

PLOT 22

STATION DRIVE

WRAGBY

4 bed | 2 bath | 2 reception



**THE NEW
HOMES
AGENT**

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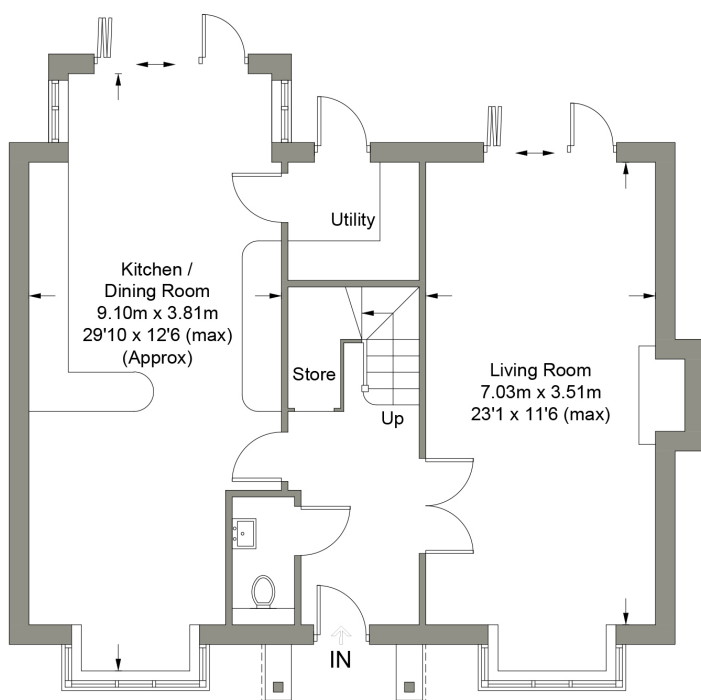
FLOOR PLANS

Ground Floor	Size (m)	Size (ft)
Entrance Hall	3.27m x 1.76m	10'9 x 5'9
Living Room	7.03m x 3.51m	23'1 x 11'6
WC	0.95m x 1.94m	3'1 x 6'4
Utility	2.00m x 1.82m	6'7 x 6'0
Kitchen/Diner	3.81m x 8.08m	12'6 x 26'6

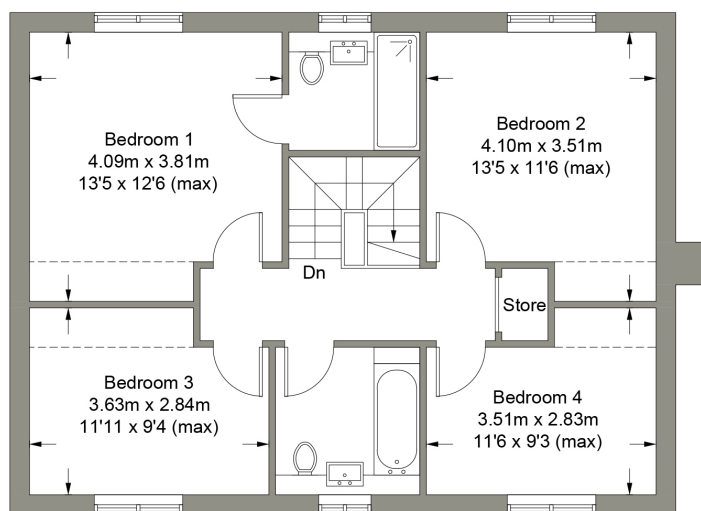
First Floor	Size (m)	Size (ft)
Landing		
Bedroom 1	4.09m x 3.81m	13'5 x 12'6
En-suite	2.00m x 1.82m	6'7 x 6'0
Bedroom 2	4.10m x 3.51m	13'5 x 11'6
Bedroom 3	3.63m x 2.84m	11'11 x 9'4
Bedroom 4	3.51m x 2.83m	11'6 x 9'3
Family Bathroom	2.17m x 2.24m	7'1 x 7'4

ALL INTERNAL PHOTOS ARE EXAMPLES TO SHOW A COMPLETED PLOT ON THE SAME DEVELOPMENT

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS ARE FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THESE PLANS, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS, BEFORE MAKING ANY DECISIONS RELIANT UPON THEM.

a moving experience

ALL VIEWINGS ARE TO BE ORGANISED VIA THE NEW HOMES AGENT.

WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE SALES PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS ARE ADVISED TO RECHECK THE MEASUREMENTS.