



Meadowview Homes



IRIS CLOSE, APPLEBY MAGNA

LOCAL AREA

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the Midland cities such as Birmingham, Coventry, Nottingham, Derby and Leicester. Within walking distance of the house you'll find two public houses, a Post Office/convenience store and a church. The Ofsted 'Outstanding' rated Sir John Moore School' is also within walking distance,

IRIS CLOSE, TOP STREET, APPLEBY MAGNA DE12 7DP



APPLEBY MAGNA

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PLOT 11

FULL DESCRIPTION

The house is completed to an exceptional standard within a traditional village setting. Briefly comprising an entrance hall leading to downstairs toilet and large open plan kitchen, dining room and family room and a large living room off to the other side of the hall. There is also a separate utility and study downstairs. Upstairs are 4 good size bedrooms, the master with an en-suite and a separate family bathroom.

The garden is landscaped to the front, side and rear of the property and the house has it's own single garage.

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PLOT 11



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/dining/family space	5.9m x 4.0m	19.4ft x 13.1ft
Utility	1.5m x 1.3m	4.9ft x 4.3ft
Living room	5.9m x 3.5m	19.4ft x 11.5ft
Bed 1	3.3m x 3.1m	10.8ft x 10.2ft

FIRST FLOOR

Bed 1 Ensuite	2.3m x 1.3m	7.5ft x 4.3ft
Bed 2	3.5m x 2.5m	11.5ft x 8.2ft
Bed 3	4.0m x 2.5m	13.1ft x 8.2ft
Bed 4	3.3m x 2.2m	10.8ft x 7.2ft
Bathroom	3.3m x 2.2m	7.5ft x 5.6ft

Measurements total 1213 sq ft / 370 sq m

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.

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SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each ground floor room has underfloor heating with individual room thermostats.
- Each kitchen is individually designed for each house and a choice of *three contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to high standard and fitted with Neff appliances.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- All bathroom areas are part-tiled and fitted with contemporary bathroom fittings and sanitary ware.
- Carpets or tiling is fitted throughout your Meadowview Home.
- External lighting will be fitted on appropriate external walls.
- A utility room equipped with matching style units to your kitchen and plumbing for a washing machine and tumble dryer
- A full burglar alarm system is fitted throughout the house.

(* if lead-times allow)

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KITCHEN SPECIFICATION

Each Meadowview Home is unique and has been designed with the modern family in mind. We pride ourselves on producing extremely high quality kitchens designed especially for you. The images shown within this brochure show a proposed finish and style of the kitchen. If lead-times allow we can amend this design and finish to match your requirements and offer you the home and kitchen of your dreams.

Every one of our kitchens bring together simplicity of style with beautiful finishes, they incorporate clever storage ideas that make the most of the space and are perfectly designed for contemporary living.

ALL MEADOWVIEW KITCHENS INCLUDE:

- Kitchen units with a choice of doors and handles
- Soft close doors and drawers including pan storage drawers
- Neff appliances fitted throughout
- State of the art sink and mixer tap
- Tiled flooring including underfloor heating to the ground floor.
- 4 burner induction hob

LUXURY SPECIFICATION ITEMS ARE AVAILABLE WITH ALL OUR KITCHENS AT AN ADDITIONAL COST AND THESE ARE NOT LIMITED TO BUT INCLUDE:

- Fully integrated coffee machine
- Fully integrated plate warmer
- Glass fronted, illuminated door and wall units
- High gloss door finishes with matching utility cupboard doors
- Fully integrated microwave
- Pop up extraction unit
- Washing machine and tumble dryer

Meadowview Homes have samples of all our different door and worktop finishes, floor tiles or flooring options, handles and accessories which we will happily discuss options with you as lead-times allow.



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