



HARBY

LANGAR VIEW

3 BEDROOM SEMI-DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Kitchen/Dining	5022 x 3698mm	16' 4" x 12' 1"
Lounge	4712 x 3922mm	15' 4" x 12' 9"
WC	1800 x 1150mm	5' 9" x 3' 8"
Hall	1800 x 1525mm	5' 9" x 5' 0"

FIRST FLOOR

Bedroom 1	3922 x 2517mm	12' 9" x 8' 2"
Bedroom 2	4513 x 2537mm	14' 8" x 8' 3"
Bedroom 3	2806 x 2409mm	9' 2" x 7' 9"
Family Bath	2430 x 2140mm	8' 0" x 7' 0"



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
 - Electric car charging point

- 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

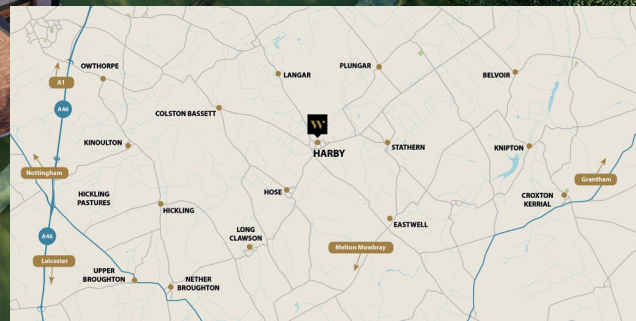
- General Specification**
- Turfed rear gardens with Key lock Gates
 - Landscape Planting to Fronts
 - Elegance cast iron effect UPVC guttering
 - Located of an exclusive landscaped private drive
 - Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden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

PLOT 8
LANGAR VIEW

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Map labels: OWTHORPE, LANGAR, FLUNGER, BELVOIR, COLSTON BASSETT, KINOULTON, HARBY, STATHERN, KNIPTON, GRETCHAM, HICKLING, HOSE, LONG CLAWSON, EASTWELL, CROSTON KESWALL, UPPER BROUGHTON, NETHER BROUGHTON, Melford Roadway, Nottingham, Leicester.

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