

# DEER VIEW

## PLOTS 2 & 4



### 4 Bedroom Detached Family Home Darkinson Lane, Lea Town, Lancashire, PR4 0RE



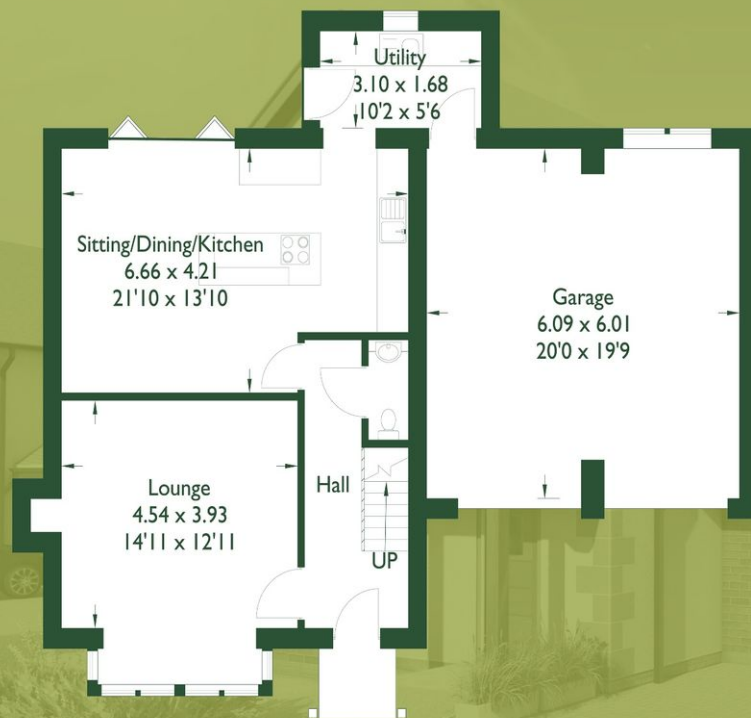
- A new development set in the lovely hamlet of Lea Town
- Double Garage
- Excellent transport links to Preston and Blackpool
- Constructed to a very high standard and specification



## LANLEY HOMES

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GROUND FLOOR



FIRST FLOOR

## SPECIFICATIONS

### KITCHENS

- Choice of colours and unit styles (plot 4 only)
- Choice of worktops and upstands (plot 4 only)
- 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 (plot 4 only)

### 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
- Security light at the front and rear
- Electric car charging point
- Bi-fold doors to garden

### 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

**01257 238438**

**Chartered Surveyors  
Land & Estate Agents  
Valuers**

**01995 603180**

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