



ORLINGTON  
DEVELOPMENTS



1 Sycamore Rise Tugby, Leicestershire

OSCAR JAMES

# 1 Sycamore Rise

Tugby

Leicestershire

LE7 9WB

**This newly constructed home is situated on the edge of the picturesque village of Tugby enjoying a high specification with build completion expected for Christmas 2020.**

Built by local developers, Orlington Developments to an exacting standard, these exciting properties form part of a small development of just 10 homes which side onto open countryside yet are within close proximity to Tugby's range of amenities along with excellent road links.

This highly specified home boasts approx. 2720 sq. ft. of internal living space, spread over three floors with high-end fittings which include a bespoke Sherwin Hall kitchen with quartz worktops, air sourced heat pump, cat 5 cabling, super-fast fibre broadband and designer sanitary ware to the bathrooms.

Internally the accommodation comprises; welcoming entrance hall with feature oak staircase and study area underneath, lounge with beautiful hand carved limestone fireplace and French doors leading to the rear garden. The kitchen family room is a particular feature of this property with bespoke Sherwin Hall units, complimented by quality appliances and opening into a stunning oak framed dining / family room with bi-folding doors also leading out to the garden. There is also a generous utility room and WC to complete the ground floor.



## Ground Floor



# 1st Floor

## First Floor

On the first floor expect to find the master bedroom with walk in wardrobe boasting fully fitted units along with a stylishly appointed ensuite bathroom. There are two further double bedrooms on this floor, one with an ensuite along with the principal four piece bathroom.



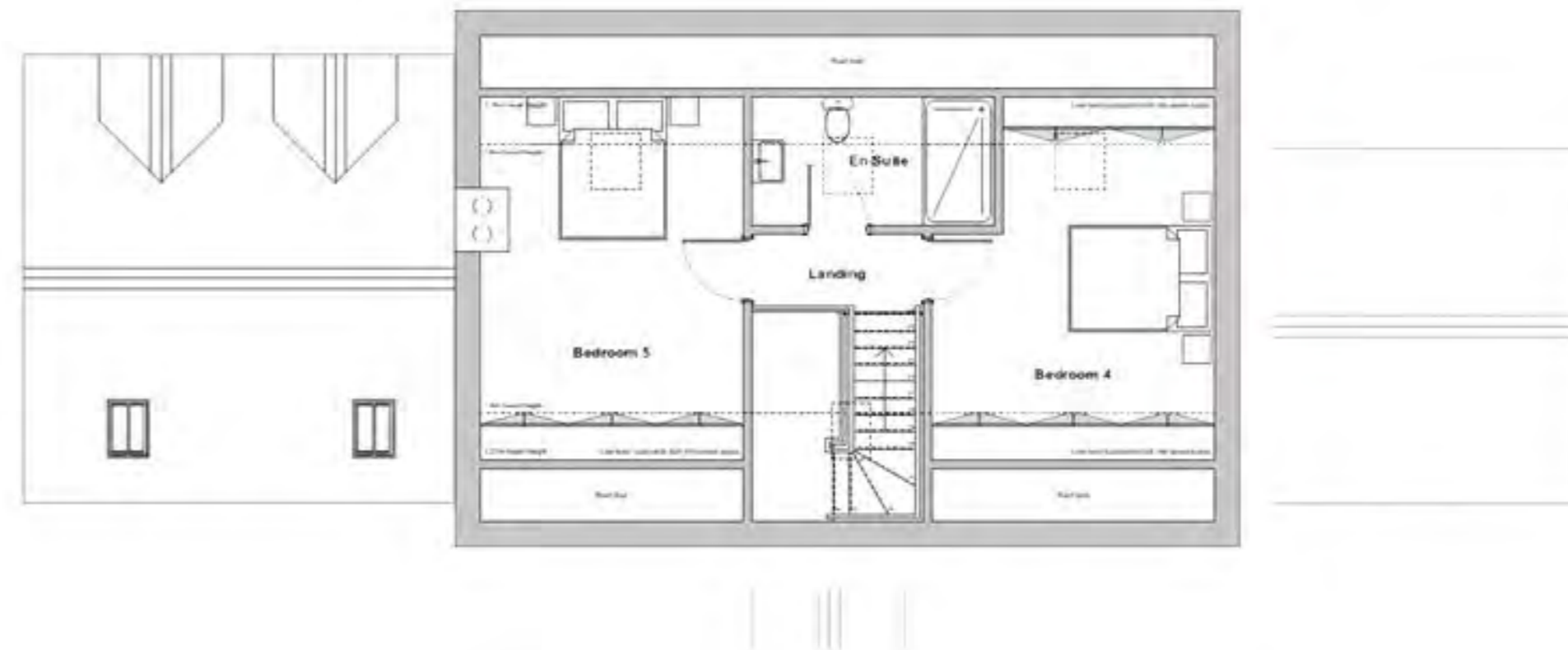
# 2nd Floor

## Second Floor

On the second floor there are two further double bedrooms along with a further bathroom.

