

Plot 15 | Houlton, Rugby





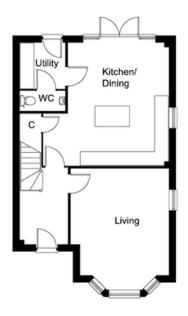
ABOUT THIS PROPERTY

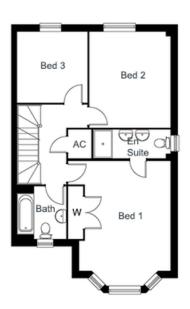
- Open plan kitchen/dining room
- · Living room
- Utility room
- Downstairs WC
- Beds 1 & 4 with en suites
- Home office
- Fibre broadband Up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Garage

INCLUDED AS STANDARD

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites
- Chrome towel rails to all bathrooms
- Superfast FTTP broadband available with speeds up to 1 Gbps
- Alarm to house and garage
- EV charging point
- Turf to front and rear gardens
- Outside tap

Call 01234 717700 Email sales@francisjackson.co.uk Visit francisjacksonhomes.co.uk





GROUND FLOOR DIMENSIONS

- Living room 5.2m x 4.2m (incl bay window)
- Kitchen/Dining 5.3m x 4.3m
- Utility 1.9m x 1.9m
- WC 1.9m x 0.8m

FIRST FLOOR DIMENSIONS

- Bedroom 1 5.2m x 4.3m (incl. wardrobe)
- En suite 3.2m x 1.1m
- Bedroom 2 4m x 3.4m
- Bedroom 3 2.9m x 2.9m
- Bathroom 2.2m x 2m



SECOND FLOOR DIMENSIONS

- Bedroom 4 6.4m max 2.9m min x 5.9m max 3.2m min
- En suite 2.7m x 1.8m
- Home office 4.5m x 2.7m max

