

for sale

£280,000



## The Old Glove Factory Wincombe Lane Shaftesbury SP7 8PJ

The Old Glove Factory is small development of just 5 homes, comprising of 2,3 and 4 bedroom properties. Built with distinction by a local builder.

Please contact Connells Shaftesbury today for more information.



# The Old Glove Factory Wincombe Lane Shaftesbury SP7 8PJ

## Plot 2

1 allocated parking space.

## MEASUREMENTS

Entrance hallway (with storage)

Ground floor WC

Lounge - 3614 x 4640

Kitchen - 3614 x 1903

Bedroom 1 - 3614 x 3053

Bedroom 2 - 3614 x 3411

Family bathroom

## Spec Detail

Integrated appliances will be fitted to all plots and will include, integrated fridge freezers, oven, hob and extractor, washer/dryer and dishwasher.

The bespoke kitchens have been designed by The Kitchen Company to suit modern living, with vinyl flooring complimenting the fitted units and roll-edge worktops.

Flooring will be fitted throughout, with vinyl in bathrooms, WC and kitchen areas and carpet to stairs, landing, bedrooms and lounge.

Turf is included with each sale.

Plots 3,4 and 5 have two allocated parking spaces complete with EV charging points, with plots 1 and 2 having one space each. There is also an allocated visitor space for all to benefit from.



High efficiency upvc windows and doors  
High level of whole house insulation  
Traditionally built, high quality materials

Solar panels  
- Plot 1 1.6 kWp  
- Plot 2 2.0 kWp  
- Plot 3 2.0 kWp  
- Plot 4 2.4 kWp  
- Plot 5 2.8 kWp

High speed internet  
Car chargers  
Landscaped gardens  
Modern bathroom designs with Hansgrohe taps and showers  
Dual fuel towel radiators  
Double socket with USB to all habitable rooms

## Finlay Homes

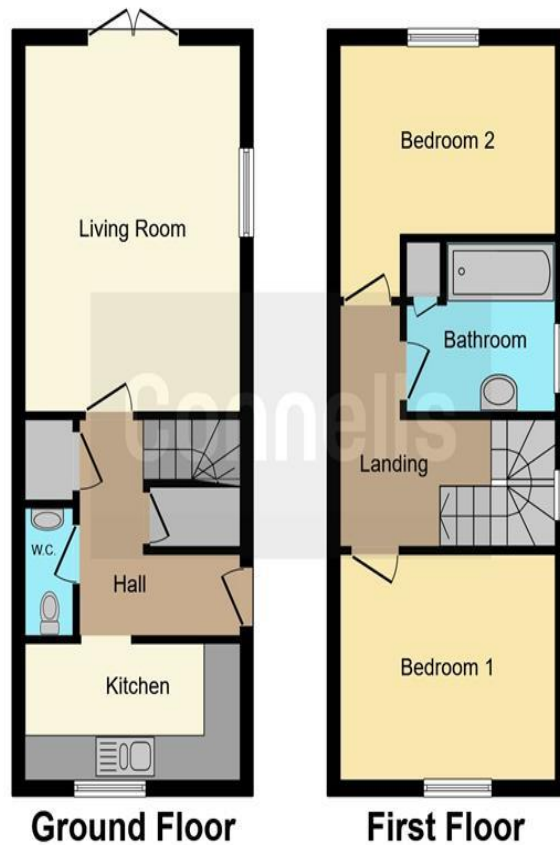
Finlay Homes has specialised in building outstanding high quality houses traditionally built houses finished to exacting standards for customers, family and for the open market.

With over 20 years experience in the housebuilding industry we have the knowledge to add value to planning permissions and housing designs and a reputation on delivering personalised houses to industry leading standards methodically and efficiently.

### Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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34 High Street  
 SHAFTESBURY SP7 8JG

Property Ref: SFT305769 - 0003

**Tenure:** Freehold

**EPC Rating:** Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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