



Estley Green

📍 off Broughton Way, Broughton Astley, Leicestershire, LE9 6PD

Broughton Astley is a large popular village in south west Leicestershire. Offering a semi-rural setting but still within easy reach of the city of Leicester, property for sale in Broughton Astley is in demand.

Our collection of newly built homes at Estley Green are perfectly placed in this pretty village. With local shops, schools and pubs in easy reach, along with leisure facilities such as a cricket club and running club at your disposal.

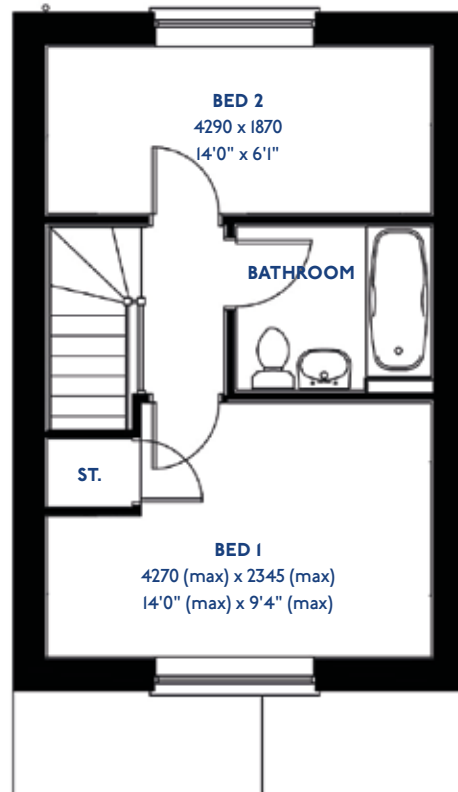
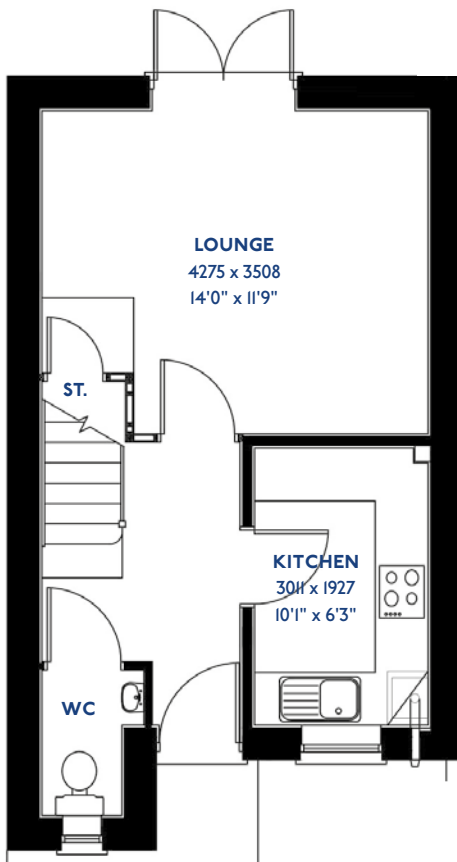
The development is also well connected, with the M1, M6 and M69 all close by and connecting you with the rest of the UK. Leicester city centre is only nine miles away and easily reachable. There are also two international airports nearby (East Midlands and Birmingham).

FOR OVER **130** YEARS

S2/01/D

The Cartmel

2 bed semi-detached house



Specification

The Cartmel: 2 bed semi-detached house

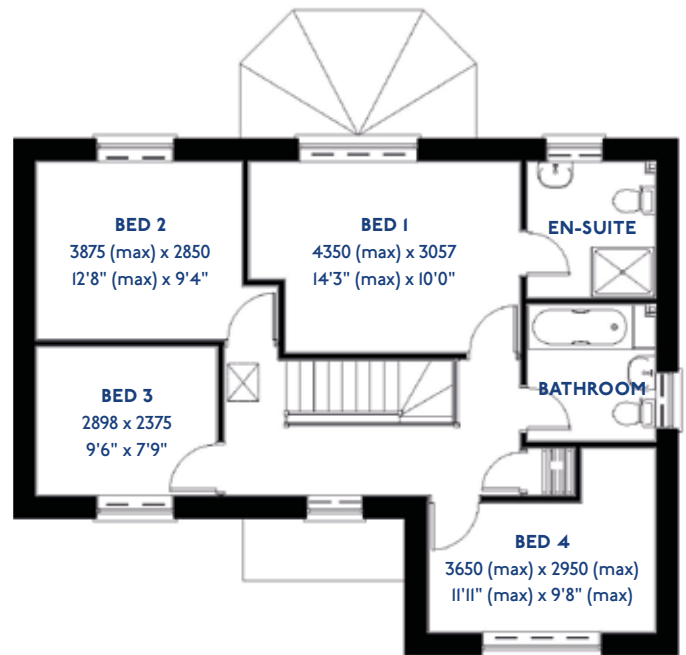
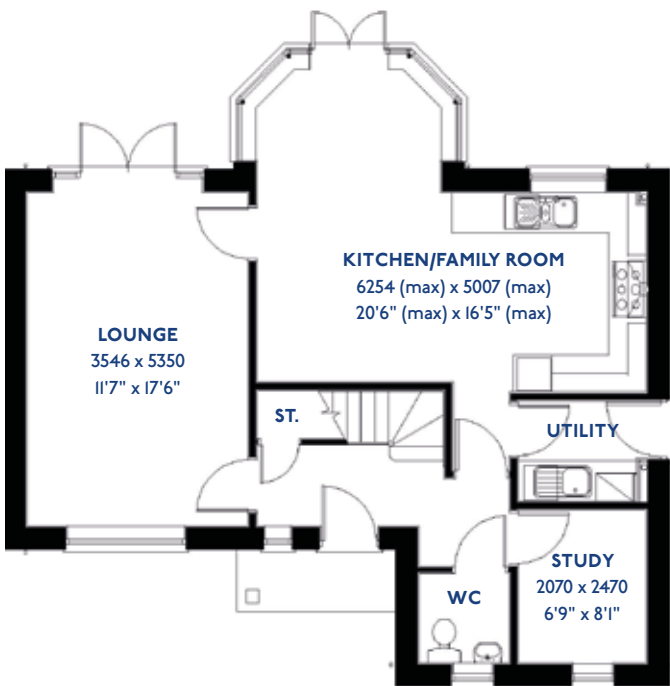
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of Insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D4/08

