

Lake View

Mill Road, Sharnbrook





Sharnbrook

Sharnbrook is a Village located in North Bedfordshire just off the A6 and lies to the North of the River Great Ouse where it meets the Brook which gives the Village its name. St Peters Church is the oldest surviving building in the Village. The Village is also mentioned in the Domesday book.

Today Sharnbrook is home to about 2000 people and is a desirable place to live; the Village offers excellent road links to Bedford, Northampton and Milton Keynes. From Bedford Train station there is a regular service into London St Pancras, you can be in London in just 35 minutes.

In the Village you can find an array of shops - there is a Butchers, Bakers, two Pubs, Theatre, Restaurants, Supermarket, Newsagents and a Grocers.

The Village also has a Lower School and is home to the highly respected Secondary School - Sharnbrook Upper and the Paula Radcliffe Leisure Centre.



Lake View

Lake View is an exclusive development of four executive detached new five bedroomed homes to be built in the sought after village of Sharnbrook.



An Exclusive, Individual Development of only Four New Homes built to a high level of specification and design created to offer the very best in modern age living. Each property stands proudly on its generous plot and will be finished to an exacting standard with great attention to detail.

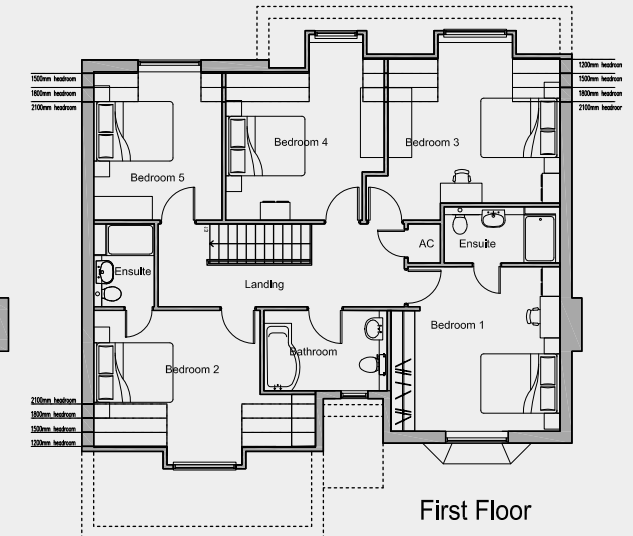
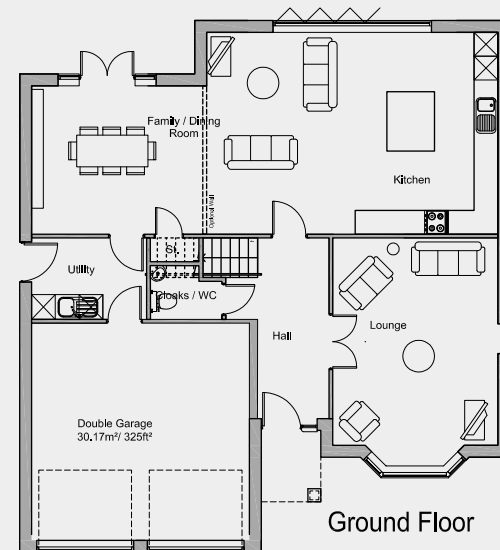
Plot 1 & 2 – Warwick

Five Bedroom Detached (Plot 2 to be part-rendered)

- Five Double Bedrooms
- Double Garage
- Over 2200 sq. ft. of accommodation
- Large open plan Kitchen-Diner with separate Utility
- Lounge with feature fireplace and Log Burner
- Laid to Lawn garden with patio area



	Metres		Feet	
Kitchen/Family dinner	7.27	4.91	23.86	16.11
Dining area	4.33	3.67	14.20	12.05
Lounge	5.71	3.94	18.74	12.92 Incl bay
Bedroom 1	4.11	3.99	13.48	13.08 Excl ensuite
Bedroom 2	5.45	4.35	17.86	14.27 Max
Bedroom 3	4.76	3.87	15.60	12.68 Max
Bedroom 4	4.23	3.94	13.87	12.94 Max
Bedroom 5	3.77	3.18	12.36	10.42



