

The Sidings



Langwith, Derbyshire

Two Bedroom & Three Bedroom Properties Available



Sales Enquiries

Tel:- 01623 406877

www.sjiproperties.co.uk



SJI PROPERTIES
ESTATE AGENTS



The Maltby



The Hatfield



The Kellingly



The Hartington



The Thoresby

Specification -

No compromise, all house types have the same exceptional quality and specification

Energy Saving Features

- Fully insulated walls, floors and roofs.
- Double glazing
- Gas fired high efficiency boiler / hot water
- Electric car charging point (optional extra subject to terms and conditions)

Safety & Security

- Security alarm
- External lighting to the front & rear
- Mains operated smoke & heat detectors with battery backup
- Front door with multi-point locking
- uPVC French doors with multi-point locking system

External

- Drive for off road parking (2 cars)
- Fencing & rear gate (*refer to plot & layout*)
- Turfed garden (*refer to plot & layout*)
- Outside water tap

Lounge

- TV point
- USB plug sockets to living room

Floor Finishes

- Quality vinyl to hall, Wc, and kitchen. Floor tiles to Bathroom & En-Suite
- Carpet to Lounge, Landing, Bedrooms & Stairs (*see each plot for details*)

Kitchen

- Integrated fridge/freezer & dishwasher
- Plumbing & electrics for washing machine
- Chrome coloured ironmongery
- Electric induction hob and oven with extractor hood.
- Complementary worktops and upstands
- TV point to Kitchen

Bedrooms

- TV point in bedrooms

Bathroom & En-Suites

- Thermostatic shower over bath
- Towel radiator
- Mixer taps
- Thermostatic shower to En-Suite
- Fully tiled to walls and floors in bathrooms & en-suite- Check each plot for details.

Confidence

- 10 year Advantage warranty (see warranty terms & conditions for more information)



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Note - All images are indicative only and are for presentation purposes only. Details for general guidance only and do not constitute a contract, part of a warranty - specification is subject to change, check with sales advisor for details.
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The Hartington

