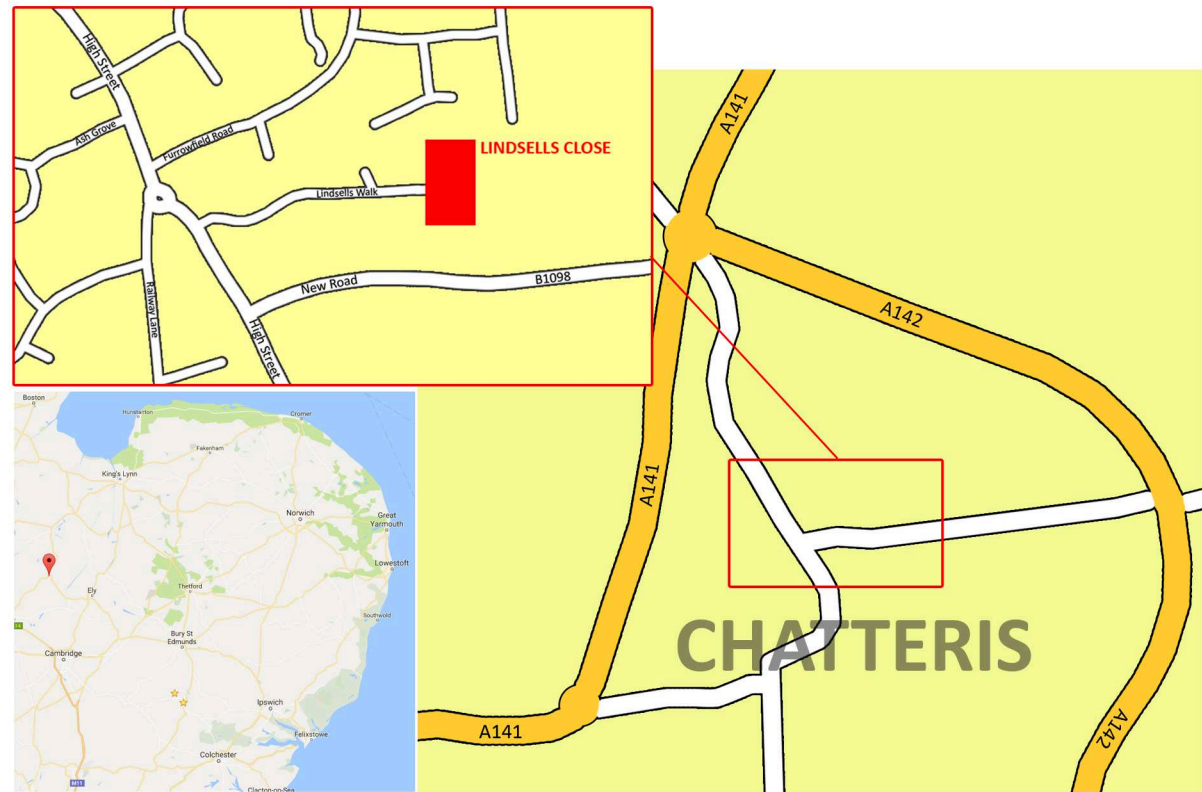


LINSELLS CLOSE

CHATTERIS, CAMBRIDGESHIRE PE16 6PW

The Lindsells Close is a small attractive development within the market town of Chatteris. Consisting of 2 & 3 bed detached bungalows perfectly situated within walking distance of local amenities, including a market held every Friday in Park Street offering locally grown tasty fruit and Vegetables, cakes, bread, cheese, meats and fish. With many fine open spaces providing recreational areas and good play facilities. These include skate parks, multi-use games areas, and traditional play for all age groups. The latest in 'parkour' is now also available at Wenny Road Recreation Ground. The Old Railway Line Footpath and Bridleway which runs from Chatteris to Somersham is an ideal way to access the countryside.



Situated between Huntingdon, St Ives, Peterborough, Cambridge, March and Ely, bypassed to the East and West by the A142 and the A141. The most regular bus service through the town runs hourly to Wisbech and Cambridge. Other services vary in frequency throughout the day including routes to March and St Ives. For further afield, mainline railway services can be accessed via Cambridge, March & Ely.



