

**Plot 4** | Manor Farm Drive, Cattothorpe Sold 3 Bedrooms**ABOUT THIS PROPERTY**

- Open plan kitchen/dining room
- Living room with woodburner
- Utility room
- Downstairs WC
- Bedroom 1 with en suite
- Fibre broadband connection
- Air source heat pump providing underfloor heating to ground floor with radiators on first floor
- Two parking spaces

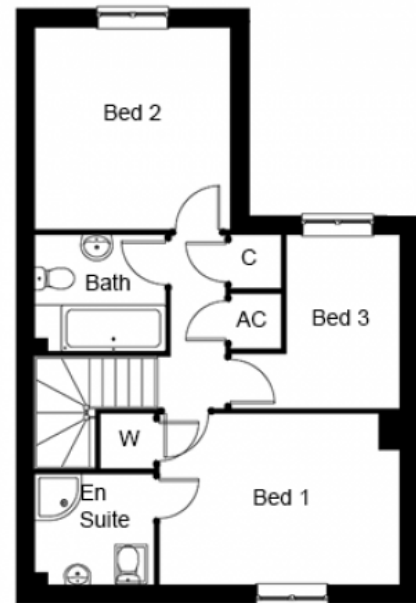
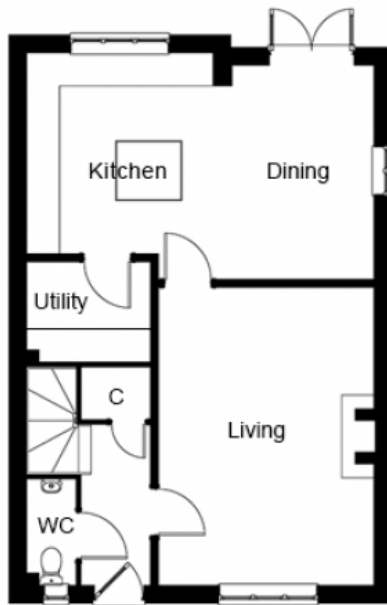
**INCLUDED AS STANDARD**

- 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 suite\*
- 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: 5.4m x 3.9m
- Kitchen: 3.6m x 3.3m
- Dining: 3.8m x 2.9m
- Utility: 2.2m x 1.8m
- WC: 1.9m x 0.9m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.1m x 2.9m (excl. wardrobe)
- En suite: 2m x 1.9m
- Bedroom 2: 3.5m x 3.3m
- Bedroom 3: 3m x 1.9m\*\*
- Bathroom: 2.2m x 2m

