



Plot 2 | Manor Farm Drive, Cattothorpe

 Sold

 3 Bedrooms

#### ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Bedrooms 1 & 2 with en suites
- Fibre broadband connection
- Air source heat pump providing underfloor heating to ground floor with radiators on first floor
- Garage and additional parking

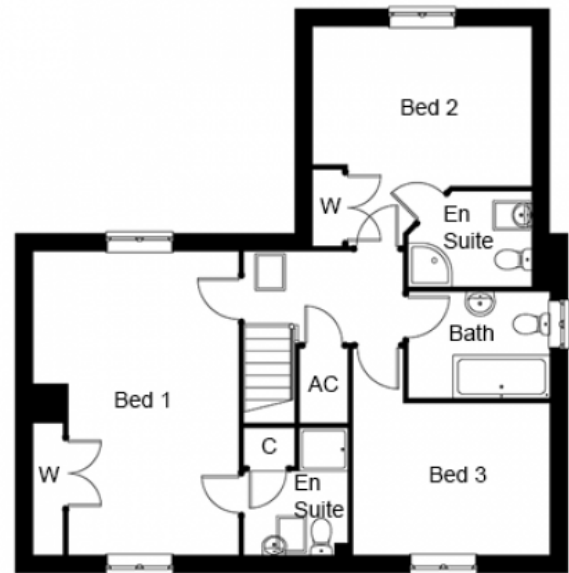
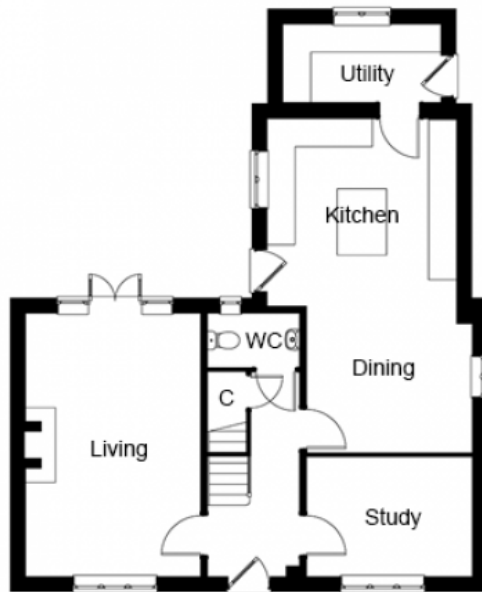
#### INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand\*
- A-rated integrated Neff kitchen appliances (double oven, fridge, freezer, induction hob, hood & dishwasher)
- Choice of laminate worktop with splash back tiling to the utility room\*
- Choice of sanitary ware from Ideal Standard\*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suites\*
- Choice of wall paint colours\*
- Heated chrome towel rails to bathroom and en suites
- Eco design woodburner stove (2022 compliant) fitted in living room
- Fibre broadband connection
- Alarm to house and garage
- Turf to front and rear gardens

\* subject to stage of construction

**Call** 01234 717700 **Email** [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) **Visit** [francisjacksonhomes.co.uk](https://francisjacksonhomes.co.uk)

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: 5.6m x 3.7m
- Kitchen: 4m x 4m
- Dining: 3.5m x 3.1m
- Study: 3.5m x 2.5m
- Utility: 3.3m x 1.6m
- WC: 1.9m x 1.1m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 5.6m x 3.8m (incl. wardrobe)
- En suite: 1.9m x 1.5m (excl. shower)
- Bedroom 2: 4m\* x 4m\* (incl. wardrobe)
- En suite : 2.2m\* x 1.7m\*
- Bedroom 3: 3.6m x 2.8m
- Bathroom: 2.9m x 1.9m

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