



Meadowvale, Calne Road
Lyneham

£399,995



Plot 5 Meadowvale, Calne Road

Lyneham

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.

- NO ONWARD CHAIN
- GARDENS LANDSCAPED TO FRONT AND TURFED TO REAR
- LUXURY FITTED KITCHEN WITH INTEGRATED AEG OVEN AND INDUCTION HOB
- ELECTROLUX INTEGRATED APPLIANCES
- LVT/AMTICO FLOORING TO KITCHEN, DINING, UTILITY AND BATHROOMS
- SPACEPRO FITTED WARDROBES TO BEDROOM 1
- ELECTRIC CAR CHARGING UNIT
- AIR SOURCE HEAT PUMP
- ULTRA FAST HARDWIRED FIBRE BROADBAND

LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

It is a Choice of Finishes**
Kitchen with Matching Upstands
(Double Electric Oven,
Gas Hob and Dishwasher)
Washing Machine
in Kitchen
Sink and Tap to the Kitchen
and Tap to the Utility Room
in
with Sliding Doors to
Bedroom 1
and
ing to Bedroom 1
stat

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aquafix Downflow Chrome Brassware
- Aquafix 1600mm 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aquafix 1600mm 2-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our 'Tatler Standard Range'
- Shower Cubicles to be Fully-Tiled with a Choice** from our 'Tatler Standard Range'
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our 'Tatler Standard Range'
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shower Sockets to Bathrooms and En-Suites

WARRANTIES

- 10-Year LABC Warranty
- 2-Year Main Works Warranty

LYNEHAM MEADOWS DEVELOPMENT PLAN



*Full specification of finishes and materials is available on request. **Optional Extras are the latest in innovation technology that sets your finished property apart from the rest. ***Optional Extras are the latest in innovation technology that sets your finished property apart from the rest. ****Optional Extras are the latest in innovation technology that sets your finished property apart from the rest. *****Optional Extras are the latest in innovation technology that sets your finished property apart from the rest.



Hall

Lounge

9' 11" x 17' 5" (3.01m x 5.31m)

Kitchen / Dining Family Room

12' 7" x 9' 6" (3.84m x 2.89m)

An open plan area with French doors leading to garden.

Cloakroom

Landing

Providing access to all 1st floor rooms as well as storage cupboard.

Bedroom 1

10' 1" x 13' 2" (3.07m x 4.01m)

En-suite

Bedroom 2

12' 7" x 7' 1" (3.84m x 2.17m)

Bedroom 3

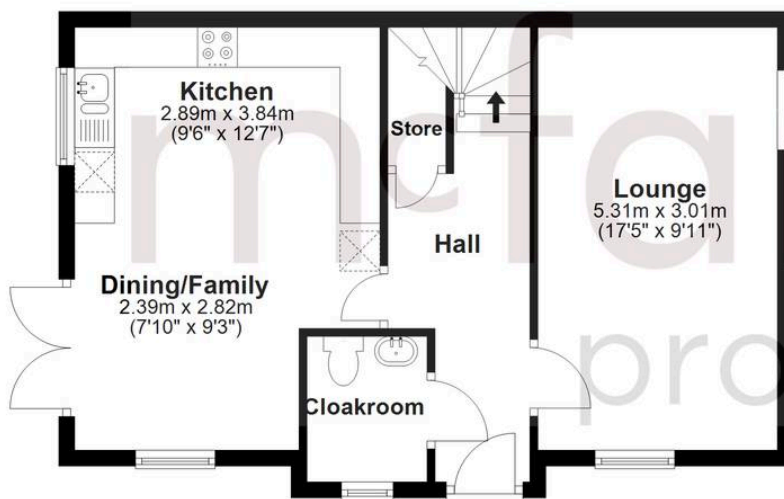
8' 3" x 10' 0" (2.51m x 3.05m)

Bathroom

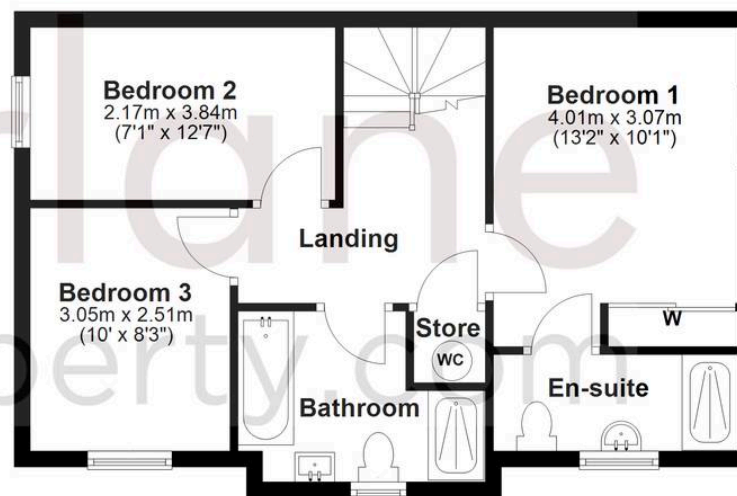
LYNEHAM MEADOWS DEVELOPMENT PLAN



Ground Floor



First Floor



McFarlane Sales & Lettings

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