The Egret

4 bed detached house



Specification

The Egret: 4 bed detached house

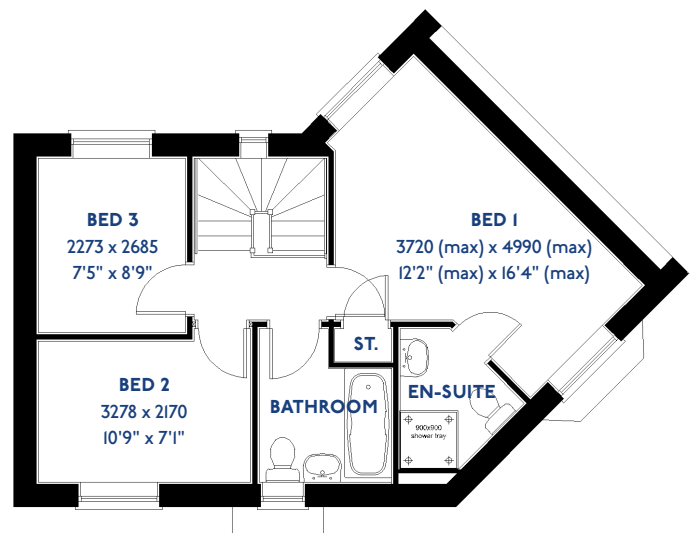
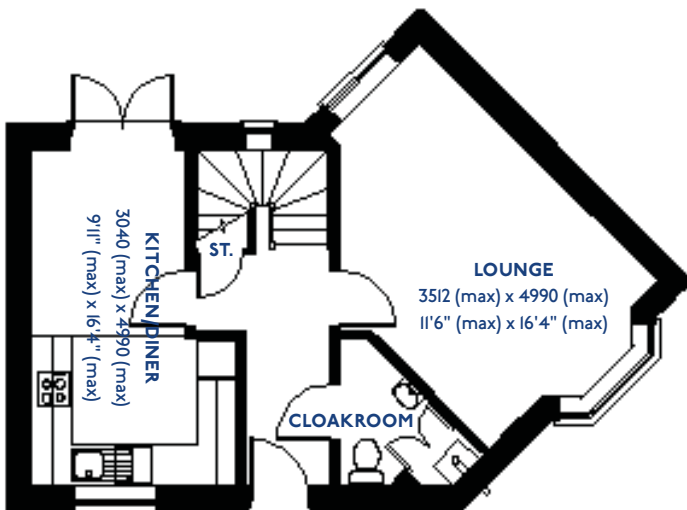
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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BR/S3/11

