



Meadow View Church Street, Sibbertoft Market Harborough LE16 9UA



welcome to

Meadow View Church Street, Sibbertoft Market Harborough

A Beautiful Brand New Home in a Village Location with Stunning Views Over the Meadows** Four Bedrooms** Private, Sweeping Gravel Driveway Leading to the Garage** INCENTIVES AVAILABLE TO HELP GET YOU MOVING** Ready to View ! CALL US NOW TO BOOK A VIEWINGDON'T MISS OUT



Kitchen

- High quality, fully fitted contemporary kitchen with high and level low units, stylish laminate worktop and under cabinet LED lighting to wall units in Kitchen.
- Fully equipped with appliances including integrated single oven, combination microwave oven, induction hob with tiled splashback, stainless steel extractor hood, integrated 30/70 fridge freezer, dishwasher and washing machine.
- 1 ½ bowl stainless steel sink with chrome tap.
- Optional additional low level units with extended worktop offering a natural and versatile seating area*.

Bathroom

- Quality white suite comprising separate oversized walk in, thermostatically controlled shower, bath, basin with polished chrome hardware and close coupled WC.
- Polished heated towel rail.
- Full height ceramic wall tiling to shower enclosure, half height wall tiling to bath and splash back to basin.

W.C

- High quality sanitary ware comprising close coupled WC, pedestal basin with tiled splash back and polished chrome taps.
- Amtico flooring.

En- Suite

- Quality white suite comprising thermostatically controlled shower, basin with chrome taps and close-coupled WC.
- Polished chrome heated towel rail.
- Ceramic wall and floor tiles.

Heating & Hot Water

- Provided by an Ideal electric combination boiler with 10 year guarantee, concealed within the fitted kitchen.
- Radiators with thermostatic valves and state of the art digital control panel.
- Dual level control.
- Log Burner in the Living Room

Electrical

- White sockets and switches throughout.
- Telephone and data sockets to lounge.
- TV satellite outlets to lounge, TV outlet to all bedrooms.
- Shaver sockets to bathroom and en-suite.
- Power, lighting, plumbing and waste to integral garage.
- Multi location light switch to garage.

Lighting

- Recessed stainless LED downlights to Hall, WC, and Kitchen/diner, landing, bathroom and end-suite.
- Pendant lighting to remaining rooms, lounge and bedrooms
- Symmetrical, Contemporary external lighting to principle entrance and bi-fold doors.

Windows & Doors

- Pre finished composite front door set with multipoint locking mechanism and chrome door lever.
- Additional full height glazed panel.
- Double- glazed uPVC casement windows and bifold doors to rear garden.
 - Prefinished, framed up and over garage door.
 - UPVC personnel door to garage.

External

- Private, sweeping gravel driveway.
- Decorative slabbed access to respective gated rear access.
- Decorative slabbed, rear patio.
- Outside tap and close board fencing to perimeter

Internal Finishing

- Walls and ceilings finished in white emulsion with woodwork in white satin.
- Chrome level handles to internal doors.
- Amtico flooring to entrance hall, cloakroom, under stair storage cupboard, kitchen and dining room.
- 320z carpets to lounge, stairs, landing and all bedrooms
- Ceramic floor tiling to en-suite and bathroom

Offers & Incentives

Are subject to Developer T&C's and can be withdrawn at any time

Please Note

The information in the brochure is for guidance only. Illustrations, photography and floor plans are indicative only and internal, external finishes and specifications to individual properties may vary. Although extreme care has been taken to ensure that this information is correct, the contents of this brochure do not constitute a contract, part of a contract or warranty. Information is correct at the time of going to press. Carpets are included and choices are available from a selected range only*



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- INCENTIVES AVAILABLE TO HELP GET YOU MOVING
- A Unique and Charming Brand New Home
- Private, Sweeping Gravel Driveway Leading to the Garage
- Family Kitchen/ Dining Room
- Downstairs W.C

Tenure: Freehold EPC Rating: Awaited

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL107609 - 0003

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