LESLEY HILLS

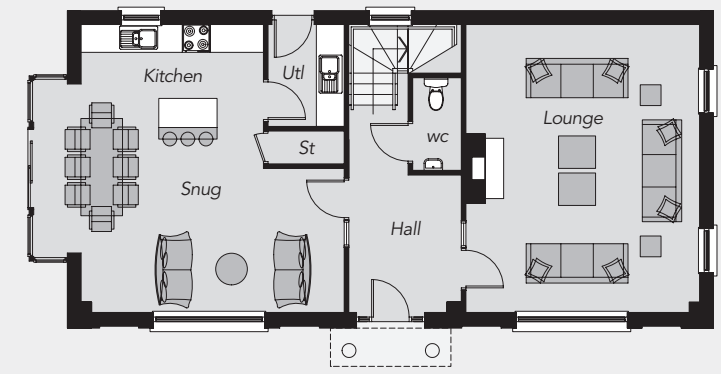
PINEY LANE
MALONE

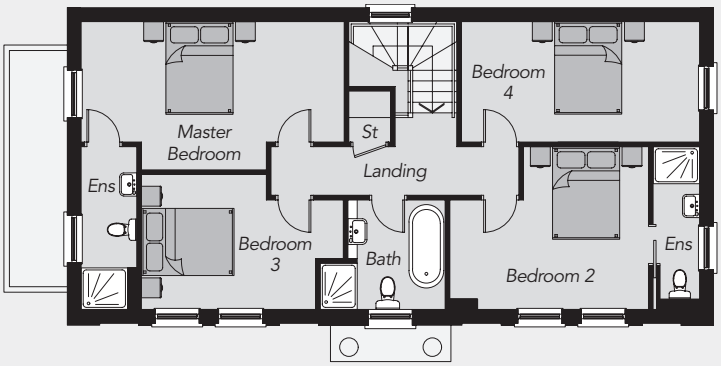
LUXURY DETACHED HOMES

ANOTHER DEVELOPMENT BY
LESLEY RESIDENTIAL

TYPE A

SITE NUMBER 1 // TOTAL FLOOR AREA 1,800 SQ FT APPROX.



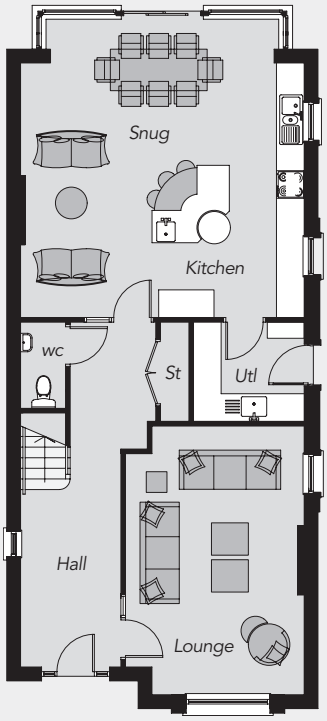


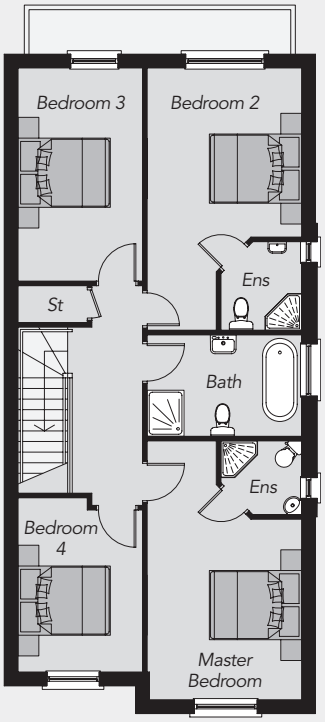
GROUND FLOOR

Entrance Hall	
Lounge	20'3" x 16'5"
Kitchen / Snug (max)	20'3" x 18'6"
Utility Room	7'1" x 5'3"
WC	

FIRST FLOOR

Master Bedroom (max)	18'6" x 10'4"
Ensuite	
Bedroom 2 (max)	13'11" x 11'4"
Ensuite	
Bedroom 3 (max)	14'2" x 9'5"
Bedroom 4	11'9" x 8'4"
Bathroom (max)	??'??" x ??'??"