LINSELLS CLOSE, Chatteris general specification

Kitchen:

- Oakstyle units with matching continuous plinth, Welsh Slate laminate postformed worktops.
- 1.5 bowl stainless steel sink top with chromium mixer tap.
- Hotpoint Stainless Steel double electric oven.
- Electric Black Ceramic Hob with stainless steel frame.
- Stainless steel chimney hood.
- Rhinofloor vinyl flooring.
- Contrasting wall tiles laid in stretcher pattern to underside of wall units.
- Plumbing for washing machine and dishwasher.
- Gas supply to be provided in hob area.

Shower Room:

- White close coupled suite with matching seat, hand rinse basin fitted with chrome basin taps.
- White shower tray, chrome shower door with clear glass.
- Chromium shower valve with fixed riser.
- Johnson white satin wall tiles to half height behind sanitary ware (full height to shower cubical area), with studio border tile at mid height.
- Shaver light over basin.
- Slip resistant vinyl flooring.

Bathroom:

- White pedestal wash basin fitted with chrome basin taps
- Close coupled W.C. suite with matching white seat.
- Acrylic bath with twin chrome handles, white plastic bath panel and chrome bath taps.
- Johnson white satin wall tiles to half height behind sanitary ware and finished with studio border tile.
- Shaver light over basin.
- Slip resistant vinyl flooring.

Ceilings:

- Smooth finish ceilings with coving.

Steel Entrance Doors:

- Front Door in blue finish with glass panels to top half, letter plate, knocker and 3 point espagnolette locking with lever furniture finished in chrome.
- Rear Door in white finish with clear glass panels, 3 point locking and chrome lever handle.
- Personal garage door, white finish with obscure glass and chrome lever handle.
- Garage door with metal frame in white with black handle.

Internal Doors:

- 6 panel doors painted white with polished chrome handles.

Electrical:

- Telephone point to Hall.
- Multimedia socket plate consisting of Satellite, TV, FM/ DAB radio and BT to Lounge and Bedroom 1.
- External light to front and rear.
- Spur point for alarm in the hall.
- Power and light to garage.
- Under cupboard lighting to kitchen wall units.
- Low energy downlights fitted to the ceiling in bathroom, shower room & kitchen.

Miscellaneous:

- Gas fired central heating by radiators.
- All internal walls to be painted Magnolia, internal and external woodwork to be painted white gloss.
- Guttering to be white PVCu box-section.
- Outside tap.
- Patio area to be provided outside French Doors.
- Fencing to be Wooden Panels with concrete posts and gravel boards.
- PVCu windows and French doors to be fitted with sealed double glazed units.
- White PVCu Fascia, Bargeboards and internal window boards.
- Wall insulation between the cavities.
- Drives to be black tarmacadam.

IMPORTANT NOTICE Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.