Three Bedroom
Detached



10yr Building Warranty



Sales Enquiries

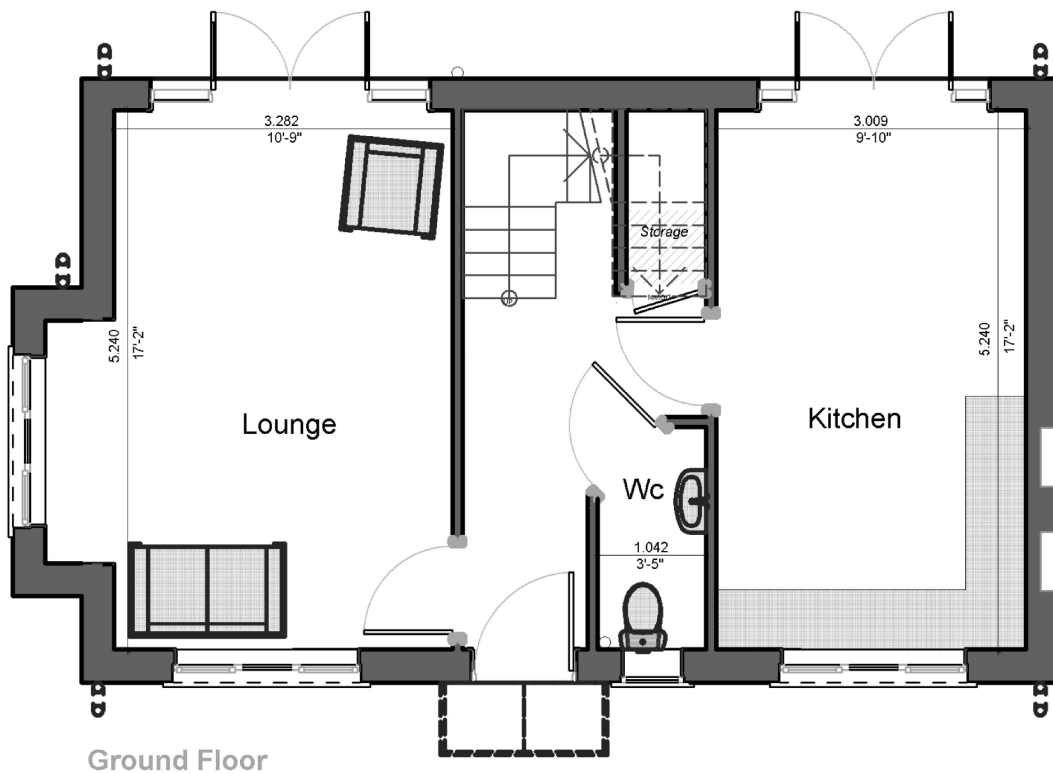
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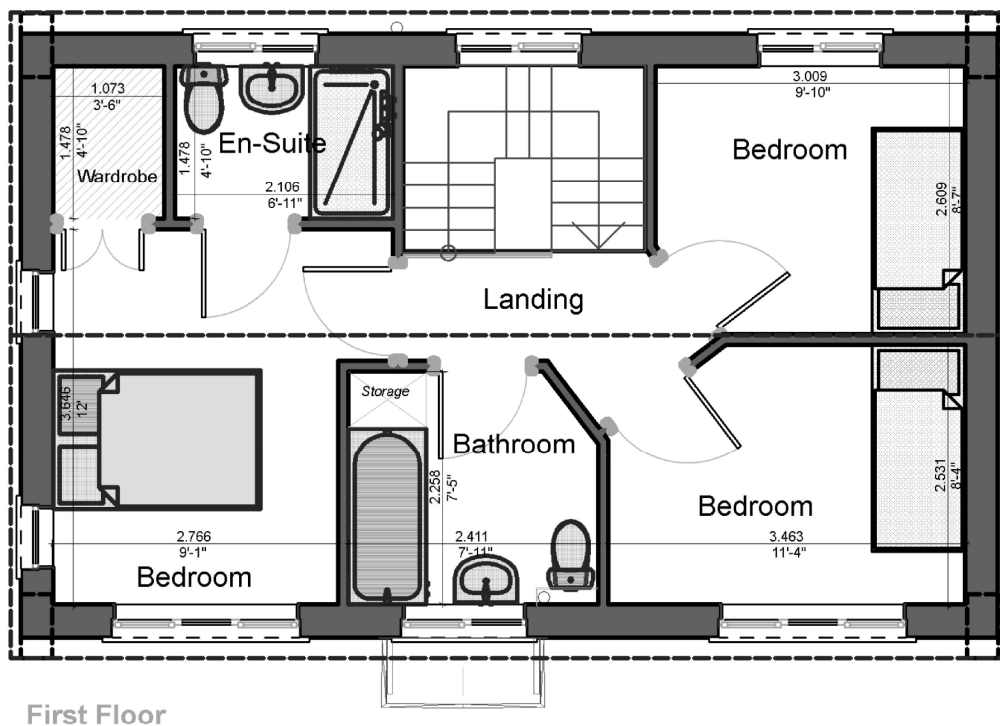
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The Hartington



**Approx Gross Internal
First Floor Area**
47.45 m²

510.74 ft²



**Approx Gross Internal
First Floor Area**
45.875 m²

493.79 ft²

Approximate IPMS2 total floor area m² / ft²
(ground & First Floor)

