



Plot 1, The Linnet Galley View, Nuneaton, CV10 9GT

£304,950





# Plot 1, The Linnet Galley View

Nuneaton, CV10 9GT

- New Build Property
- Etone College 2.2 Miles
- High Specification
- Wembrook Primary School 0.7 Miles
- Town Centre 1.1 Miles
- Modern Layout Throughout

Plot 1 at The Linnet is a three bedroom, beautifully contemporary finished detached property. The Ground Floor consists of a large lounge and a cloakroom on with a kitchen and dining room with French doors leading to the garden to allow natural light into the room. On the first floor there are 3 large bedrooms with an en suite bathroom to the master bedroom and a separate bathroom with a modern layout.





## Directions





## Floor Plans



THE  
**Linnet**  
3 BEDROOM HOME



**Ground floor**

Lounge	3830 x 4510mm	12'6" x 14'9"
Kitchen/Dining Room	4840 x 4040mm	15'10" x 13'2"
Cloakroom	1150 x 1650mm	3'9" x 5'4"



**First floor**

Bedroom 1	2720 x 3540mm	8'10" x 11'7"
Bedroom 2	2720 x 3210mm	8'10" x 10'6"
Bedroom 3	2010 x 2980mm	6'7" x 9'9"
Bathroom	2010 x 1810mm	6'7" x 5'11"
En suite	1650 x 1690mm	5'4" x 5'6"

Floor plans are intended to give a general indication of the proposed floor layout. Dimensions are accurate to within a + or - of 50mm, but should not be used for flooring sizes, furnishings, appliance spaces or furniture. Individual features such as plot handing, windows, bricks, other materials and colours may vary, as may drainage, heating and electrical layouts. Please speak with our Sales Team for individual plot details, images, photographs and dimensions are not intended to form any part of any contract or warranty unless specifically incorporated into the written contract. Plans are correct at the time of going to press but may vary during construction.

## Viewing

Please contact our New Homes Office on 02476 258 421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC