

# WOODLANDS

## THE WORDEN PLUS



### Plot 10 - 6 Bedroom Detached Family Home Bowness Drive, Leyland, PR25 3EZ



- An exclusive new development of 14 family homes set in the sought after Worden Park area of Leyland
- Excellent access to Junction 28 of the M6
- Integral double garage and driveway
- Excellent quality homes constructed to a very high standard and specification



**LANLEY HOMES**

Building a Better Home

[www.lanleyhomes.co.uk](http://www.lanleyhomes.co.uk)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SPECIFICATIONS

KITCHENS

- Choice of colour and style of units
- Choice of worktops and upstands
- Quartz worktops as standard
- 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
- Space for condensing dryer

FAMILY BATHROOM

- Contemporary white bathroom suite
- Separate shower enclosure
- 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-SUITES

- 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

- Underfloor heating throughout the ground floor
- Pressurized water 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
- Polished nickel switches and white sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- 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 purchasers 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, February 2021. Designed and produced by Creativeworld Tel: 01282 858200.