$$47.45\text{m}^2 + 45.875\text{m}^2 =$$

93.32m²

1004.48 ft²

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The Hatfield

Three Bedroom

Detached & Semi-Detached Available



10yr Building Warranty



Sales Enquiries

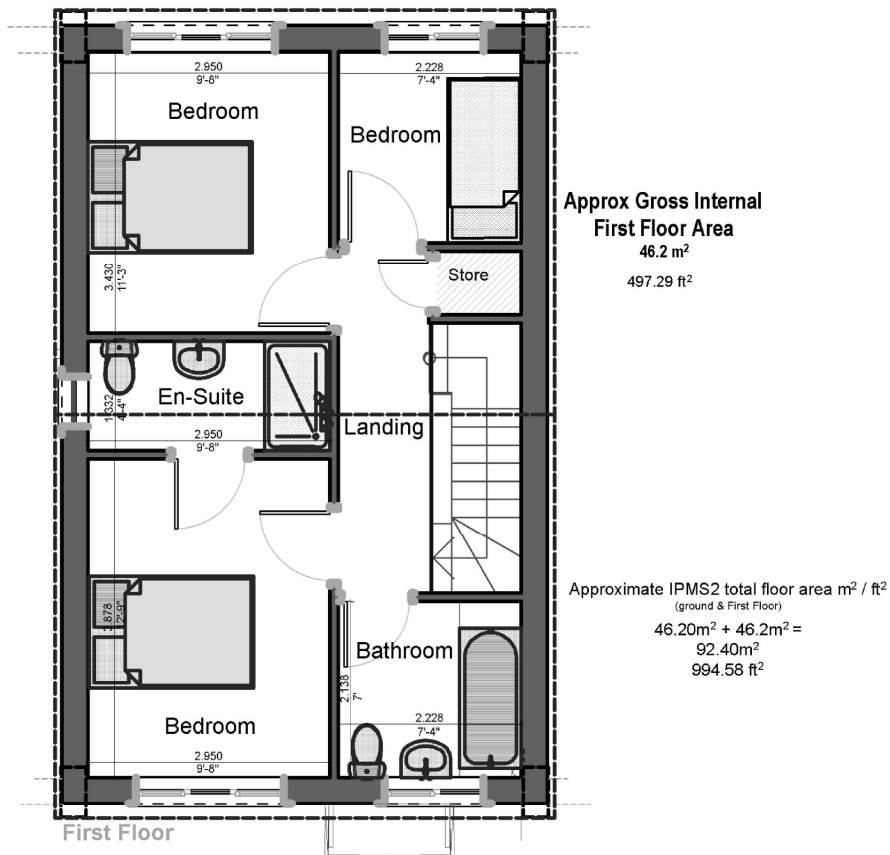
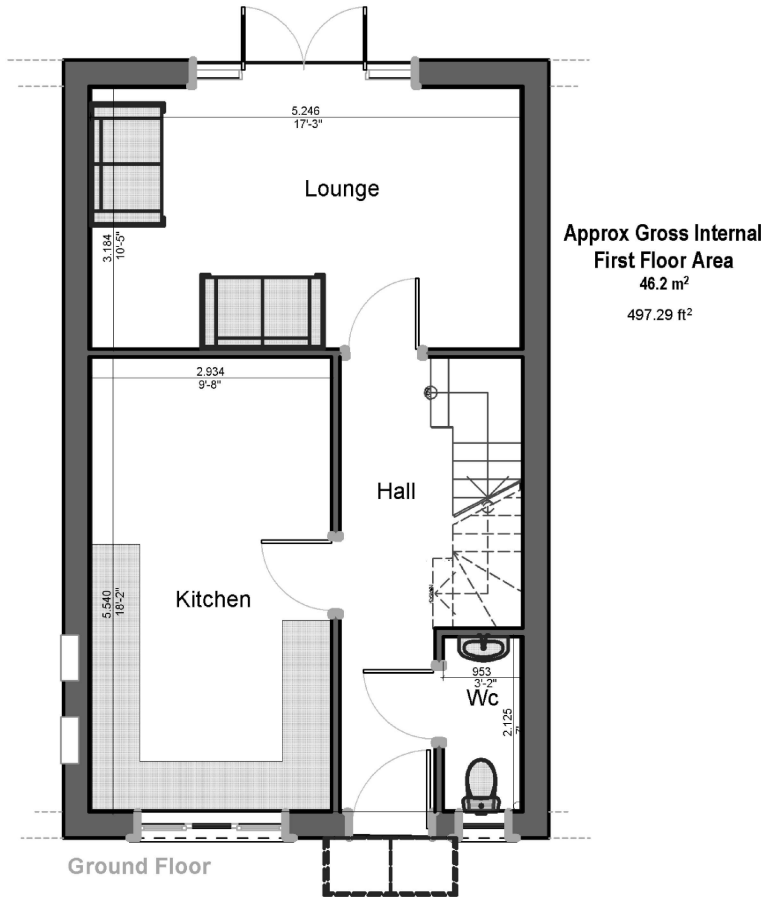
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The Hatfield