The Exton

3 bed semi-detached house



Specification

The Exton: 3 bed semi-detached house

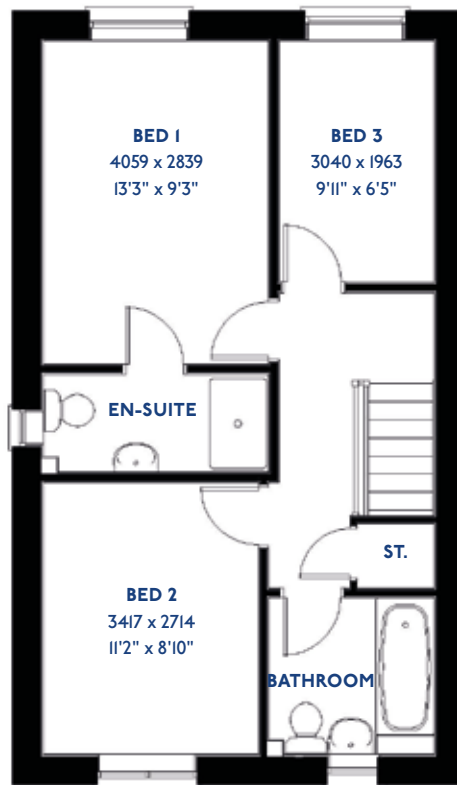
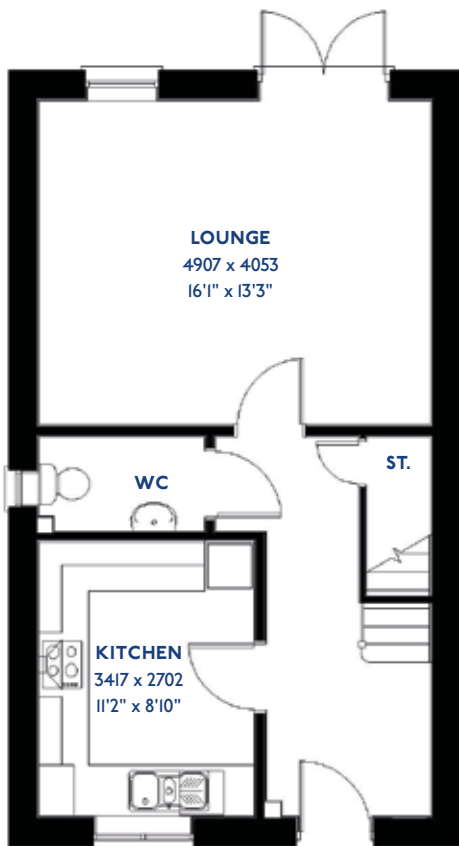
- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A single bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating (or alternative system if gas not available) with Hive.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens (where applicable).
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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D3/19

The Goldcrest

3 bed detached house



Specification

The Goldcrest: 3 bed detached house

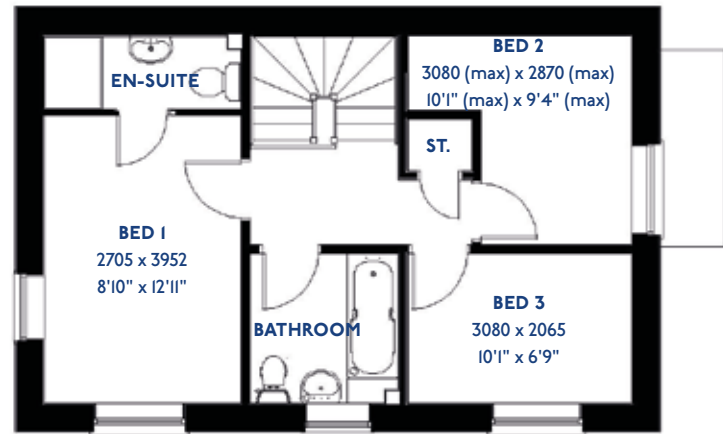
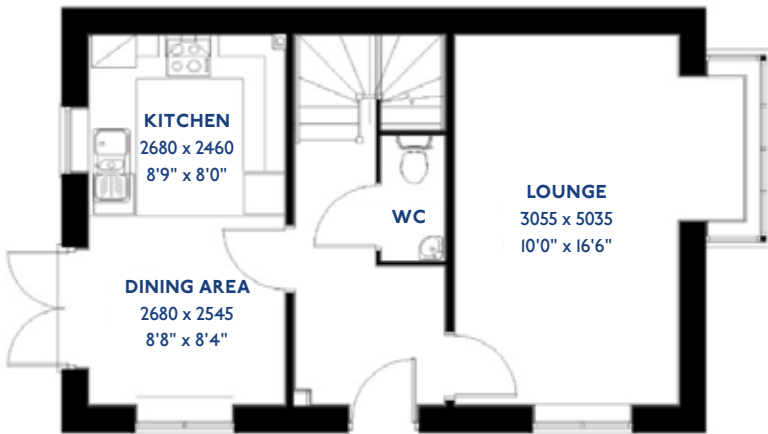
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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BR/D3/I2

The Goodwood

3 bed detached house



Specification

The Goodwood: 3 bed detached house

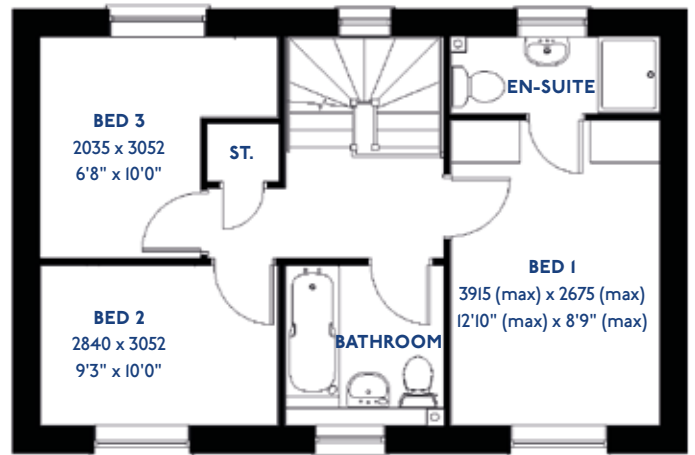
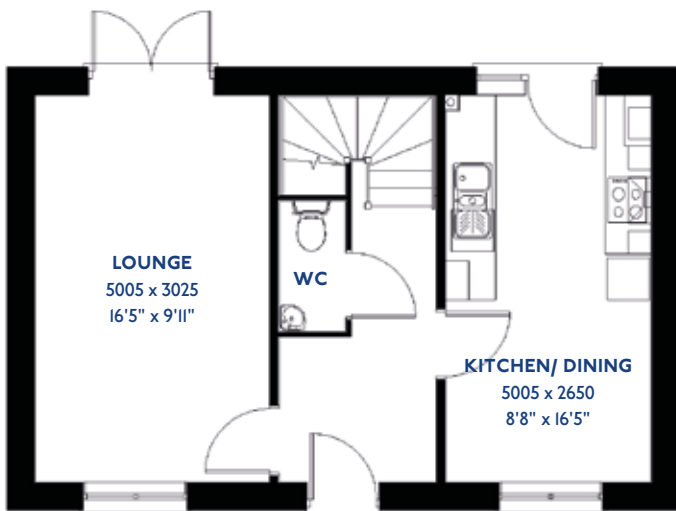
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Shaver Socket & Chrome Heated Towel Rail to the Bathroom.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/11

