

# Regent

An attractive double bay fronted detached family home offering four bedrooms, excellent living space and garage - built and designed by Lindum Homes.

*The image right depicts our Regent house type; however, please note that there may be some elevation variations so this is for guidance only.*

**For further information about availability and plot specific details please discuss with our Sales Team.**



The downstairs living space is divided into lounge, study and open plan modern fitted kitchen diner, along with an entrance hall and utility/cloak room. With bifold doors opening from the kitchen diner leading onto the garden patio area.

The first floor has three double bedrooms with the master bedroom having useful storage space with built in wardrobe and the benefits of an en-suite. The main bathroom includes a bath and separate large shower.

Lindum Homes gives notice that the property particulars and related information shown in this publication are set as a general outline for guidance only.

Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by physical inspection of the property in question or otherwise as to their accuracy.

## Ground Floor



**LOUNGE** 4350 x 3459mm (14' 3" x 11' 4")

**KITCHEN** 8740 x 2940mm (28' 8" x 9' 7")

**STUDY** 3275 x 3081mm (10' 8" x 10' 1")

**UTILITY** 3081 x 1650mm (10' 1" x 5' 5")

**GARAGE** 5085 x 2610mm (16' 8" x 8' 7")

## First Floor



**BED 1** 4879 x 3483mm (16' 0" x 11' 5")

**BED 2** 4176 x 4000mm (13' 8" x 13' 1")

**BED 3** 4003 x 3094mm (13' 1" x 10' 2")

**BED 4** 3123 x 2321mm (10' 3" x 7' 7")

All measurements are maximum (Inc Bay windows & Wardrobes) • Sq ft excludes garage space



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