

# The Lapworth

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## 3 bedroom home

The Lapworth is a bright and spacious home. To the ground floor a hallway provides access to an inviting lounge with dual aspect and an open plan kitchen with dining area that benefits from having French doors that open out onto the garden. There is also a useful utility room providing extra storage space and a cloakroom.

Upstairs you'll find a luxurious principal bedroom with built-in wardrobe and en-suite along with two further bedrooms, either of which would make a great home office space. A modern family bathroom completes the first floor.

Outside is a turfed garden and a driveway leading to a garage.



All drawings, plans, and images are for illustrative purposes only. Room measurements are approximate. Finishes and layouts may vary and, during the construction process, plans might be subject to change. For more information, speak to your sales consultant.

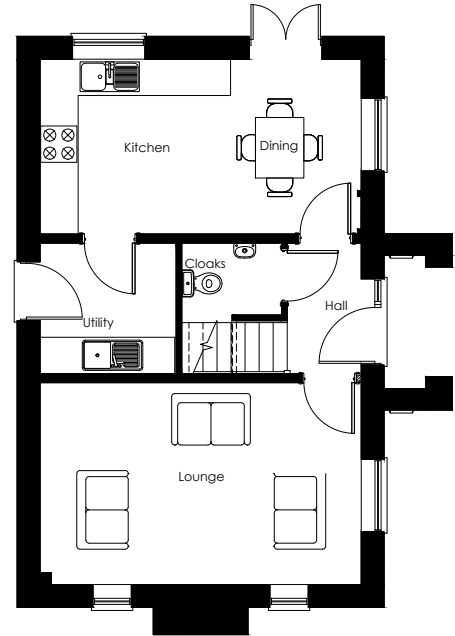
# Features

- Open plan dining kitchen with French doors to garden
- Inviting lounge
- Useful utility room
- Principal bedroom with built-in wardrobes & en-suite
- High quality kitchen appliances
- HIVE smart heating system
- Fully turfed
- Garage

## Room Dimensions

### Ground Floor

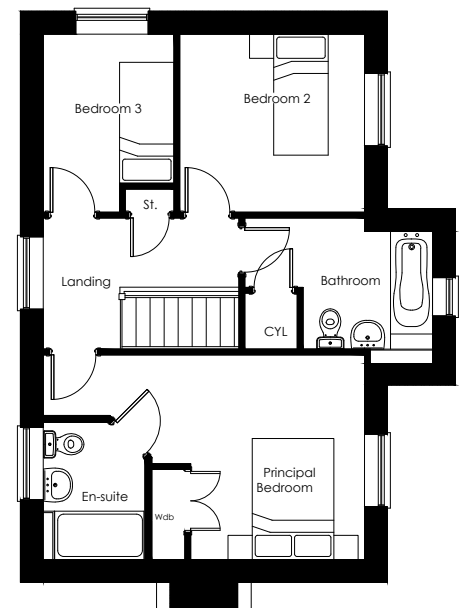
|                  |                |               |
|------------------|----------------|---------------|
| Lounge           | 17'5" x 10'11" | 5.31m x 3.33m |
| Kitchen / Dining | 17'5" x 9'5"   | 5.31m x 2.89m |
| Utility          | 7'4" x 7'0"    | 2.25m x 2.15m |
| Cloakroom        | 5'4" x 3'9"    | 1.65m x 1.15m |



Ground Floor

### First Floor

|                   |               |               |
|-------------------|---------------|---------------|
| Principal bedroom | 17'5" x 11'1" | 5.31m x 3.38m |
| En-suite          | 7'6" x 5'6"   | 2.28m x 1.70m |
| Bedroom 2         | 10'0" x 9'7"  | 3.05m x 2.94m |
| Bedroom 3         | 9'7" x 7'1"   | 2.94m x 2.16m |
| Bathroom          | 10'2" x 7'1"  | 3.10m x 2.17m |



First Floor