The Goodwood

3 bed detached house



*Please note this property can be built in brick or render

Specification

The Goodwood: 3 bed detached house

- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/13

The Linnet

3 bed detached house



Specification

The Linnet: 3 bed detached house

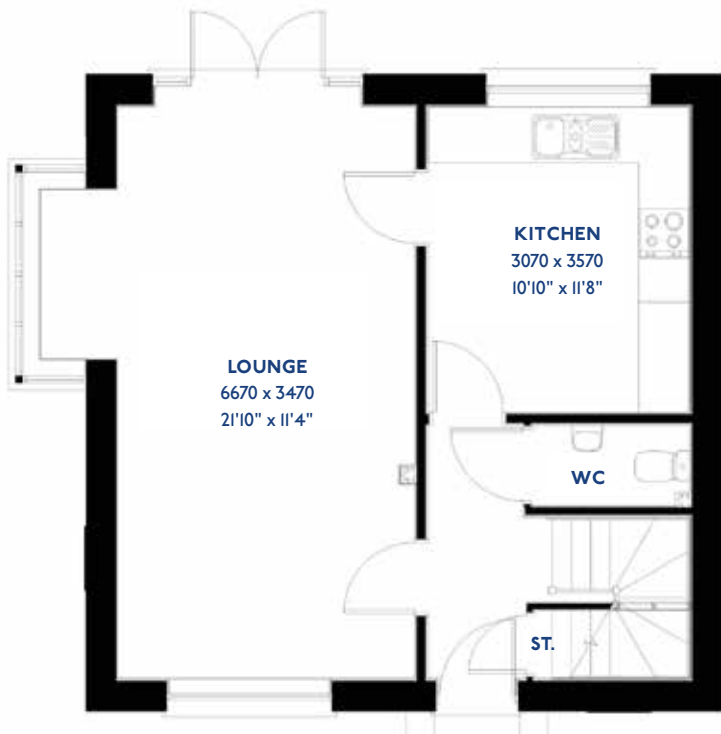
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D3/I3/K

The Linnet

3 bed detached house



Specification

The Linnet: 3 bed detached house

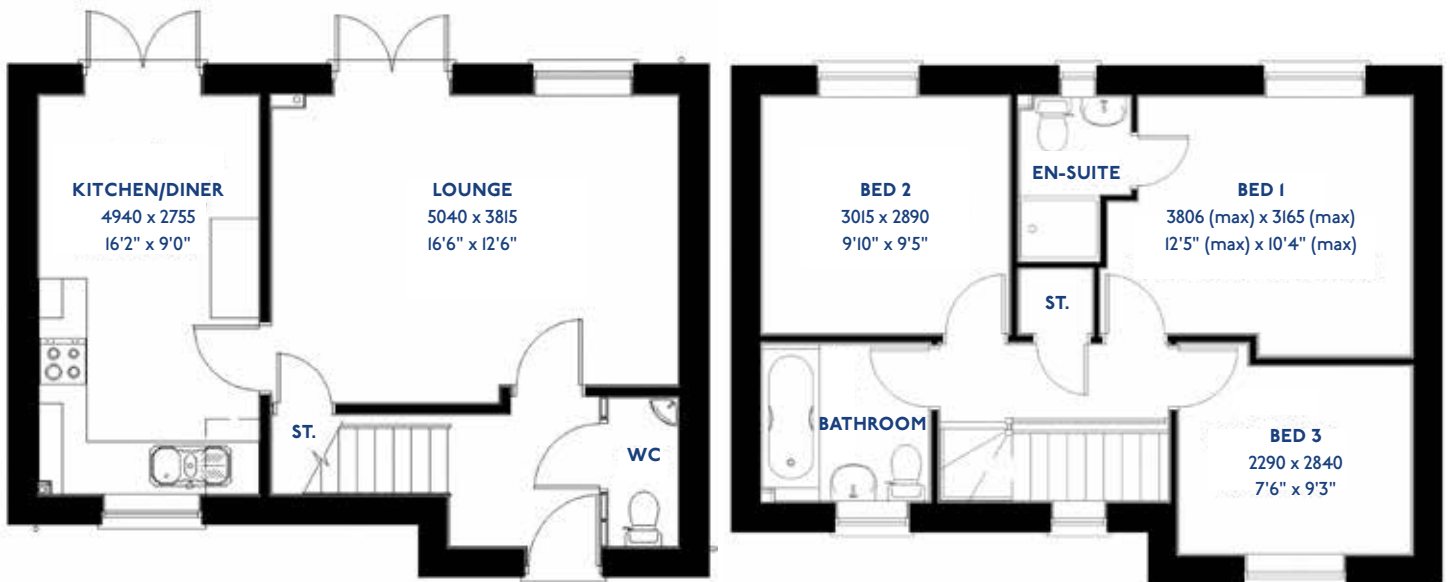
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
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D3/10