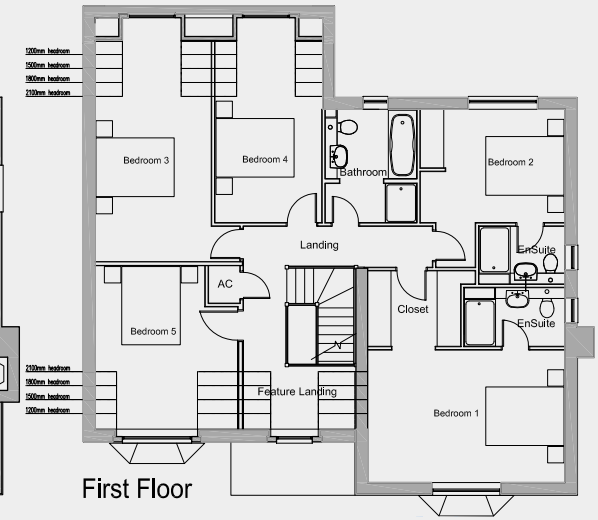
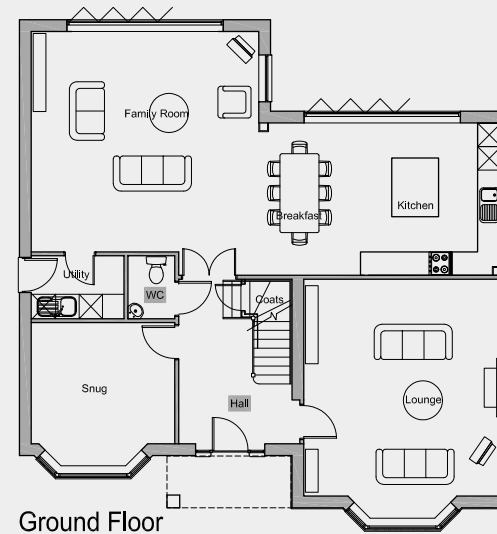
Plot 3 – Canterbury

Five Bedroom Detached

- Five Double Bedrooms
- Double Detached Garage
- Study
- Separate Dining room
- Approx. 2500 sq. ft. of accommodation
- Large open plan Kitchen – Diner and Family room with Bi-fold door



	Metres		Feet	
Kitchen	6.16	3.81	20.20	12.51
Family room	6.14	5.76	20.13	18.90 Max
Lounge	6.02	4.97	19.76	16.32 Incl bay
Snug	3.57	3.09	11.70	10.12 Incl bay
Bedroom 1	5.02	3.64	16.48	11.95 Excl dressing area
Bedroom 2	3.68	3.66	12.07	12.02 Max excl ensuite
Bedroom 3	6.22	3.66	20.41	12.00 Max
Bedroom 4	5.28	2.75	17.32	9.01 Max
Bedroom 5	4.44	3.66	14.57	12.00 Max



