

# The Lea

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## 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*
- *Spacious lounge*
- *Separate utility room*
- *Downstairs cloakroom*
- *Family bathroom*
- *Principle bedroom en-suite*
- *Private rear garden*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *HIVE smart home system*
- *Single garage*

# Room Dimensions

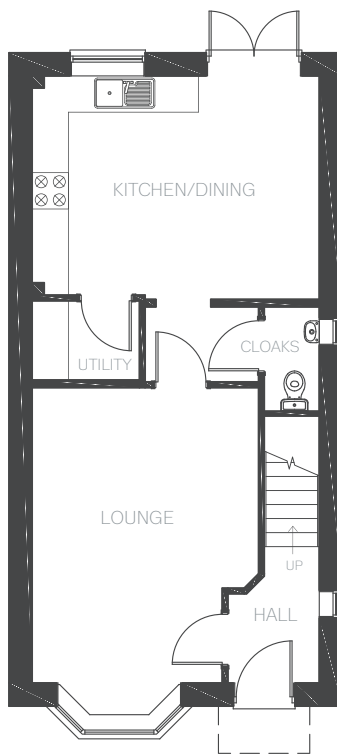
## Ground Floor

LOUNGE	3143(min) x 4883mm 3745(max)	10'3" x 16'0" 12'3"
KITCHEN/DINING	4748mm x 3624mm	15'6" x 11'10"
UTILITY	1775mm x 1310mm	5'9" x 4'3"
CLOAKROOM	910mm x 1725mm	2'11" x 5'7"

## First Floor

BEDROOM 1		
Arrow A	2830mm	9'3"
Arrow B	4105mm	13'5"
Arrow C	2040mm	6'8"
Arrow D	1600mm	5'2"
Arrow E	3368mm	11'0"
Arrow F	3693mm	12'1"
EN-SUITE	1824mm x 1675mm	5'11" x 5'5"
BEDROOM 2	2615mm x 4153mm	8'6" x 13'7"
BEDROOM 3	2040mm x 2351(min)	6'8" x 7'8"
BATHROOM	2615(max) x 2296mm 1722(min)	8'6" x 7'6" 5'7"

Ground Floor



First Floor