The Nuthatch

3 bed detached house



Specification

The Nuthatch: 3 bed detached house

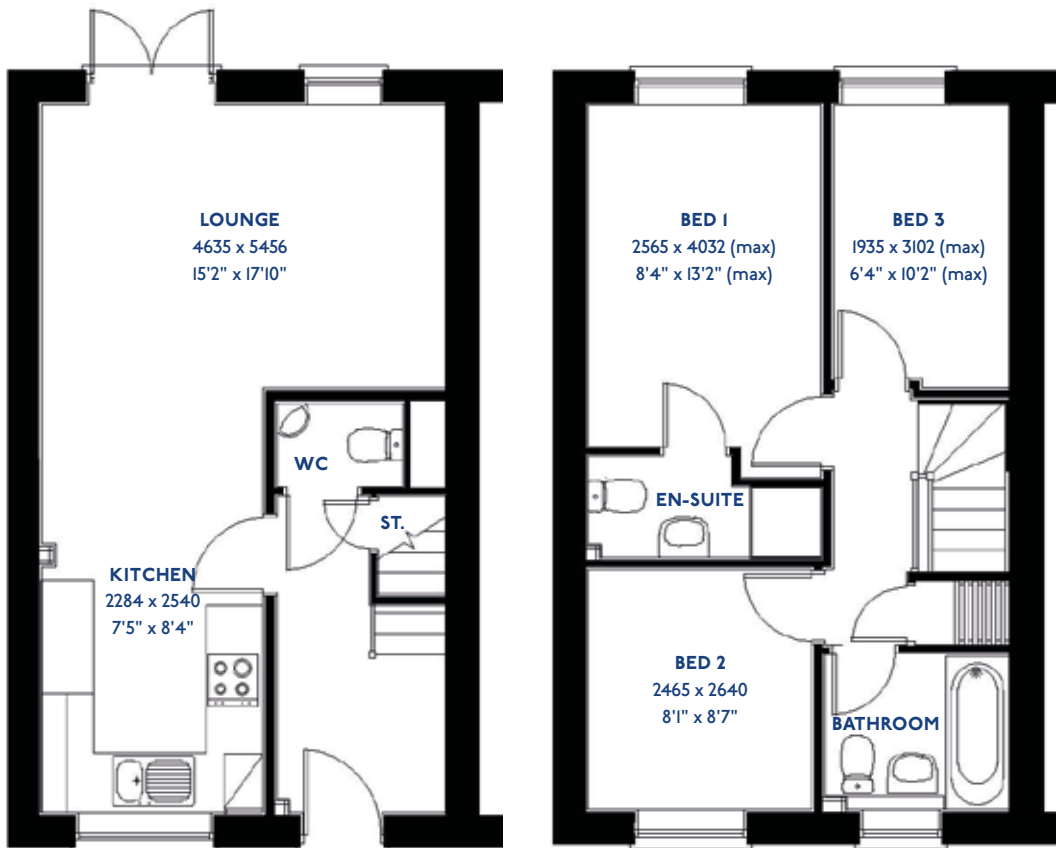
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Double Oven in tall housing, 4 Burner Gas Hob and Flat Bottom Canopy Chimney. Under Pelmet lighting to wall units (if applicable). A one & half bowl Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlight-ers to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
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T3/04 & S3/04

