

DEER VIEW

PLOTS 1 & 8



4 Bedroom Detached Family Home

Darkinson Lane, Lea Town, PR4 0FS (Sat Nav: PR4 0RJ)



- A new development set in the lovely hamlet of Lea Town
- Double Garage and electric gates to driveway
- Excellent transport links to Preston and Blackpool
- Constructed to a very high standard and specification



LANLEY HOMES

Building a Better Home

www.lanleyhomes.co.uk



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

KITCHENS

- Choice of colours and unit styles
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Gas hob and oven
- Fridge-freezer
- Dishwasher

UTILITY ROOM

- Space and plumbing for freestanding washing machine
- Sink and drainer
- Choice of worktop and upstand to match kitchen, base and wall cupboards

FAMILY BATHROOM

- Contemporary white bathroom suite
- Mixer taps to bath and basin
- Over bath thermostatic shower
- Shower screen
- Chrome heated towel rail
- Chrome LED spotlights

EN-SUITE

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Chrome LED spotlights

DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- Chrome LED spotlights

EXTERNAL FEATURES

- 10 Year NHBC Warranty
- Turfed/seeded rear gardens, garden paths and patio area
- Closeboard garden fencing
- External light at the front and rear
- Electric car charging point
- Electric gates to driveway area
- Bi-fold doors to garden
- Solar panels

INTERNAL FEATURES

- Condensing boiler with mega flow tank
- TV aerial sockets in the lounge, kitchen and bedroom
- Choice from a selection of carpets and floor coverings for the whole house provided at a discounted price
- Intruder alarm
- Double glazed windows
- Mains wired smoke and heat detectors
- Pre-wired for Sky HD
- Hard wired in CATve data cabling to a central hub for internet, smart televisions and consoles
- Oak internal doors
- Walls and ceilings skim finished and painted brilliant white
- All wood painted eggshell

* Specification subject to change during build process

VIEWING & FURTHER INFORMATION

MISREPRESENTATION ACT: Lanley Homes on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchaser or lessee shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Lanley Homes has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Lanley Homes, July 2019. Designed and produced by Creativeworld Tel: 01282 858200.

