

**Plot E, Shelton Mews, Lower Shelton, Marston Moretaine, MK43**  
**Price on Application, Freehold**



**\*\*COMING SOON - REGISTER YOUR INTEREST NOW\*\***

A small, non-estate development comprising a mix of detached houses and bungalows located in a semi-rural location in Lower Shelton, Bedfordshire.





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## Long Description

A small, non-estate development comprising a mix of detached houses and bungalows located in a semi-rural location in Lower Shelton, Bedfordshire.

### GENERAL SPECIFICATION:

#### WINDOWS & EXTERNAL DOORS

Windows and external doors to be aluminium, double glazed with Anthracite grey to the exterior and white to the interior. Glazed front door will be aluminium with multi point locking be RAL colour in Anthracite grey to exterior with white internal finish and manufactured by KCW of Bedford.

#### ELECTRICAL

Electrical installation to have stainless steel fittings. All rooms will have LED downlighters/spotlights. External electric socket plus car charging point to be fitted. Aerial points to ground floor reception rooms and all bedrooms. Multimedia point in living area. External lights to front and rear. A combined USB and double power socket to all bedrooms and ground floor reception rooms. Shower/toothbrush charging socket in each bathroom.

#### FLOOR & WALL TILES

Cloakroom, kitchen/dining/living and hall area to be tiled with Porcelenosa tiles. Porcelenosa floor and wall tiles to bathrooms and cloakroom from a selected range.

#### SANITARYWARE

Sanitaryware to be Roca with taps and shower fittings by Grohe.

#### KITCHEN

Symphony kitchens from the Hacienda or Urban ranges with under-lights. Silestone or similar worktops. Kitchen and utility room to have stainless steel sink with single column chrome taps by Grohe. Kitchen to be fitted with Bosch appliances including oven, induction hob, fridge freezer, washing machine and wine cooler.

#### STAIRS, LANDING & INTERNAL DOORS

Stairs to be by David Smith of St.Ives and be of oak with glass panel balustrade, landing to be similarly finished with glazed panel. Oak doors to be fitted with chrome hardware. Skirtings and architraves to be profiled MDF.

#### HEATING

Gas fired central heating to radiators. Electric chrome towel rails to all bathrooms.

#### DECORATION

Walls and ceilings to be decorated in client's choice of colours. Woodwork to be satin white unless client selects alternate colour.

#### SECURITY

Alarm system to be installed. Ring style entry system to be installed.

#### COMMUNICATION

Fibre optic broadband to be installed. BT points to all bedrooms and reception rooms.

#### EXTERNAL

Outside tap to be fitted. Garden to be fully landscaped and bounded by timber fences. Parking areas to be block paved. Pathways and patios of porcelain paving.

#### WARRANTY

10 year LABC warranty.

#### LOCATION:

The quiet village of Lower Shelton is approximately eight miles south west of Bedford.

This small local community is situated within just 2 miles of Wootton which has two supermarkets and other specialist shops, a pharmacy, five pubs, a fish & chip shop, a garage, churches and schools - including a pre-school.

Lower Shelton has good vehicular access to the Bedford bypass (A421) with links to the A1 and M1 within easy reach.

Bedford's mainline railway station is 16 minutes' drive and has fast and frequent trains to London St Pancras International (38 minutes) and the north.

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The vendors reserve the right to amend specifications without prior notice.