



LANCASTER COURT

PLOT 3 • THE ISLINGTON



The Islington is a substantial four bedroom home with fantastic proportions in an enviable residential location. Built from traditional red brick under a natural slate roof with double glazed ivory windows.

With a choice of fully fitted kitchen from our luxury Luna range, integrated appliances and four burner hob, plus added extras such as under lighting and pull out and spray tap as standard.

Heated towel rails to bathrooms and drench 'rainstorm' shower to en-suites, plus vanity units to all sinks.

Outside has landscaped front gardens with artificial grass, rear garden with outside tap.

[www.snowdonhomes.com](http://www.snowdonhomes.com)



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## SPECIFICATIONS

### GROUND FLOOR

Lounge	18'6" x 11'	5.63m x 3.36m	Ground Floor	505ftsq	46.9msq
Kitchen/Family	18'6" x 8'7"	5.63m x 2.66m	First Floor	723ftsq	67.1msq
Utility	6'11" x 6'0"	2.10m x 1.83m	Total Area	1228ftsq	114.1msq

### FIRST FLOOR

Bedroom 1	18'6" x 11'1"	5.63m x 3.38m
Bedroom 2	10'5" x 8'7"	3.17m x 2.61m
Bedroom 3	13'9" x 9'9"	4.20m x 2.97m
Bedroom 4	8'11" x 7'	2.71m x 2.12m



### KITCHENS

- Choice of Kitchens from our Luna Range
- Calderia Compact Laminate Worktop with a Natural Stone Finish with Routed Drainer
- Marlin Pull out and Spray Tap
- Carron Zeta one and half Bowl Sink Drainer
- Under Lighting to Cupboards
- Tiling all the way round\*
- Integrated Fridge Freezer
- Integrated Dishwasher
- Soft Close Cupboard hinges
- Double Oven
- Hood and Extractor Fan
- Stainless Steel Splashback
- 4 Burner Ceramic Hob Gas\*
- 4 Burner Ceramic Hob Electric\*
- Space for Tumble Dryer and Washing Machine
- Washing Machine\*
- Tumble Dryer\*
- Chrome Downlights to Kitchen Diner
- Karndean or Moduleo Flooring\*

### HEATING

- Gas Fired Central Heating with Combi or Condenser Boiler
- Radiators fitted with Thermostatic Valves
- Dual Thermostat two zones

### BATHROOM/WC

- Vanity Units to all sinks in WC, Bathroom and En-suites
- Downlights WC, Bathroom and En-suites
- Shower over bath
- Glass Shower Screen to Bathrooms
- Shaver Socket
- Choice of Wall Tiling
- Vinyl Sheet Flooring\*

### INTERNAL JOINERY AND FINISHES

- Chrome electrical fittings to ground floor, stairs and landing
- Suffolk Hardwood Oak internal doors
- 144mm OGEE Skirting
- Eclipse Elettra Chrome Door Furniture
- All ceilings finished in white emulsion
- White emulsion to all walls
- TV points to Living Room and Master Bedroom
- Digital Aerial\*
- Carbonmonoxide Detector
- Smoke Detectors
- USB Port in each room

### EXTERNAL FEATURES AND GARAGE

- Traditional Brick and Block Construction
- Traditional Red Brick
- Natural Slate Roof Tile
- Double Glazed Ivory Windows
- French Doors
- Chrome Effect Door and Window Furniture
- Oak Timber Lintels
- External Power Point
- Turf to Rear Gardens\*
- Landscaped Front Gardens - Artificial Grass
- Outside Tap to Rear Garden
- 1.8 meter high Close Boarded Fence

\*Option