



# PREMIER COLLECTION

## LISSETT - LINDEN COTTAGE

54' x 22' 1188 sq ft  
£POA



This beautiful cottage style home is south facing and is amongst only three exclusive new homes with private gated access. It has lovely Edwardian box bay windows and a large separate cross lounge divided by solid oak doors. It is a very popular home with very high quality furnishings, to reflect the very best manufacturer in the industry.

### SPECIFICATION

- GCH/Combi Boiler
- PVCU Double Glazing
- 10 Year Gold Shield Warranty
- Garage or Shed Included
- Block Paved Driveway
- Bosch Fitted Integrated Appliances
- Large South Facing Cross Lounge
- Remote Control Central Heating
- High End Furnishings Throughout
- Lovely Kingsize Master Bedroom

### ROOM SIZES (approx)

- Lounge Area: 21'3" x 13'3"
- Dining Area: 10'7" x 9'10"
- Kitchen Area: 13'11" x 10'7"
- Utility: 8'5" x 6'6"
- Large Porch Area: 6'7" x 5'5"
- Master Bedroom: 13'9" x 10'10"
- Large Ensuite Shower: 8'3" x 7'4"
- Bedroom 2: 10'3" x 8'5"
- Bathroom: 8'7" x 7'2"
- Fully Fitted Study: 8'10" x 5'3"

**To be part of this very prestigious and exciting development,  
please contact us on: 01202 894438 to arrange a viewing by appointment only.  
We look forward to receiving your enquiry.**



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