

## Braesby Lane, Glapthorn



### Plot 3

£ Under Offer

4 Bedrooms

Detached

- Open plan kitchen/family/dining room
- Utility and downstairs WC
- Living room with woodburner
- Study
- Bedroom 1 and 2 with en suites
- Family bathroom
- Air source heat pump underfloor heating to the ground floor and radiators to first floor
- Double Garage

\* Subject to stage of construction

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Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.

## FLOORPLANS

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### Ground Floor

- Living Room: 6m x 4.5m
- Study: 3m x 2.7m
- WC: 1m x 1.9m
- Family: 3.9m x 2.9m
- Kitchen: 5.3m x 5.1m
- Utility: 1.9m x 2.9m

### First Floor

- Bedroom 1: 5.3m x (max 5.2m) (min 3.6m) incl wardrobes
- En suite 1: 2.8m x 2.5m
- Bedroom 2: 4.5m x 3.3m incl wardrobes
- En suite 2: 1.9m x 2.2m
- Bedroom 3: 3m x 4m
- Bedroom 4: 2.7m x 3.5m
- Bathroom: 1.9m x 3m

\* Max

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# SITE PLAN

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