GROUND FLOOR

Entrance Hall	
Lounge	18'11" x 12'7"
Kitchen / Snug (max)	21'1" x 20'0"
Utility Room	
WC	

FIRST FLOOR

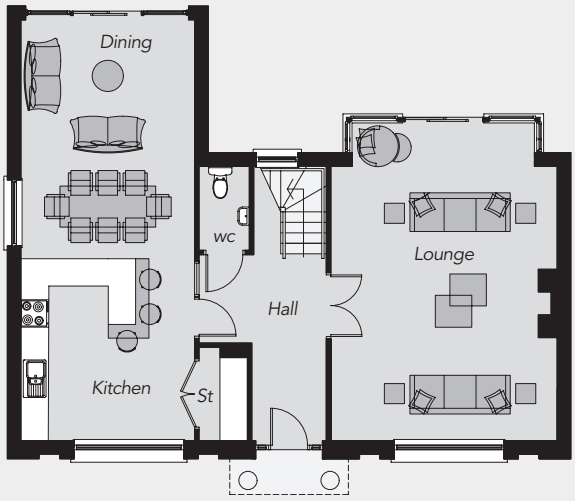
Master Bedroom (max)	18'3" x 10'10"
Ensuite	
Bedroom 2 (max)	18'6" x 10'10"
Ensuite	
Bedroom 3	15'0" x 8'8"
Bedroom 4 (max)	12'3" x 8'8"
Bathroom	10'10" x 7'1"

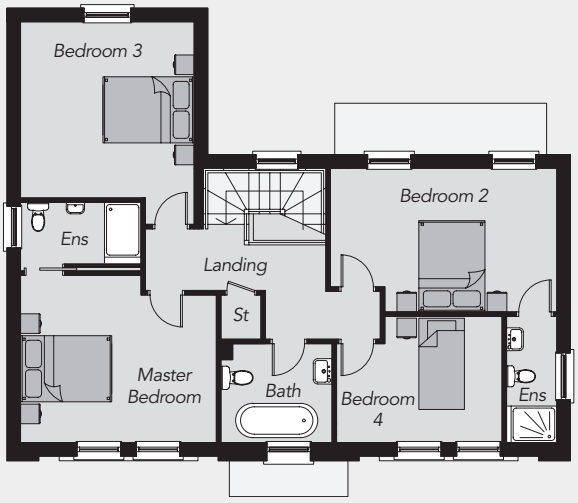
TYPE B

SITE NUMBERS 2 & 4 // TOTAL FLOOR AREA 1,800 SQ FT APPROX.

TYPE C

SITE NUMBER 3 // TOTAL FLOOR AREA 1,800 SQ FT APPROX.





GROUND FLOOR

Entrance Hall	
Lounge (max)	22'8" x 16'1"
Kitchen/Dining (max)	30'1" x 12'4"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom (max)	13'11" x 11'10"
Ensuite	
Bedroom 2	16'1" x 10'2"
Ensuite	
Bedroom 3	12'6" x 12'4"
Bedroom 4	11'9" x 8'11"
Bathroom	7'10" x 6'11"

SPECIFICATION

KITCHEN
- Choice of stylish contemporary doors and worktops
- Integrated kitchen appliances to include gas hob and electric over, extractor unit, fridge/freezer, dishwasher and washer/dryer in utility room
- 1.5 bowl stainless steel sink and drainer
- Laminated upstands to worktop with back painted glass splash back at hob
- Low voltage LED lighting in kitchen / snug

