive
- Garage with electric sectional garage door
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty

DIMENSIONS

GROUND FLOOR

Kitchen	5333 x 4235mm	17' 5" x 13' 9"
Living Room	6375 x 3388mm	20' 9" x 11' 1"
Utility	2130 x 1912mm	6' 9" x 6' 2"
Study	2085 x 1912mm	6' 8" x 6' 2"
WC	1800 x 897mm	5' 9" x 2' 9"
Hall	4315 x 2132mm	14' 1" x 6' 9"

FIRST FLOOR

Bedroom 1	3598 x 3388mm	11' 8" x 11' 1"
Ensuite	2700 x 1900mm	8' 8" x 6' 2"
Dressing room	2700 x 1385mm	8' 8" x 4' 5"
Bedroom 2	4235 x 3194mm	13' 9" x 10' 4"
Bedroom 3	4235 x 2904mm	13' 9" x 9' 5"
Bathroom	3500 x 2000mm	11' 5" x 6' 5"

PLOT 2 FIELD VIEW



waters
HOMES

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

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