

PLOT 20

# STATION DRIVE

WRAGBY

3 bed | 2 bath | 2 reception



**THE NEW  
HOMES  
AGENT**

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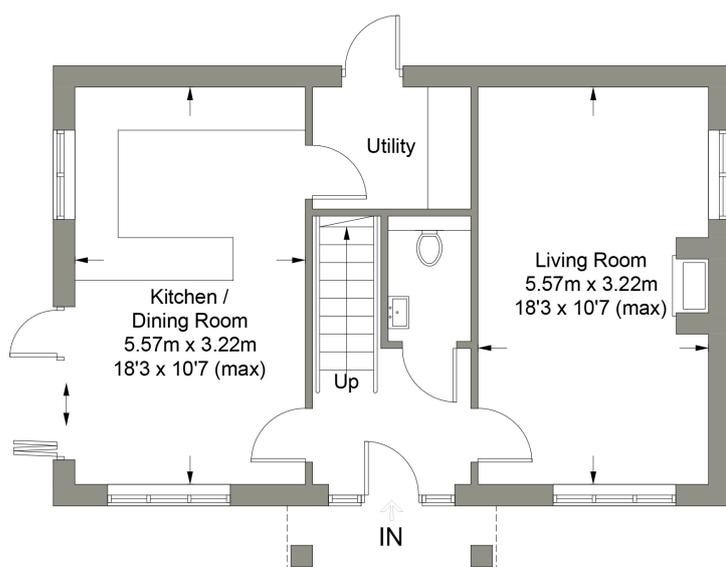


## FLOOR PLANS

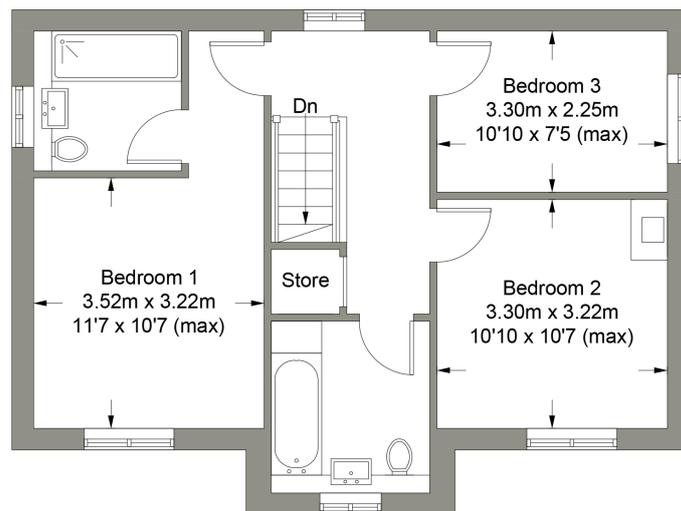
Ground Floor	Size (m)	Size (ft)
Entrance Hall	2.13m x 2.19m	7'0 x 7'2
Living Room	3.22m x 5.57m	10'7 x 18'3
WC	1.75m x 1.13m	5'9 x 3'8
Utility	2.19m x 1.68m	7'2 x 5'6
Kitchen/Family Room	3.22m x 5.57m	10'7 x 18'3

First Floor	Size (m)	Size (ft)
Landing		
Bedroom 1	3.52m x 3.22m	11'7 x 10'7
En-suite	2.17m x 1.95m	7'1 x 6'5
Bedroom 2	3.30m x 3.22m	10'10 x 10'7
Bedroom 3	3.30m x 2.25m	10'10 x 7'5
Family Bathroom	2.40m x 2.11m	7'10 x 6'11

ALL PHOTOS ARE OF RECENTLY PROGRESS PLOTS OF THE SAME HOUSE TYPE ON THIS DEVELOPMENT



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.