

BOWLAND VIEW

THE RIBBY



Plots 4 & 16 - 4 Bedroom Detached Family Home Back Lane, Great Eccleston, Preston, PR3 0YB



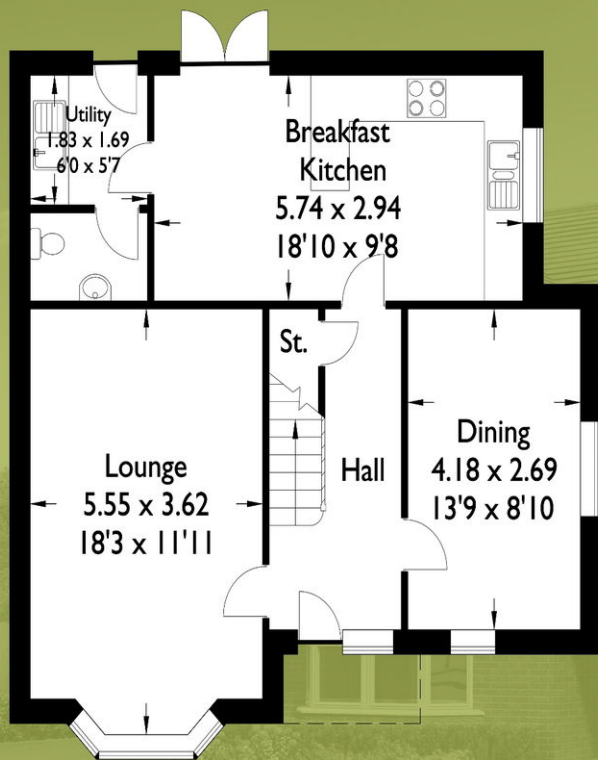
- An exclusive new development set in the idyllic village of Great Eccleston
- Detached garage and private driveway
- Good access to Blackpool, Preston, Lancaster and surrounding areas
- Excellent quality homes constructed to a very high standard and specification



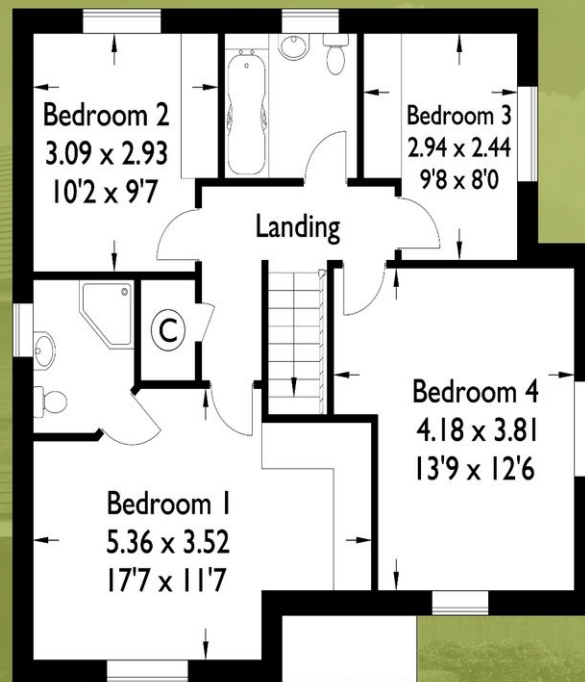
LANLEY HOMES

Building a Better Home

www.lanleyhomes.co.uk



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

KITCHENS

- Choice of colour and style of units
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Induction 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 units

FAMILY BATHROOM

- Contemporary white bathroom suite
- Thermostatic shower over bath
- Mixer taps to bath and basin
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floor coverings (dependent on stage of build)

EN-SUITE

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floor coverings (dependent on stage of build)

DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- LED spotlights
- Choice of wall tiles and floor covering (dependent on stage of build)

EXTERNAL FEATURES

- 10 Year NHBC Warranty
- Turfed/seeded rear gardens, garden paths and patio area
- Closed board garden fencing
- Security light at the front and rear
- Outside electricity power sockets
- Electricity to garage

INTERNAL FEATURES

- Pressurized system and tank
- TV aerial sockets in the lounge, kitchen and bedrooms
- Choice of carpets and floor coverings / tiled floors to kitchens, provided at a discounted price
- Brushed chrome switches and white sockets throughout
- Intruder alarm
- Double glazed windows
- French doors to garden
- Mains wired smoke and heat detectors
- Oak veneer internal doors
- Oak bannisters and softwood spindles

** Wardrobes shown on plans are available at an extra cost.

* Specification and plans 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 lessors 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, August 2020. Designed and produced by Creativeworld Tel: 01282 858200.