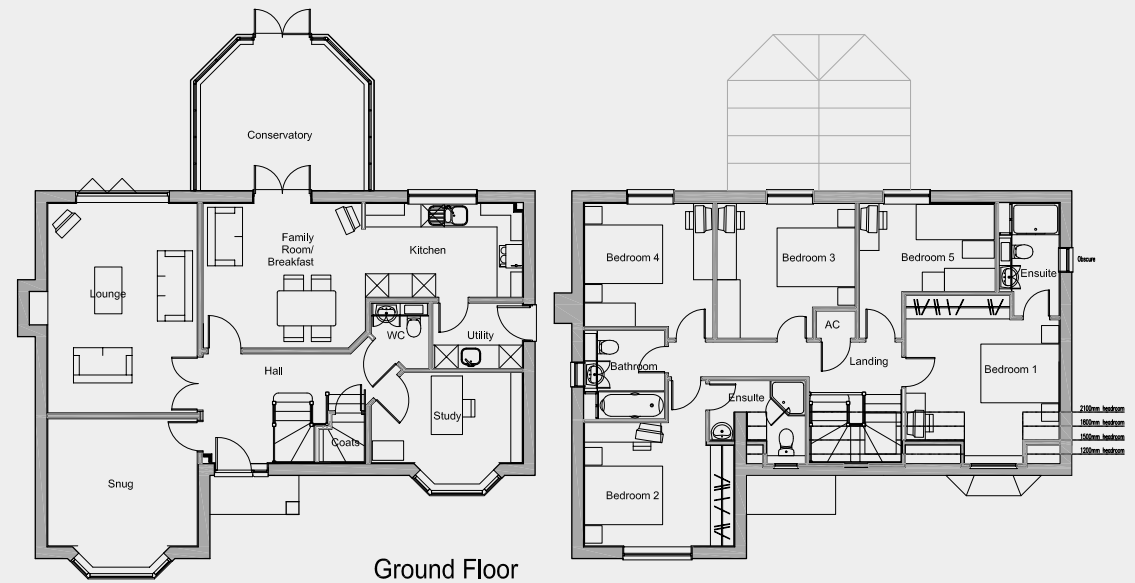
Plot 4 – Balmoral

Five Bedroom Detached

- Five Bedrooms
- Double Detached Garage
- Study
- Large open plan Kitchen-Breakfast room
- Approx. 2000 sq. ft. of accommodation
- Optional Conservatory



	Metres		Feet	
Kitchen	3.89	2.35	12.75	7.69
Family room	4.18	3.81	13.72	12.48 Max
Lounge	5.32	3.79	17.46	12.42
Snug	3.81	3.79	12.50	12.42 Incl bay
Study	3.81	2.84	12.51	9.30 Incl bay
Bedroom 1	4.26	3.81	13.96	12.51 Max excl ensuite
Bedroom 2	4.00	3.79	13.11	12.42 Max excl ensuite
Bedroom 3	3.51	3.31	11.53	10.86 Max
Bedroom 4	3.27	3.31	10.73	10.86 Max
Bedroom 5	3.47	3.31	11.39	10.86 Max



Specification

Kitchen and Utility

- Quality fully fitted high Gloss Kitchens with soft Close doors and draws
- Stone worktop with matching up stand
- Under cupboard and plinth lighting to kitchen units
- Stainless Steel built in eye level oven
- Sleek recessed induction hob
- Stainless Steel Chimney hood
- Built in Stainless Steel microwave and combination oven
- Integrated dishwasher
- Stainless Steel American style Fridge Freezer
- Integrated washer/dryer
- Tiled floor

Bathrooms and En-Suite

- White Sanitary ware
- Chrome taps
- Rain dancer Shower head and screen
- Mirror Light with Shaver Socket
- Full height wall tiling to bath and shower area with splash backs to sink
- Chrome Heated Towel Rail to all bathrooms
- En-Suite to Master Bedroom to have 'his & hers' sinks with vanity cupboard

Lighting and Electrics

- Ground floor switches and sockets to be stainless steel
- BT Point to ground floor cupboard
- Sky TV point pre-wired to Lounge and Family room and Master Bedroom
- TV points to all remaining bedrooms
- Mains powered security Alarm
- Outside Light to front and Patio area
- Mains operated smoke alarm
- LED down lights to Kitchen, Hall, Bathroom and En-Suites
- Remote control electric up and over double garage door

Decorative Finishes

- Internal Joinery painted white gloss
- Ceilings painted brilliant white
- Walls to be finished in Soft Cream

- Solid Internal Panelled doors painted gloss white
- Brushed Stainless Steel Ironmongery
- Log Burner feature fireplace with stone hearth to Lounge
- Wardrobes to the Master bedroom
- Painted stair handrail, string and balusters
- Oak Engineered Timber floor to Lounge and Hall and WC

General

- Under floor Heating to ground floor and radiators to 1st Floor
- Front and Rear Garden to be turfed
- Patio Area - approx. size - 4m x 1.8m.
- Outside tap
- Windows to be double glazed UPVC
- Glazed Painted hardwood entrance door with secure dead lock
- 10 Year New Build Warranty



*** Please Note ***

All the computer images in this book are for illustrative purposes only. Please refer to the sales advisor for plot specific details in reference to dimensions, elevations, treatments, materials, bathroom and kitchen layouts and the full spec which may be subject to change.