BATHROOMS, ENSUITES & CLOAKROOMS / WC
- Designer white sanitary ware with vanity units
- Slim line shower trays
- Chrome taps and mixers
- Chrome towel rails to bathrooms and ensuites
- Thermostatic shower to shower cubicles
- Soft close seats
- Dual drench shower fittings to ensuites

ELECTRICAL FEATURES
- Intruder alarm
- BT brought into the property to allow for BT Infinity connection
- TV point in all bedrooms
- Low voltage led down lighters in kitchen/dining, hall, first floor landing and bathroom/ensuites
- 5 amp sockets to lounge
- Comprehensive range of electrical sockets.
- Integrated USB charging points per room
- Cabling for digital/SKY TV
- Smoke, heat and carbon monoxide detectors

These images reflect the style of finish at Lesley Hills and are used for illustrative purposes.

HEATING
- Gas fired central heating with energy efficient boiler and pressurised hot water cylinder
- Thermostatically controlled radiators
- Wall hung feature gas fire to lounge

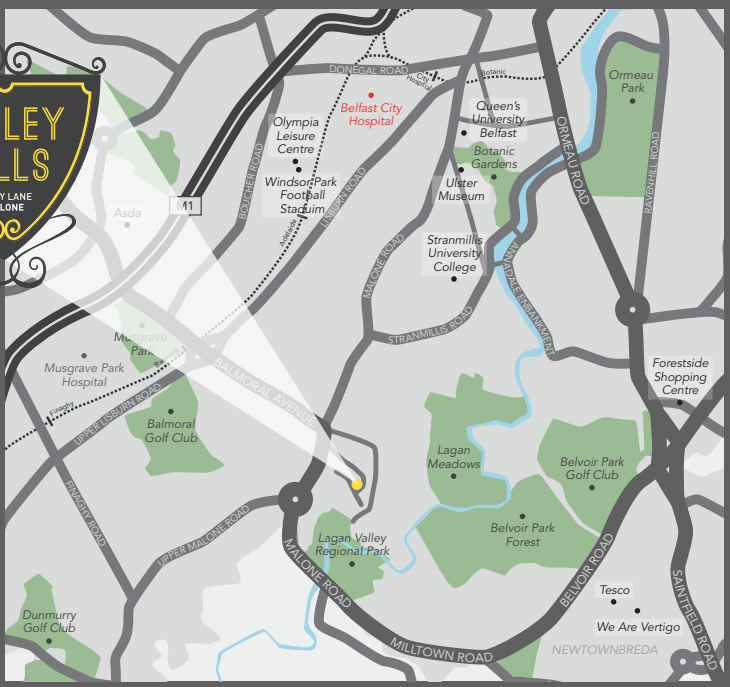
CARPET
- Luxury soft touch carpets to all bedrooms, stairs, landing and lounge with 8mm thick polyurethane Rebond underlay

INTERNAL FEATURES
- Internal walls and ceilings painted along with the internal woodwork
- 9ft high ceilings to ground floor
- Walnut veneered internal doors with quality ironmongery
- Choice of floor and wall tiling from nominated supplier
- Floor tiling to kitchen/dining area, entrance hall, bathroom, ensuites, WC, and utility room
- Full height splashback tiling to wash hand basins
- Full height wall tiling to shower enclosures and half height around baths

EXTERNAL FEATURES
- Traditional cavity wall construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free PVC energy efficient double glazed windows and doors with lockable system
- Proprietary composite construction front entrance doors from selected colour range
- Feature front door lighting to both sides
- Back door light
- Textured flags to patio areas
- Textured flags to paths around dwellings
- Mains operated door bell
- Lawns laid in turf front and rear
- Rear outside electrical socket
- Outside tap
- Modular granite effect paving to driveways and path to front door
- Timber fencing to rear boundary and between gardens
- Maintenance free uPVC soffit and fascia

WARRANTY
- NHBC 10 year buildmark warranty

SITE LAYOUT & LOCATION MAP



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.