The Plover

3 bed mews & semi-detached houses



Specification

The Plover: 3 bed mews & semi-detached houses

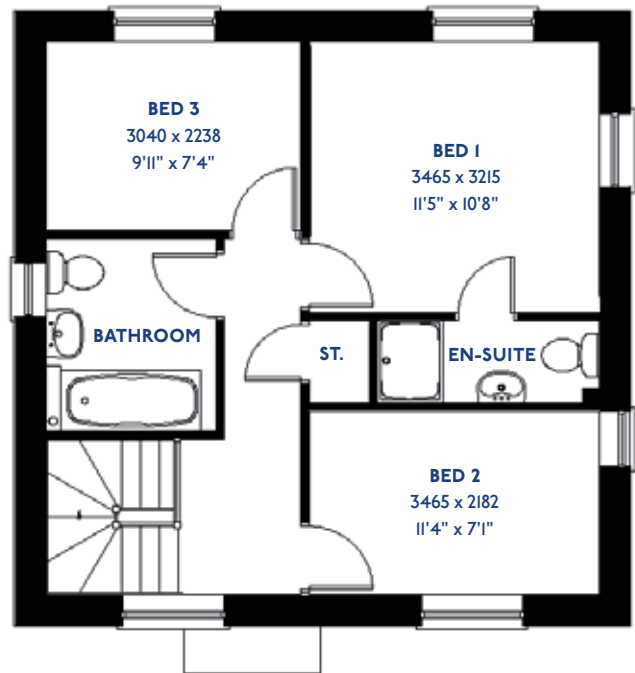
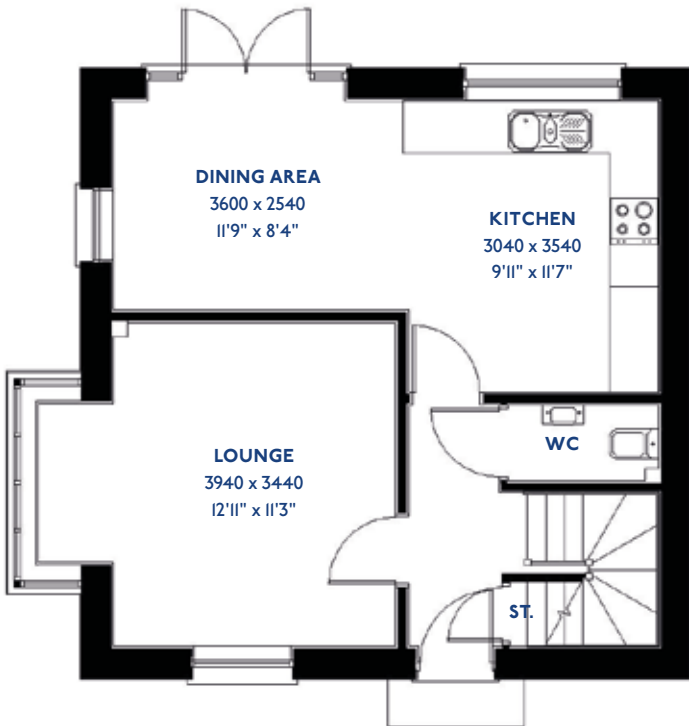
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- PVCu windows, soffits and fascias.
- White Emulsion paint throughout.
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- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating (or alternative system if gas not available) with Hive.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Wiring only for future Intruder Alarm for keypad, control panel and bell box.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- Outside tap to rear of property.
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D3/31

The Redpoll

3 bed detached house



*Please note this property can be built in brick or render

Specification

The Redpoll: 3 bed detached house

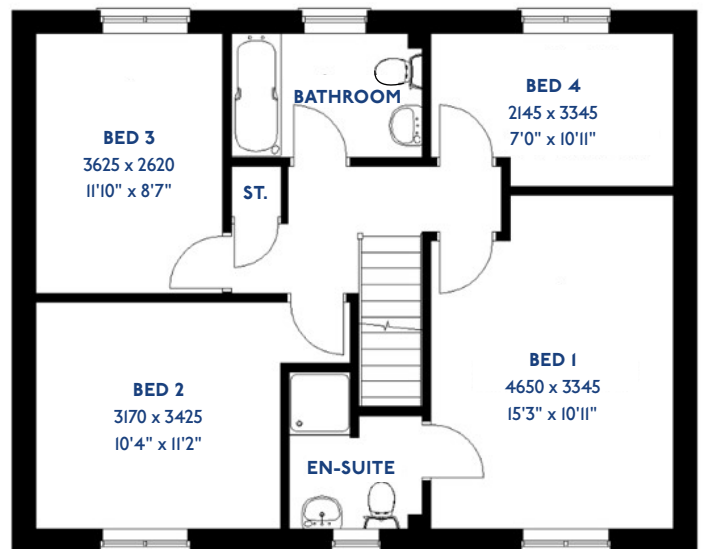
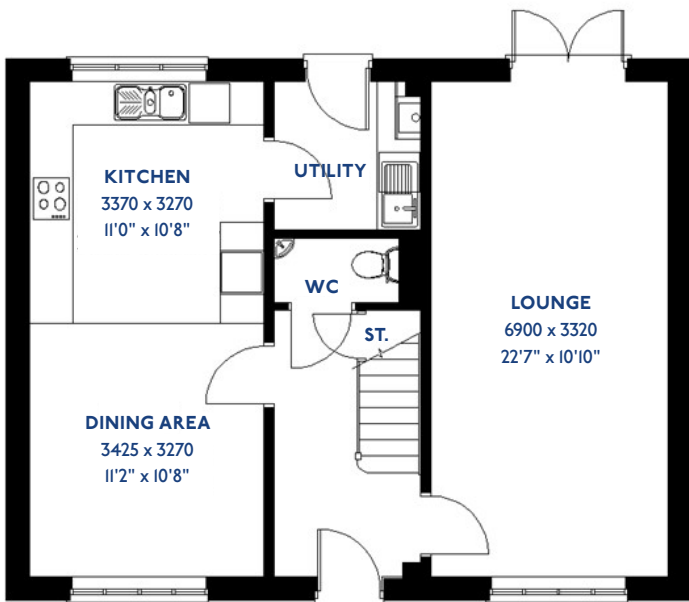
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- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D4/07

