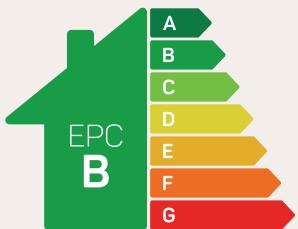




# The Lingley

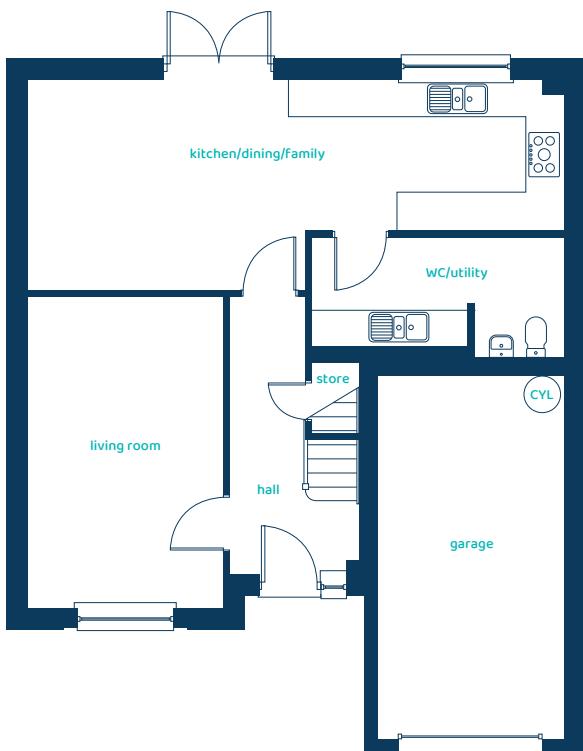
**4 bed detached**

Traditional styling combined with contemporary open-plan living make this a beautiful four-bedroom home.

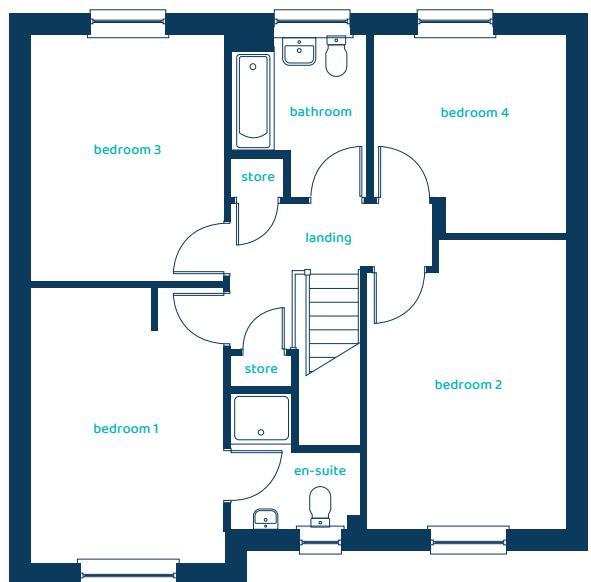


Predicted EPC rating

## Ground Floor Plan



## First Floor Plan



Room	Imperial	Metric
Living Room	10'5" x 16'9"	3.17m x 5.11m
Kitchen/ Dining/Family	28'11" x 11'3"	8.80m x 3.43m
WC/Utility	13'6" x 6'5"	4.12m x 1.95m
Garage	10'1" x 19'8"	3.07m x 6.00m

Room	Imperial	Metric
Bedroom 1	10'5" x 14'10"	3.17m x 4.52m
Bedroom 2	10'9" x 15'8"	3.28m x 4.77m
Bedroom 3	10'5" x 13'4"	3.17m x 4.07m
Bedroom 4	10'4" x 10'8"	3.15m x 3.26m
Bathroom	7'4" x 8'10"	2.24m x 2.69m
En-Suite	7'0" x 7'4"	2.12m x 2.23m

# The Lingley

4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Lingley 13/11/25.