## Outside

The property enjoys a generous plot with a terrace to the rear along with lawned garden. The plot also enjoys a good degree of privacy. There is also a small front garden and driveway which leads to the double garage.





## SPECIFICATION

### EXTERNAL STRUCTURE

- Main structure to be pre insulated timber frame.
- External walls of natural clay Oast Russet brick.
- Timber, double glazed windows, and doors.
- Roofs of natural slate.
- Automated garage doors.
- Oak framed Dining Room

### KITCHEN & UTILITY

- Bespoke painted shaker kitchen designed by Sherwin Hall, complimented by quartz worktops and upstands, splash backs, and windowsills.
- Laminate worktops in Utility room.
- Siemens Studioline Oven, Combi Microwave Oven, Warming Drawer, induction Hob.
- Bosch integrated Freezer, Fridge, and Dishwasher.
- Bosch freestanding Washing Machine and Tumble Dryer to Utility room.
- Quooker flex boiling water tap including filtered cold water.
- Wine Cooler.

### BATHROOMS AND ENSUITES

- Sleek Contemporary fitted bathrooms and ensuites.
- Sanitary ware to include either bath/shower, shower cubicle, hand basin and WC.
- Heated towel rail.
- Wall hung vanity units.
- Shaver point to vanity units.

### DECORATION AND FINISH

- Flooring to the ground floor of limestone effect porcelain tiles, engineered oak or carpet.
- Carpets to bedrooms.
- Staircase with oak spindles, newel posts and handrails.
- Internal doors to be oak veneered or painted with polished chrome furniture.
- A hand carved limestone fireplace to the lounge with a solid fuel wood burner.
- Fitted wardrobes to master suite dressing room.
- Decorating to include white matt emulsion to the ceilings, and matt emulsion to the walls.
- Skirting, architrave, and wardrobe doors to be painted in satin wood finish.

### HEATING, ELECTRICAL & LIGHTING

- Air Sourced Heat Pump.
- Underfloor heating system throughout the ground and first floor. Radiators to second floor.
- LED spotlights to kitchen, utility, cloakroom, hall, dressing room, landing, and bathrooms.
- A combination of 5-amp lamp lighting and wall lights to lounge and master bedroom.
- Pendant lighting to all other bedrooms.
- Cat 5 cabling and Home Wired Network throughout.
- External wall lighting to front door and patio area.
- External socket provided.
- Sockets and fluorescent strip lights to the garage.
- Ring Video Doorbell.

### SECURITY

- Hardwired intruder alarm system with external sounder box.
- Multipoint locking mechanism to all external doors.
- Window locks.
- Light sensor lighting to the front of the property.

### LANDSCAPING

- Direct access via a private road finished in tarmacadam. (Buyers to become members of the management company).
- Paving to terrace and paths.
- Lawn to be turfed.
- Boundaries to be a combination of close boarded or post and rail fencing.
- Metal park railings to the front of the plot.
- Outside tap.

### SERVICES

- Superfast Fibre Broadband and BT lines.
- Mains water, electric, and foul water drainage.
- A management company will be formed, initially managed by the developer, and transferred to the purchasers on completion of the final unit to administer the road maintenance and attenuation pond.
- Client to arrange connections.

### WARRANTY

- The property will be built to local building control regulations and issued with an 'Advantage' 10-year warranty on completion.

**NB:** These and general remarks have been prepared with careful attention to detail but are for guidance purposes only. Whilst the information is believed to be correct at the time of going to press, our policy of continual improvements and other factors may result in changes to the site plan, floor plans, or specification at any stage during the construction process. It is the purchaser's responsibility to verify the current position regarding plans and specifications with Orlington Developments Limited at all stages of the purchase.

# OSCAR JAMES

E S T A T E A G E N T S



1 Newland Street, Kettering, NN16 8JH

T: 01536 415 777 E: [kettering@oscar-james.com](mailto:kettering@oscar-james.com)

[www.oscar-james.com](http://www.oscar-james.com)



ORLINGTON  
DEVELOPMENTS