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# FRECKLETON

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## THE LYTHAM



### Plot 3 - 4 Bedroom Detached Family Home Lytham Road, Freckleton, Preston, Lancashire, PR4 1XB



- A new development set in the heart of Freckleton Village
- Detached garage and private driveway
- Excellent transport links to Preston and Blackpool
- Constructed to a very high standard and specification



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GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

KITCHENS

- Range of colours and styles with island
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Gas hob & 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
- Separate shower enclosure
- Mixer taps to bath and basin
- 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 front and rear garden, garden paths and patio area
- Closedboard garden fencing
- Security light at the front and rear

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
- Brushed chrome switches and sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- Mains wired smoke and heat detectors
- Pre-wired for Sky HD
- Hard wired in CAT6e data cabling to a central hub for internet, smart TV's and consoles
- Oak internal doors, bannisters and spindles
- Walls and ceilings skim finished and painted brilliant white
- All wood painted eggshell
- Contemporary designer radiators to family room

VIEWING & FURTHER INFORMATION

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