

The Lea

3-bedroom home

The 3-bedroom Lea is designed to make the absolute most of every square inch. The spacious lounge benefits from a beautiful bay window, and the combined kitchen and dining area opens into a separate utility room and cloakroom. French doors in the kitchen give you the option to step outside into the garden while creating a lovely bright and airy space inside. Up on the first floor the large principle bedroom has both an en-suite shower room and built-in wardrobe, while a modern fully-fitted bathroom, complete with bathtub and separate shower, serves the other two bedrooms.

If finding the perfect spot for your home office is high on the agenda, bedrooms two or three could be just the thing.



Features

- *Open-plan kitchen and dining area with French doors opening out on rear garden*
- *Spacious lounge*
- *Separate utility room*
- *Downstairs cloakroom, family bathroom, and principle bedroom en suite*
- *Private rear garden*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *HIVE smart home system*
- *Single garage*

Room dimensions

Ground Floor

LOUNGE	4878 x 3693 (max) mm 3238 (min) mm	16'0" x 12'1" 10'7"
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KITCHEN/DINING	4701 x 3688 (max) mm 3570 (min) mm	15'5" x 12'1" 11'8"
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UTILITY	1770 x 1340 mm	5'9" x 4'4"
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CLOAKS	1683 x 905 mm	5'6" x 2'11"
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BEDROOM 1

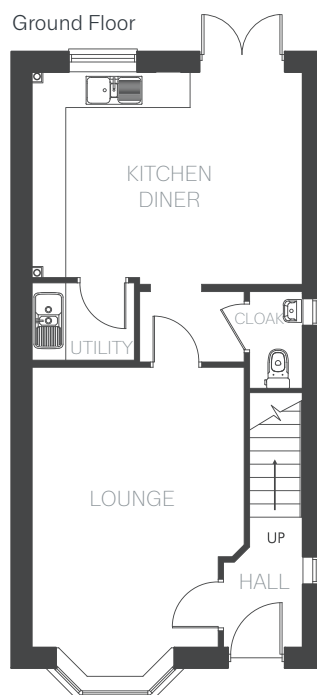
Arrow A	2779 mm	9'1"
Arrow B	4053 mm	13'3"
Arrow C	1988 mm	6'6"
Arrow D	1590 mm	5'2"
Arrow E	3363 mm	11'0"
Arrow F	3688 mm	12'1"

EN-SUITE	1819 x 1670	5'11" x 5'5"
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BEDROOM 2	4139 (max) x 2610 (max) mm	13'6" x 8'6"
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BEDROOM 3	2324 (min) x 1988 mm	7'7" x 6'6"
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BATHROOM	2610 (max) x 2286 (max)	8'6" x 7'6"
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First Floor

