



Plot 3 | Catton Close, Naseby

£315,000



3 Bedrooms

#### ABOUT THIS PROPERTY

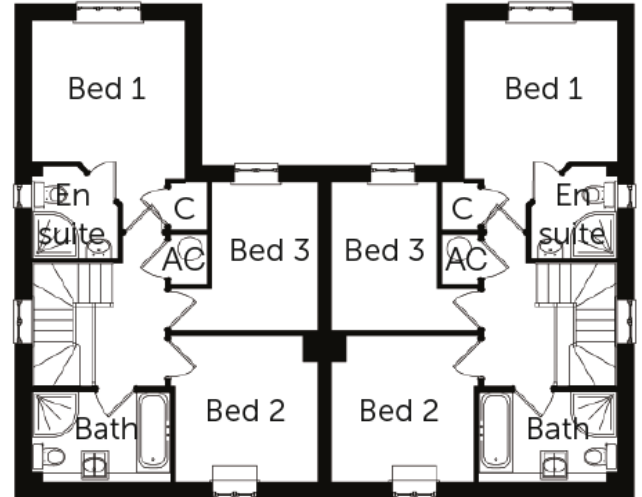
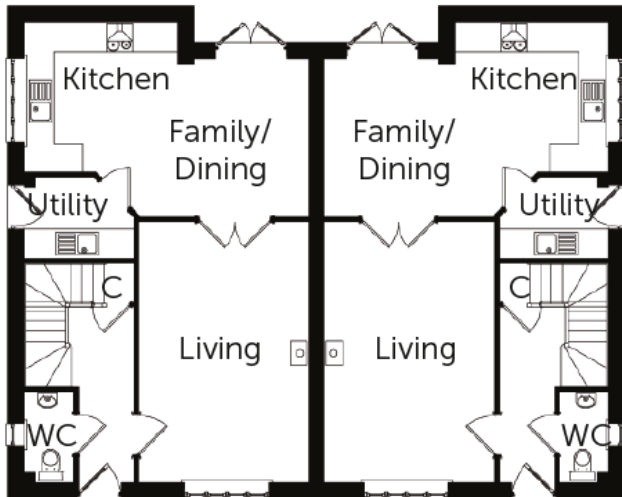
- Open plan Kitchen/Family/Dining room
- Living room with woodburner
- Utility room and downstairs WC
- Bedroom 1 with en suite
- Family Bathroom
- Single garage
- Air source heat pump underfloor heating to the ground floor and radiators to first floor

#### INCLUDED AS STANDARD

- Symphony kitchen units with granite or quartz worktops and upstand
- Laminate worktop with splash back tiling to the utility room
- Integrated Neff kitchen appliances
- Sanitary ware from Ideal Standard Sottini range
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suite
- Heated chrome towel rails to bathroom and en suite
- Coving to living room, hall, stairs and landing
- Alarm to the house
- Outside tap and electric point
- Turf to front and rear gardens
- Tarmac driveways

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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.



## GROUND FLOOR DIMENSIONS

- Living room: 5.5m x 3.6m
- Kitchen: 4m x 3.5m\*
- Family/Dining: 3.3m x 2.4m
- Utility: 2.3m x 1.7m
- WC: 1.9m x 1m

## FIRST FLOOR DIMENSIONS

- Bedroom 1: 3.2m x 2.9m
- Bed 1 en suite: 1.9m x 1.8m
- Bedroom 2: 3.1m x 3m
- Bedroom 3: 3.1m x 2.2m
- Bathroom: 2.9m x 1.9m

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