LINSELLS CLOSE, CHATTERIS

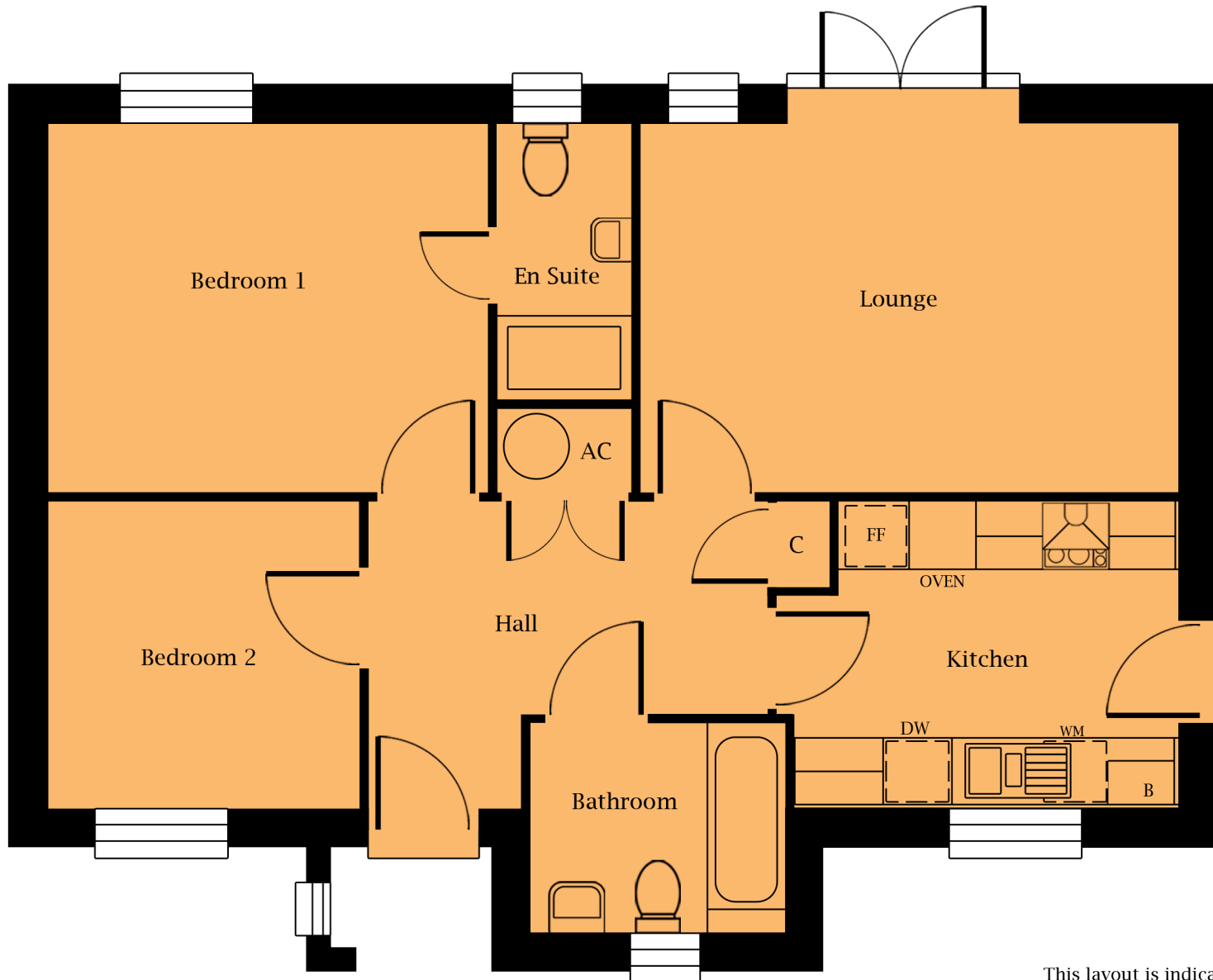
Plot	House Type
1.	Corton
2.	Waxham
3.	Waxham
4.	Mundesley
5.	Mundesley
6.	Sheringham



Corton detached two bedroom bungalow



Corton detached two bedroom bungalow



CORTON two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.436m* (11'3")	x	2.725m (8'11")
En Suite	1.170m (3'10")	x	2.450m (8'1")
Bedroom 1	3.930m (12'11")	x	3.290m (10'9")
Bedroom 2	2.767m (9'1")	x	2.725m (8'11")
Bathroom	2.248m (7'4")	x	1.850m (6'1")

* Max dimension.

