

PLOT 2

EWERBY ROAD

KIRKBY LA THORPE

4 bed | 3 bath | 3 reception



**THE NEW
HOMES
AGENT**

thenewhomesagent.co.uk
enquiries@tnha.co.uk

+44 (0)1522 440 445
+44 (0)7745 440 445

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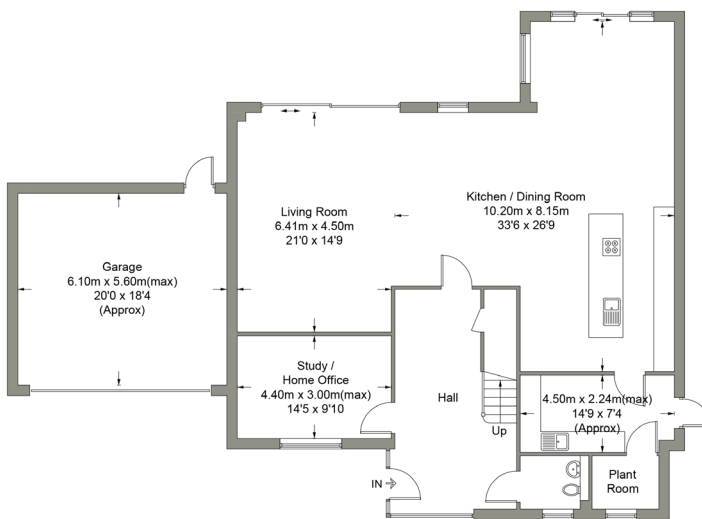
FLOOR PLANS

Ground Floor	Size (m)	Size (ft)
WC	1.98m x 1.55m	6'6 x 5'1
Study/Home Office	4.40m x 3.00m	14'5 x 9'10
Living Room	6.41m x 4.50m	21'0 x 14'9
Kitchen/Dining Room	10.20m x 8.15m	33'6 x 26'9
Utility	4.50m x 2.24m	14'9 x 7'4
Plant Room	1.98m x 1.55m	6'6 x 5'1
Double Garage	6.10m x 5.60m	20'0 x 18'4

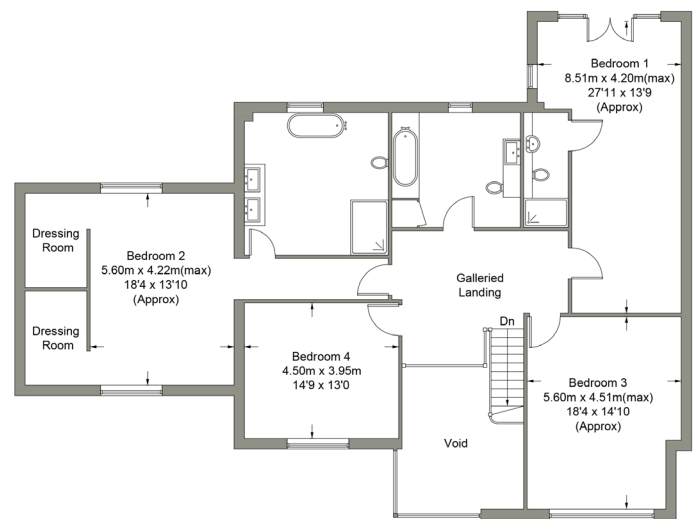
First Floor	Size (m)	Size (ft)
Bedroom 1	8.51m x 4.20m	27'11 x 13'9
En-suite	3.17m x 1.30m	10'5 x 4'3
Bedroom 2	5.60m x 4.22m	18'4 x 13'10
En-suite	3.99m x 4.20m	13'1 x 13'9
Dressing Room 1	2.74m x 1.80m	9'0 x 5'11
Dressing Room 2	2.74m x 1.80m	9'0 x 5'11
Bedroom 3	5.60m x 4.51m	18'4 x 14'10
Bedroom 4	4.50m x 3.95m	14'9 x 13'0
Bathroom	3.17m x 2.67m	10'5 x 8'9

DIGITALLY ENHANCED IMAGES: Some internal and external photographs of this property have been digitally enhanced to add landscaping, to help buyers to visualise how this property will look once complete and furnished. These images are provided as a guide only and cannot be relied upon for 100% accuracy.

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GROUND FLOOR



FIRST FLOOR

FLOOR PLANS ARE FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THESE PLANS, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS, BEFORE MAKING ANY DECISIONS RELIANT UPON THEM.

a moving experience

ALL VIEWINGS ARE TO BE ORGANISED VIA THE NEW HOMES AGENT.

WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE SALES PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS ARE ADVISED TO RECHECK THE MEASUREMENTS.