The Rosefinch

4 bed detached house



Specification

The Rosefinch: 4 bed detached house

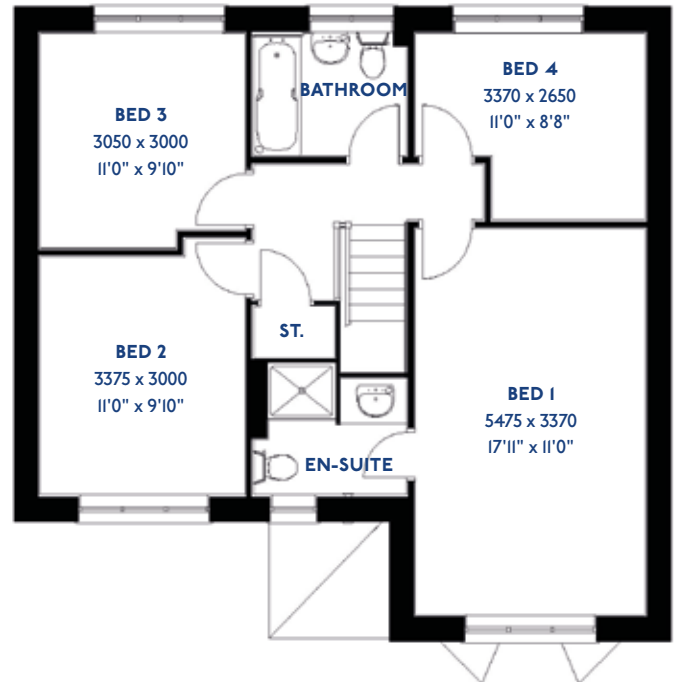
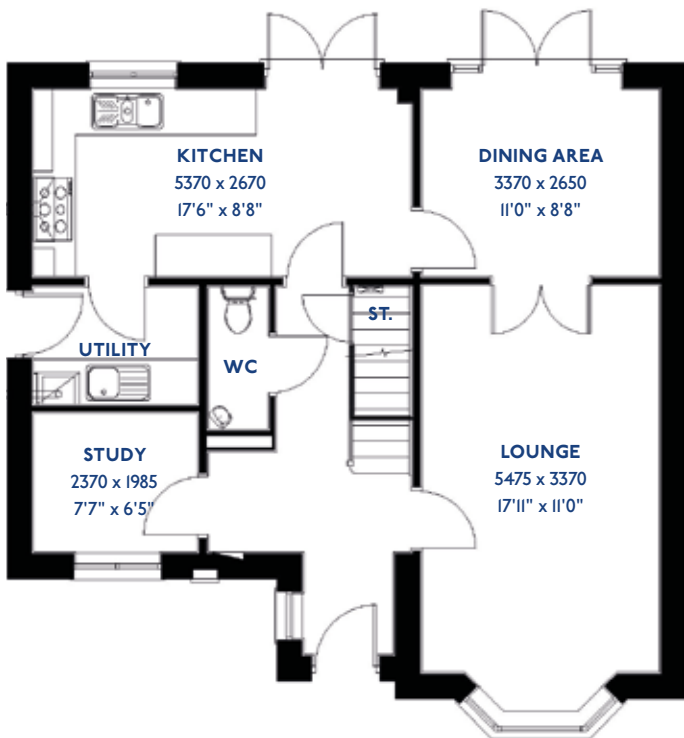
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen.
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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BR/D4/11