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The Kellingley

Three Bedroom
Detached



10yr Building Warranty



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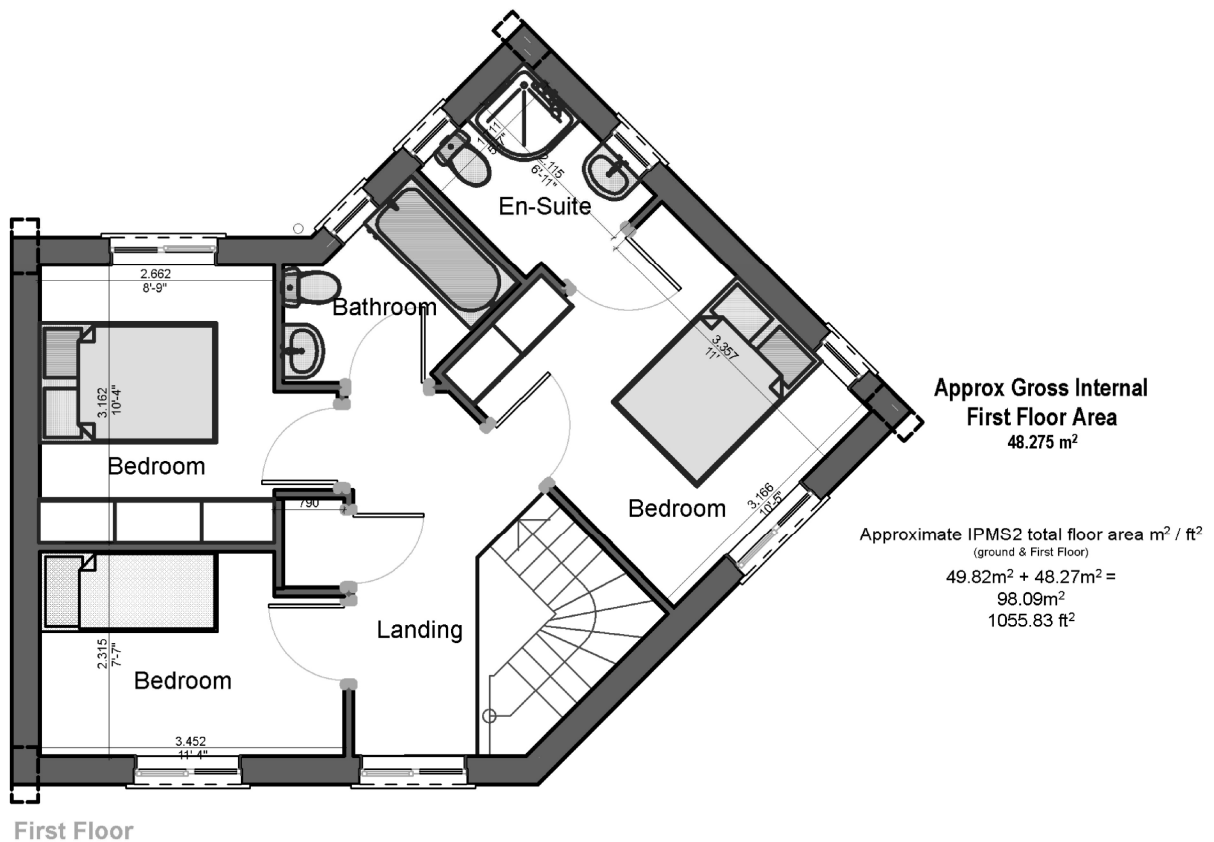
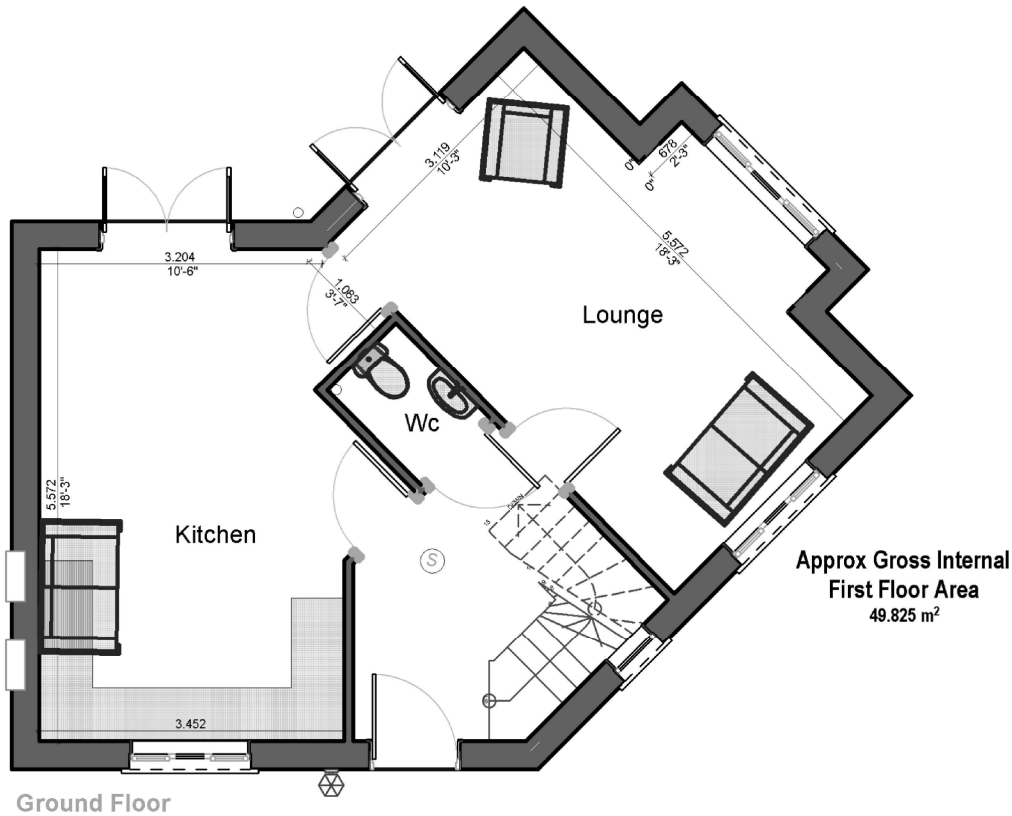
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The Kellingley



