



THE LANESBOROUGH

Number of Bedrooms: 4

Number of Bathrooms: 2

Type: Detached

Designers comments

More space in the living kitchen area with its glass feature bay make the Lanesborough have lots of floor space. Storage cupboards, utility room and integral garage mean everything has its place.

The feature staircase leads to 4 large double bedrooms. The large house bathroom with bath and separate shower make this home a real winner for larger families or people who want that extra space.

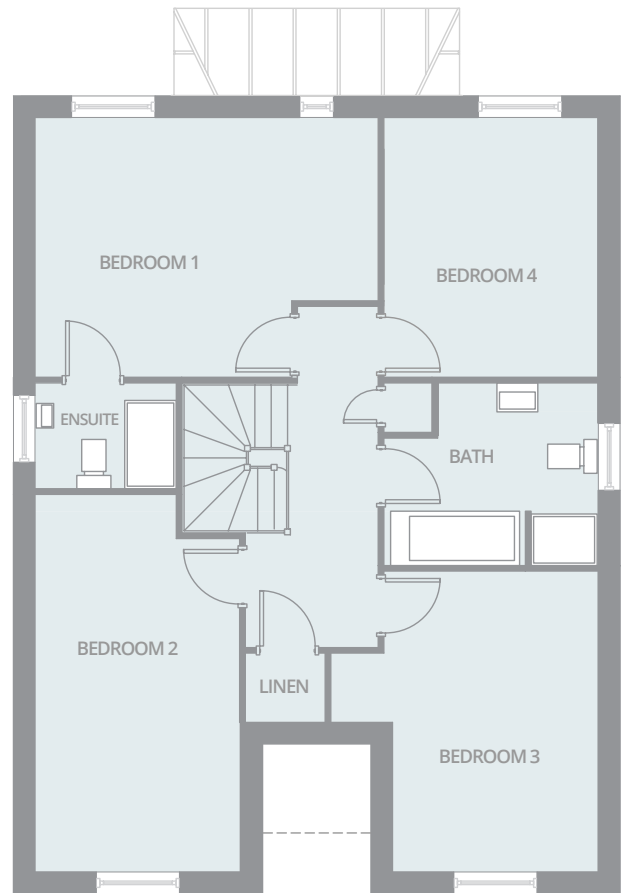
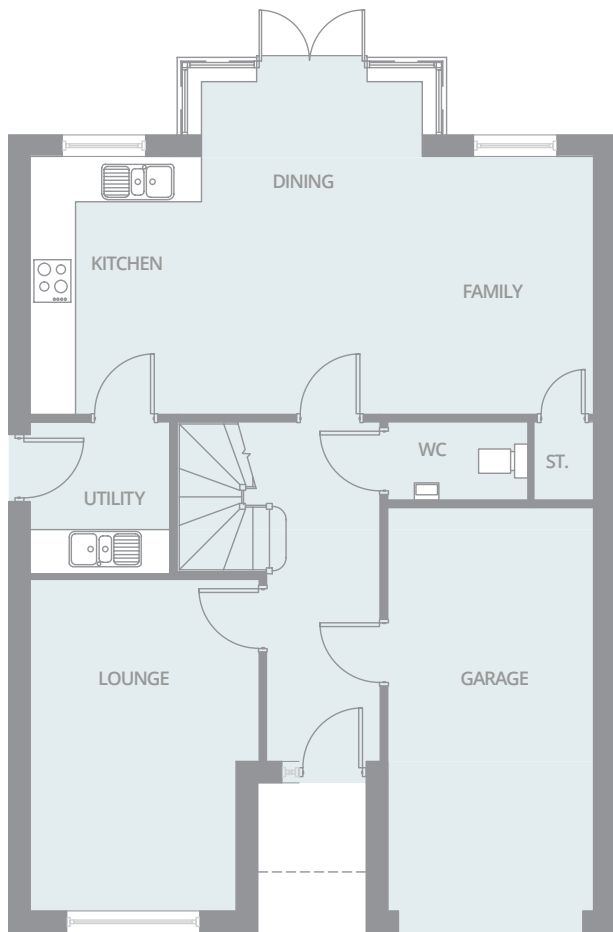
Riva Homes

Sales enquiries 0113 818 7840 or email info@rivahomes.co.uk

WI House, Unit C, Nepshaw Lane South, Leeds, LS27 7JQ

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GROUND FLOOR PLAN

Kitchen Dining	4450 x 7580	14'7" x 24'10"
Lounge	3055 x 4450	10' x 14'7"
WC	1090 x 1850	3'6" x 6'
Utility	1840 x 2025	6' x 6'7"
Garage	2760 x 5400	9' x 17'8"

FIRST FLOOR PLAN

Bedroom 1	3480 x 4600	11'5" x 15'1"
Ensuite	1400 x 1860	4'7" x 6'1"
Bathroom	2440 x 2860	8' x 9'4"
Bedroom 2	2725 x 5075	8'11" x 16'7"
Bedroom 3	3580 x 4035	11'8" x 13'2"
Bedroom 4	2860 x 3475	9'4" x 11'4"

The floor plans depict a typical layout for this home design. For exact details, designs and dimensions including finishes please speak to our sales advisors. Measurements allow for a + or - 50mm tolerance - no materials whatsoever are to be ordered from this plan. Refer to our standard terms & conditions which can be found at rivahomes.co.uk

SPECIFICATION

External Features

- High performing energy efficient composite doors - upgraded euro locks
- Energy efficient uPVC glazing
- External Light
- Garage Power and Light (plot specific)
- External Tap
- Rear turf & front landscaping (see plot particulars)
- Fencing

Heating

- Energy efficient A rated gas boilers
- Pressurised water cylinders

Internal Features

- Full alarm system
- Smooth ceilings
- Hardwood veneered doors
- Electronic smoke detectors
- Centralised energy efficient filtered air and heat recovery system

Bathrooms

- Villeroy & Boch sanitaryware
- Designer chrome taps
- Porcelanosa Tiles
- Chrome towel rails
- Tiled floor

Kitchen

- Choice of contemporary kitchens - worktops and matching upstands
- Zanussi Gas hob
- Zanussi Cooker Hood
- Zanussi Single Electric Oven (3 bedroom homes)
- Zanussi Double Electric Oven (4 bedroom homes)
- Zanussi Fridge Freezer
- Stainless Steel Monobloc Tap

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