



Meadowvale, Calne Road
Lyneham

£399,995



Meadowvale, Calne Road

Lyneham

- STAMP DUTY PAID – NEW HOME
- NO ONWARD CHAIN
- GARDENS LANDSCAPED TO FRONT AND TURFED TO REAR
- LUXURY FITTED KITCHEN WITH INTEGRATED AEG OVEN AND INDUCTION HOB
- ELECTROLUX INTEGRATED APPLIANCES
- LVT/AMTICO FLOORING TO KITCHEN, DINING, UTILITY AND BATHROOMS
- SPACEPRO FITTED WARDROBES TO BEDROOM 1
- ELECTRIC CAR CHARGING UNIT
- AIR SOURCE HEAT PUMP
- ULTRA FAST HARDWIRED FIBRE BROADBAND



LYNEHAM MEADOWS DEVELOPMENT PLAN



LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

It's a Choice of Finishes**
Kitchen with Matching Upstands
(Double Electric Oven,
Ice Safe/Freezer***
washer
ing Machine
30 Freezer
off Sink and Tap to the Kitchen
1 Sink and Tap to Utility Room
en
1
es with Sliding Doors to
Bedroom 1
ens 1
ing to Bedroom 1
at

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Bathroom and En-Suite 2 in White with Semi Pedestal and Soft Close Seats
- Roca Gap Bath
- Aquapura Downtown Chrome Brassware
- Aquapura Mix 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aquapura Mix 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our "Telfair Standard Range"
- Shower Cubicles to be Fully-Tiled with a Choice** from our "Telfair Standard Range"
- Half-height Tiling to all Sanitaryware Walls in Bathroom with a Choice** from our "Telfair Standard Range"
- White Heated Towel Rail to Bathroom and En-Suite
- White Downlights to Bathrooms and En-Suites
- White Shower Socket to Bathrooms and En-Suites

WARRANTIES

- 10-Year LAEC Warranty
- 2-Year Main Homes Warranty

OTHER INTERNAL FEATURES!

- LVT/Amisco Flooring to Kitchen, or En-Suites and Cloakrooms in a Choice of Finishes**
- Carpets from our Standard Range in Choice of Finishes**
- All Walls and Ceilings to have Cover
- Staircases, including Novel Posts and Finished in White
- Oak Handrail and Hand Caps
- Contemporary 5-panel Oak Doors v Door Furniture
- Ultrafast Heat Wired Fibre Broadband
- CAT6 cabling to Lounge and Bedr
- Slimline White Sockets and Switches
- Hard Wired Smoke Detectors with I
- White USB sockets to Kitchen, Lou and all Bedrooms
- System 3 Ventilation System to Wat

EXTERNAL FEATURES

- PVCu Grey Double Glazed Window Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Re
- External Tap
- Power and Lighting to all Integral a (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisonal Fence

(build stage) ***Type depending on house type. **Supplier Price is the best in broadband technology that uses your broadband speeds and is available as free with technology and/or a choice from everything you need to get the benefits. *active at completion stage until the relevant works have been completed by the service provider. *including mirrors. *where available.

Hall
Lounge
9' 11" x 17' 5" (3.01m x 5.31m)

Kitchen / Dining Family Room
12' 7" x 9' 6" (3.84m x 2.89m)
An open plan area with French doors leading to garden.

Cloakroom

Landing
Providing access to all 1st floor rooms as well as storage cupboard.

Bedroom 1
10' 1" x 13' 2" (3.07m x 4.01m)

En-suite

Bedroom 2
12' 7" x 7' 1" (3.84m x 2.17m)

Bedroom 3
8' 3" x 10' 0" (2.51m x 3.05m)

Bathroom

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.

LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction Hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- 1½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Pelmet Lighting to Kitchen

BEDROOMS

- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

HEATING SYSTEM

- Air Source Heat Pumps
- Honeywell Smart Thermostat

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Chrome Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Tileflair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from Our Tileflair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Tileflair Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

WARRANTIES

- 10-Year LABC Warranty
- 2-Year Wain Homes Warranty

OTHER INTERNAL FEATURES

- LVT/Amtico Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes**
- Carpets from our Standard Range to all other areas in a Choice of Finishes**
- All Walls and Ceilings to have Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System to Wet Rooms and Kitchen

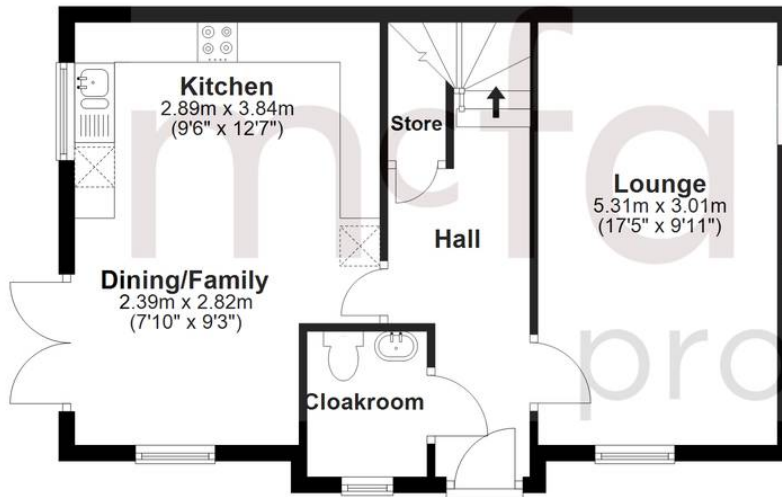
EXTERNAL FEATURES

- PVCu Grey Double Glazed Windows, French Doors and Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fencing to Rear Garden*

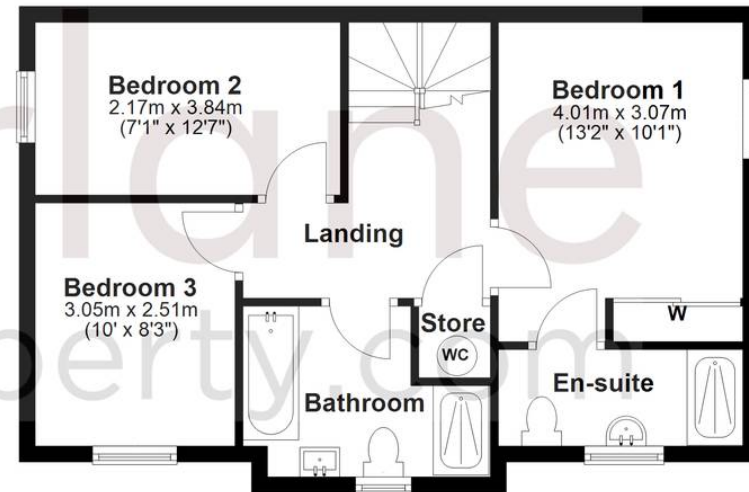
*Upgraded Choices Available. **Subject to build stage. ***Size depending on house type. †Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. *Excluding mirrors. *Unless stipulated otherwise on the working drawings.



Ground Floor



First Floor



McFarlane Sales & Lettings

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