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The Maltby

Two Bedroom

Detached & Semi-Detached Available



10yr Building Warranty



Sales Enquiries

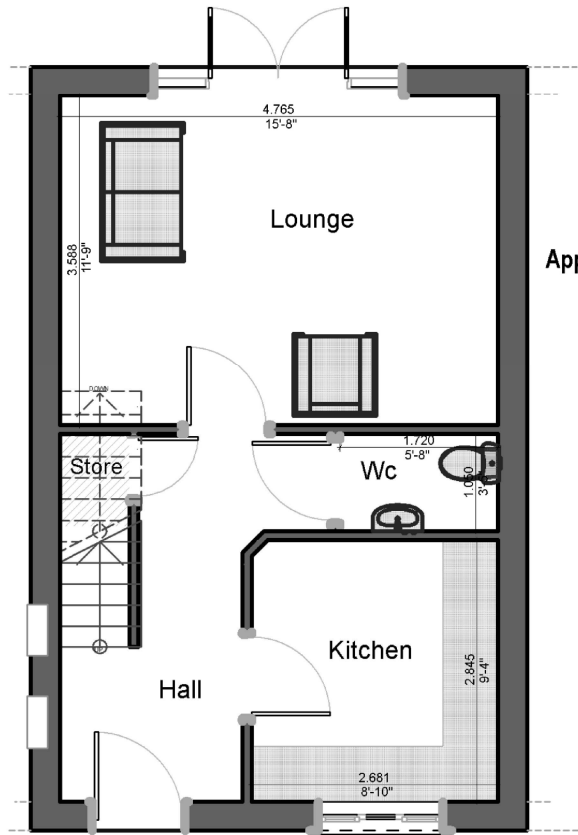
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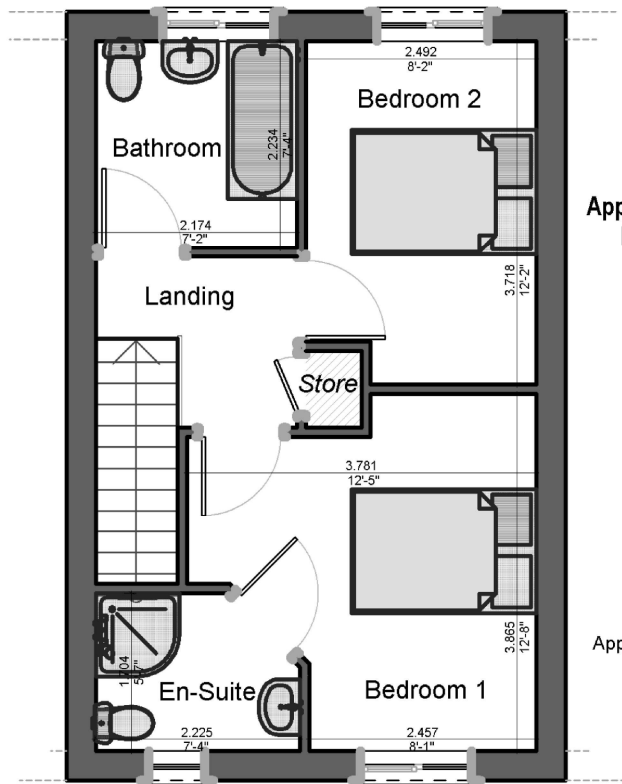
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The Maltby



**Approx Gross Internal
First Floor Area**
36.6 m²
393.95 ft²

Ground Floor



**Approx Gross Internal
First Floor Area**
36.6 m²
393.95 ft²

Approximate IPMS2 total floor area m² / ft²
(ground & First Floor)
36.60m² + 36.60m² =
73.20m²
787.91 ft²

