



Plot 12 | Oakridge, North Kilworth

£325,000

3 Bedrooms

#### ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Utility room
- Living room
- Downstairs WC
- Bedroom 1 with en suite
- Family bathroom
- Fibre broadband - Up to 1 Gbps
- Air source heat pump providing underfloor heating to the ground floor and radiators to first floor
- Garage and additional parking

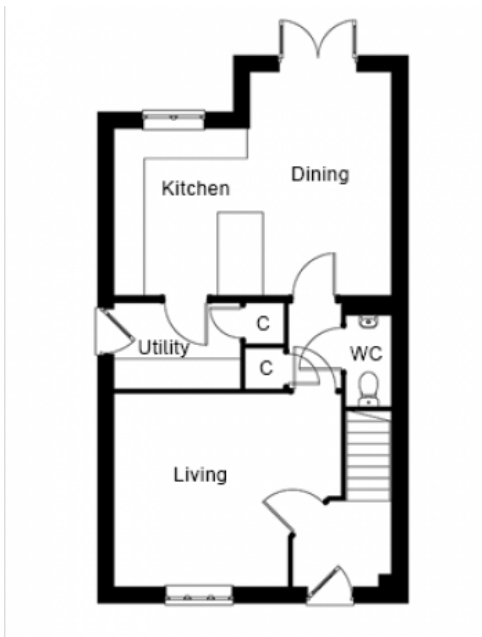
#### INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand\*
- A-rated integrated Neff kitchen appliances (single oven, combination 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 suite
- Fibre broadband connection
- Alarm to house and garage
- Turf to front and rear gardens
- Outside tap

\* subject to stage of construction

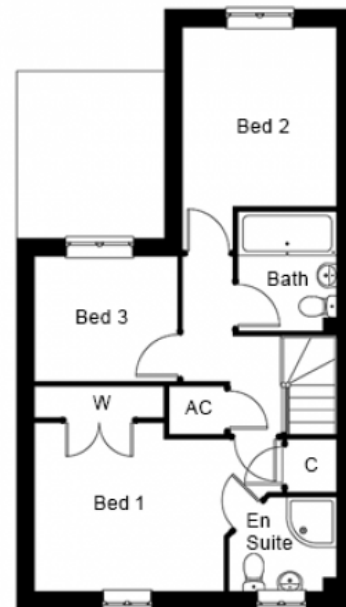
Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](http://francisjacksonhomes.co.uk)

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: 4.5m\* x 3.8m\*
- Kitchen: 3.3m x 2.7m
- Dining: 4.4m x 2.8m
- Utility: 2.5m x 1.7m
- WC: 1.8m x 0.9m



#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.5m\* x 3.7m\* (incl. wardrobe)
- En suite 1: 1.9m x 1.7m
- Bedroom 2: 3.2m\*\* x 2.8m
- Bedroom 3: 2.6m x 2.2m
- Bathroom: 2.1m x 1.8m



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