The Saunton

4 bed detached house



Specification

The Saunton: 4 bed detached house

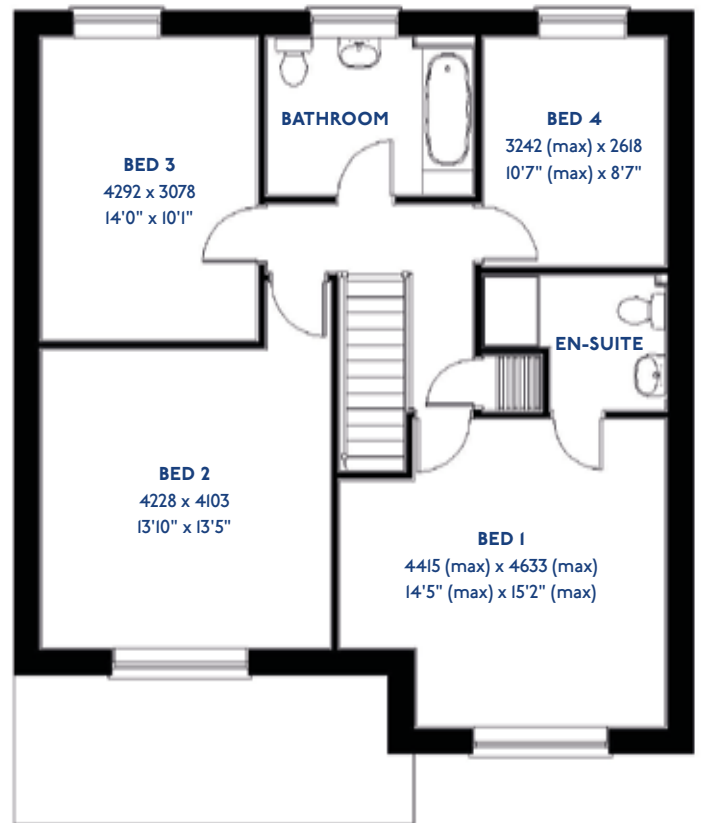
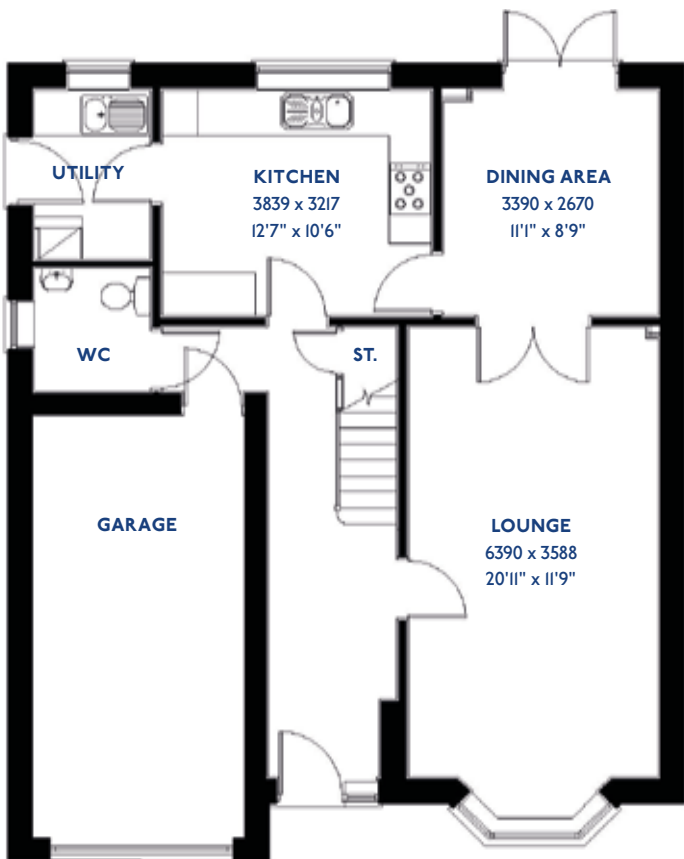
- ♦ Quality and value from a very old established family business with an enviable reputation.
- ♦ Traditional brick construction with a good standard of insulation.
- ♦ Solid internal walls to ground and 1st floor.
- ♦ PVCu windows, soffits and fascias.
- ♦ To include Oak Internal Doors.
- ♦ White Emulsion paint throughout.
- ♦ Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- ♦ Quartz worktop to Kitchen only with quartz upstands.
- ♦ Ceramic flooring to Kitchen & Utility (if applicable).
- ♦ Full gas central heating (or alternative system if gas not available) with Hive.
- ♦ White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- ♦ Vanity unit in En-Suite.
- ♦ Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- ♦ Intruder Alarm system.
- ♦ Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External light to front and to rear of property.
- ♦ Outside tap to rear of property.
- ♦ Fenced rear garden. Turfing to front and rear gardens (where applicable).
- ♦ N.H.B.C 10 year warranty.
- ♦ Carpets from the Jelson selected range.

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D4/I5

The Swaffham

4 bed detached house



Specification

The Swaffham: 4 bed detached house

- Quality and value from a very old established family business with an enviable reputation.
- Traditional brick construction with a good standard of insulation.
- Solid internal walls to ground and 1st floor.
- PVCu windows, soffits and fascias.
- To include Oak Internal Doors.
- White Emulsion paint throughout.
- Fitted Kitchen with Single Oven in tall housing with Combination Microwave Oven, 5 Burner Gas Hob, Flat Bottom Canopy Chimney and Stainless Steel Splashback. Under Pelmet lighting to wall units, Tall larder unit with wirework pull in baskets. A one & half bowl Under Mounted Stainless Steel sink, plumbing and electrics for washing machine, Integrated Fridge Freezer and Dishwasher. White downlighters to Kitchen & pendant fitting to Dining Area of Kitchen (if applicable).
- Quartz worktop to Kitchen only with quartz upstands.
- Ceramic flooring to Kitchen & Utility (if applicable).
- Full gas central heating (or alternative system if gas not available) with Hive.
- White sanitary ware with co-ordinating wall tiles & white downlighters to Bathroom only. Thermostatic shower over bath in Main Bathroom together with a Silver shower screen. Thermostatic shower to En-Suite with co-ordinating wall tiles. Shaver Socket & Chrome Heated Towel Rail to the Bathroom & En-Suite.
- Cat 5 socket to Lounge next to TV aerial point and Bed 1 & Study (if applicable). TV aerial point in Lounge, Bed 1 & Kitchen/Diner.
- Intruder Alarm system.
- Smoke detectors, Carbon Monoxide Alarm and security locks to all external doors. Door Bell. External lights to front and rear of property.
- Outside tap to rear of property.
- Fenced rear garden. Turfing to front and rear gardens.
- N.H.B.C 10 year warranty.
- Carpets from the Jelson selected range.

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Development Plan

ESTLEY GREEN, BROUGHTON ASTLEY