First Floor

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The Thoresby

Three Bedroom
Detached



10yr Building Warranty



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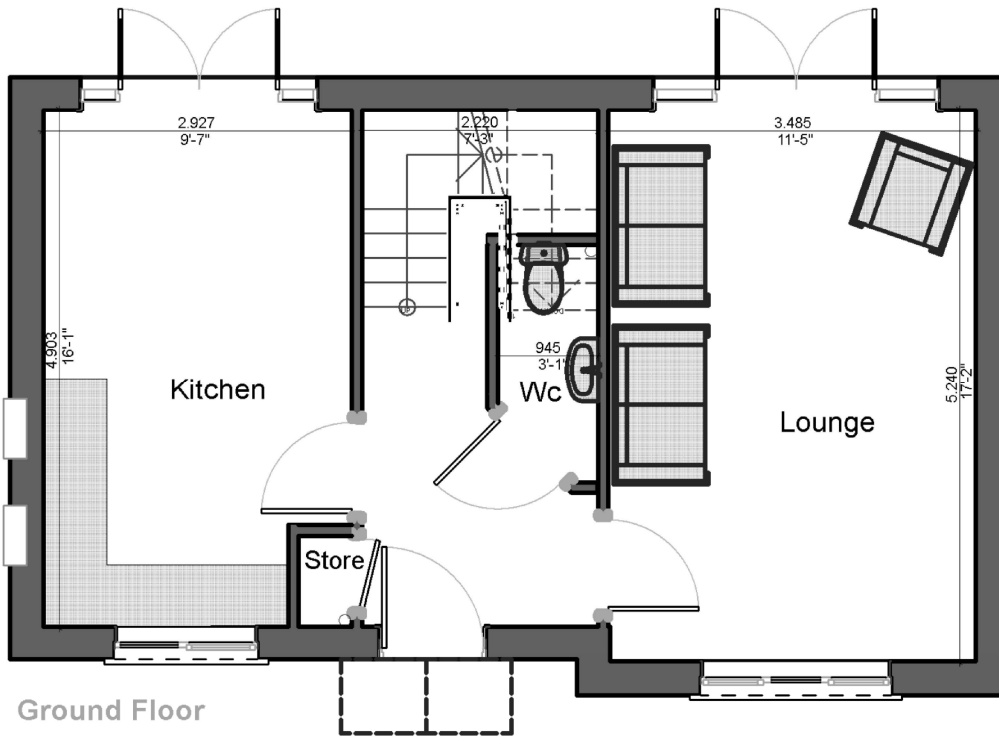
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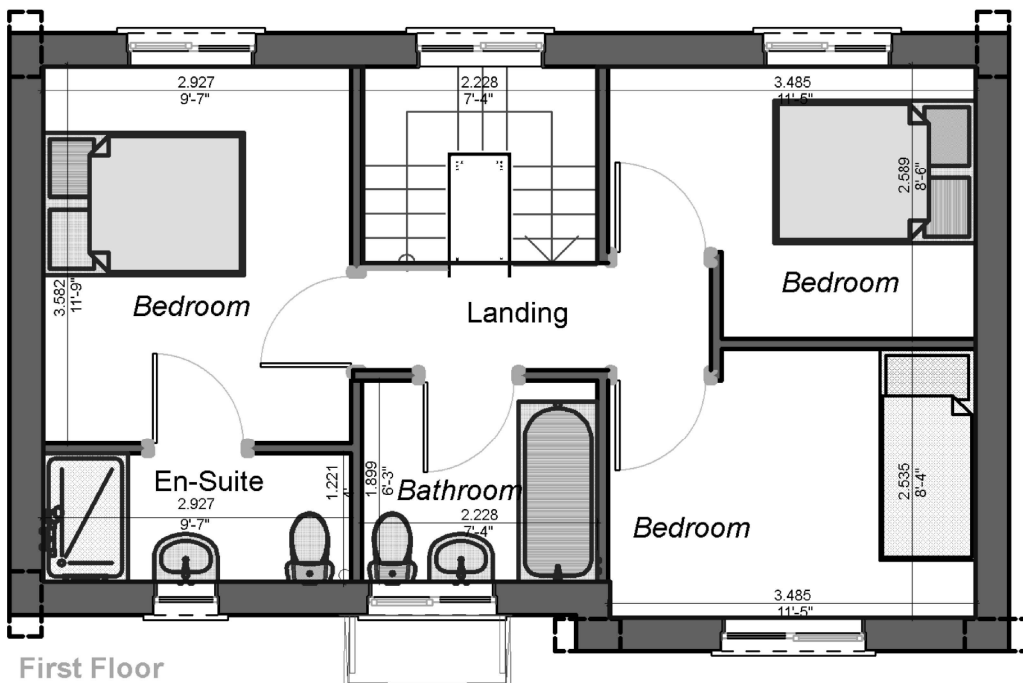


SJI PROPERTIES
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The Thoresby



Approx Gross Internal
First Floor Area
44.075 m²
474.41 ft²



Approx Gross Internal
First Floor Area
44.075 m²
474.41 ft²

Approximate IPMS2 total floor area m² / ft²
(ground & First Floor)
44.075m² + 44.075m² =
88.15m²
948.83 ft²

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