

THE LUNCARTY

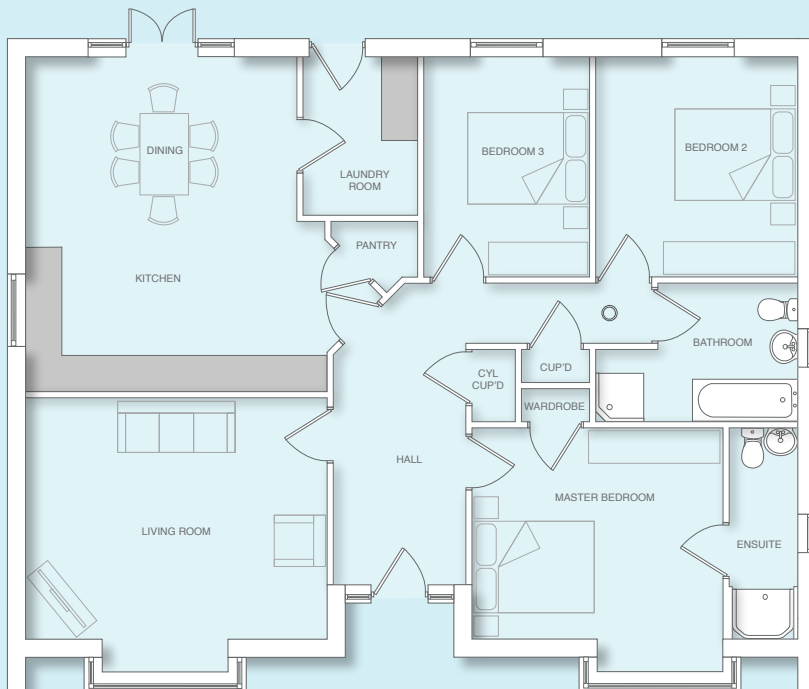


3 Bedroom Detached Bungalow

The Luncarty is a generous sized bungalow with bay windows to the front giving this home a “traditional feel”. The Luncarty has been designed to suit the needs of those that want a flexible approach to living on one level, combined with spacious rooms and added storage

The entrance hall leads into the living room with its bay window optimising maximum space, whilst the dining kitchen has a bright and airy feel with the French doors leading into the rear garden. Further storage is offered with the built in pantry and laundry room.

The master bedroom is complete with the built in wardrobe and en-suite, with two further bedrooms and modern family bathroom, which includes a separate shower cubicle and bath.



Ground Floor

Living Room	4000 x 5000 mm 13' 1" x 16' 4"
Kitchen Dining	5500 x 5000 mm max 18' 0" x 16' 4"
Laundry Room	2630 x 1900 mm 8' 7" x 6' 2"
Master Bedroom	3500 x 4160 mm 11' 5" x 13' 7"
En-Suite	3500 x 1140 mm 11' 5" x 3' 8"
Bedroom 2	3650 x 3350 mm 11' 11" x 10' 11"
Bedroom 3	3650 x 2750 mm 11' 11" x 9' 0"
Bathroom	2300 x 3350 mm max 7' 8" x 10' 11"



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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this housetype. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator. AV19/1330/LU

