



The Lampport 2 Bedroom Semi Detached House

Kitchen

- Appliances (Bosch single oven, fridge freezer, dishwasher, 4 ring gas hob, cooker hood, washing machine)
- Selection of different colour doors and worktops.
- Low energy lighting fitted under wall units and down lighters.
- Brushed chrome switches.

Bathroom

- Vanity unit with sink, toilet, bath with rainwater effect shower and fixed screen, chrome towel rail.
- Tiles in wet areas 2 tiles to choose from (upgrade is possible)
- Down lights.

Internal decorating and finishing

- Floor coverings throughout; choice of either carpet or vinyl flooring
- Contemporary staircase painted satin white.
- All rooms decorated in stylish white
- Torus cut skirting and architrave painted satin white.
- Oak internal doors.
- Brushed chrome ironmongery including hinges.

(Floorplans on reverse)

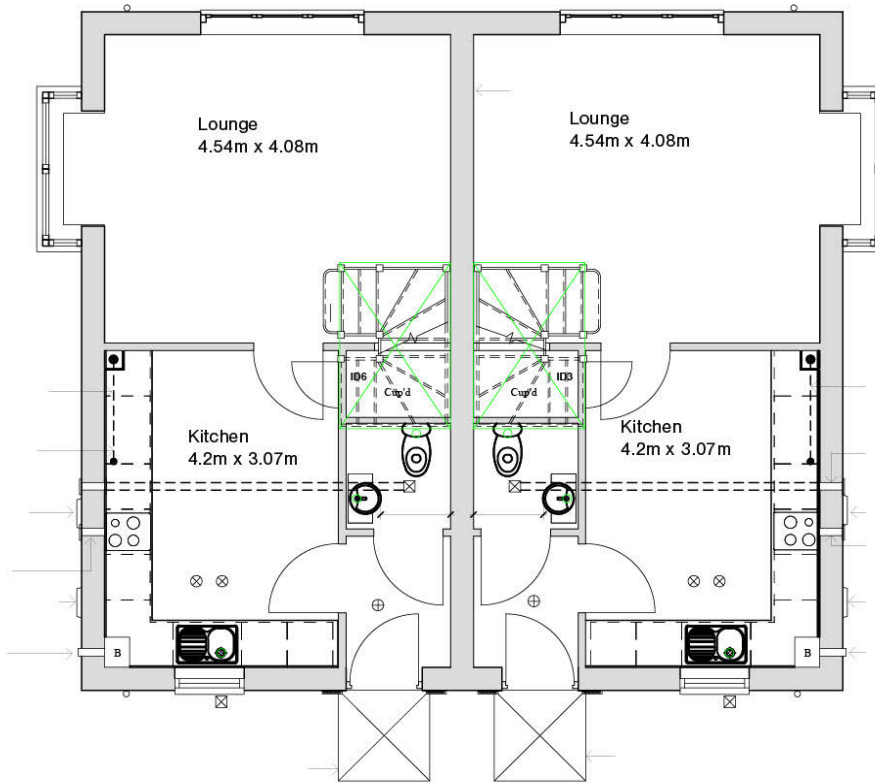
Heating system

- Fully integrated SMART system.
- Underfloor heating ground floor.
- Highly efficient Band A gas fired central heating with Bosch-Worcester boiler.
- Central heating via thermostatically controlled radiators upstairs.

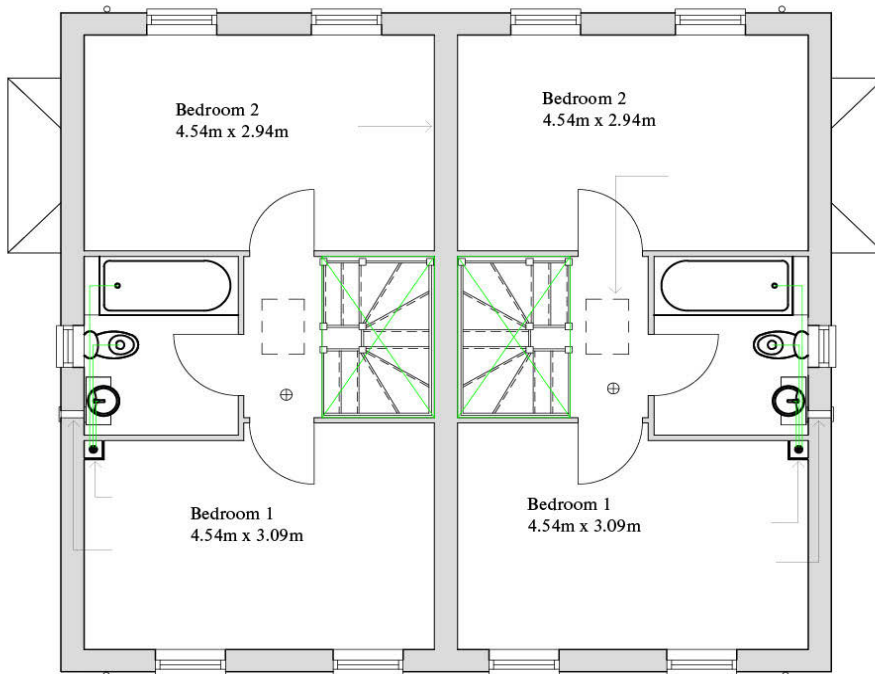
External

- Outside tap and powerpoint.
- Block paved/Tarmac drives.
- Turfed back garden.
- 3 rows of slabs to gate.
- Front gardens including shrubs and planting (where applicable)
- Picket fencing (where applicable)





Ground Floor Layout Plan



First Floor Layout Plan



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Some items and positions could vary from those indicated on this floorplan. Please refer to our Sales Advisor for details of your selected plot. The external image is computer generated and external finishes, landscaping and configuration may vary from plot to plot. Please refer to our Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance space or furniture. Furniture is not to scale and all positions are indicative. Consequently these particulars should be treated as a general guidance only and do not constitute a contract, part of a contract or warranty.