- FF = Fridge Freezer Space
- WM = Space for Washing Machine
- DW = Space for Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan

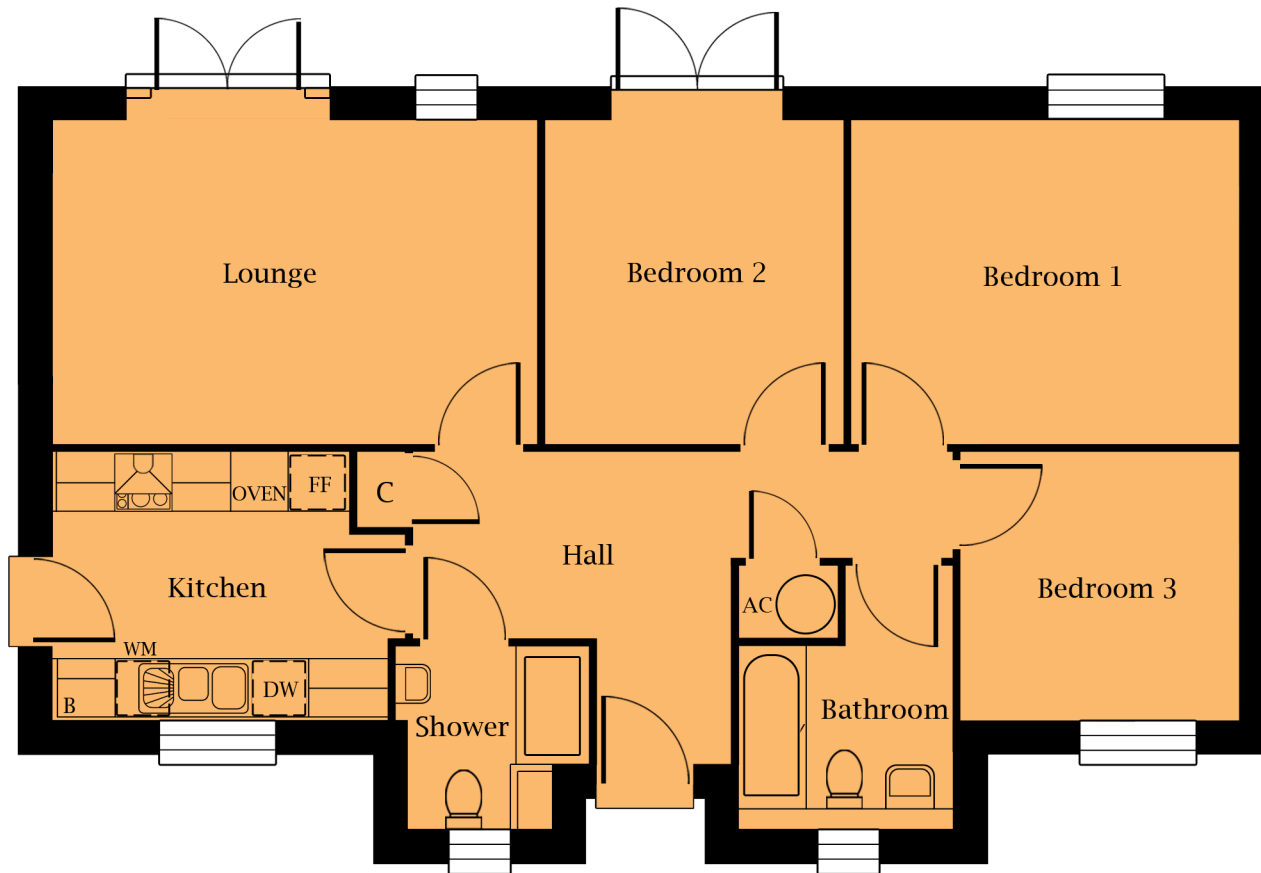
Mundesley detached three bedroom bungalow



PRN260916

REASON HOMES

Mundesley three bedroom bungalow



MUNDESLEY three bedroom bungalow

Lounge	4.950m (16'3")	x	3.290m (10'9")
Kitchen	3.425m* (11'3")	x	2.725m* (8'11")
Shower	1.954m* (6'5")	x	1.845m* (6'1")
Bedroom 1	3.950m (13'0")	x	3.290m (10'9")
Bedroom 2	3.053m (10'0")	x	3.290m (10'9")
Bedroom 3	2.821m (9'3")	x	2.725m (8'11")
Bathroom	2.143m* (7'0")	x	2.675m* (8'9")

* Max dimension.

FF	= Fridge Freezer space
WM	= Washing Machine space
DW	= Dishwasher space
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan

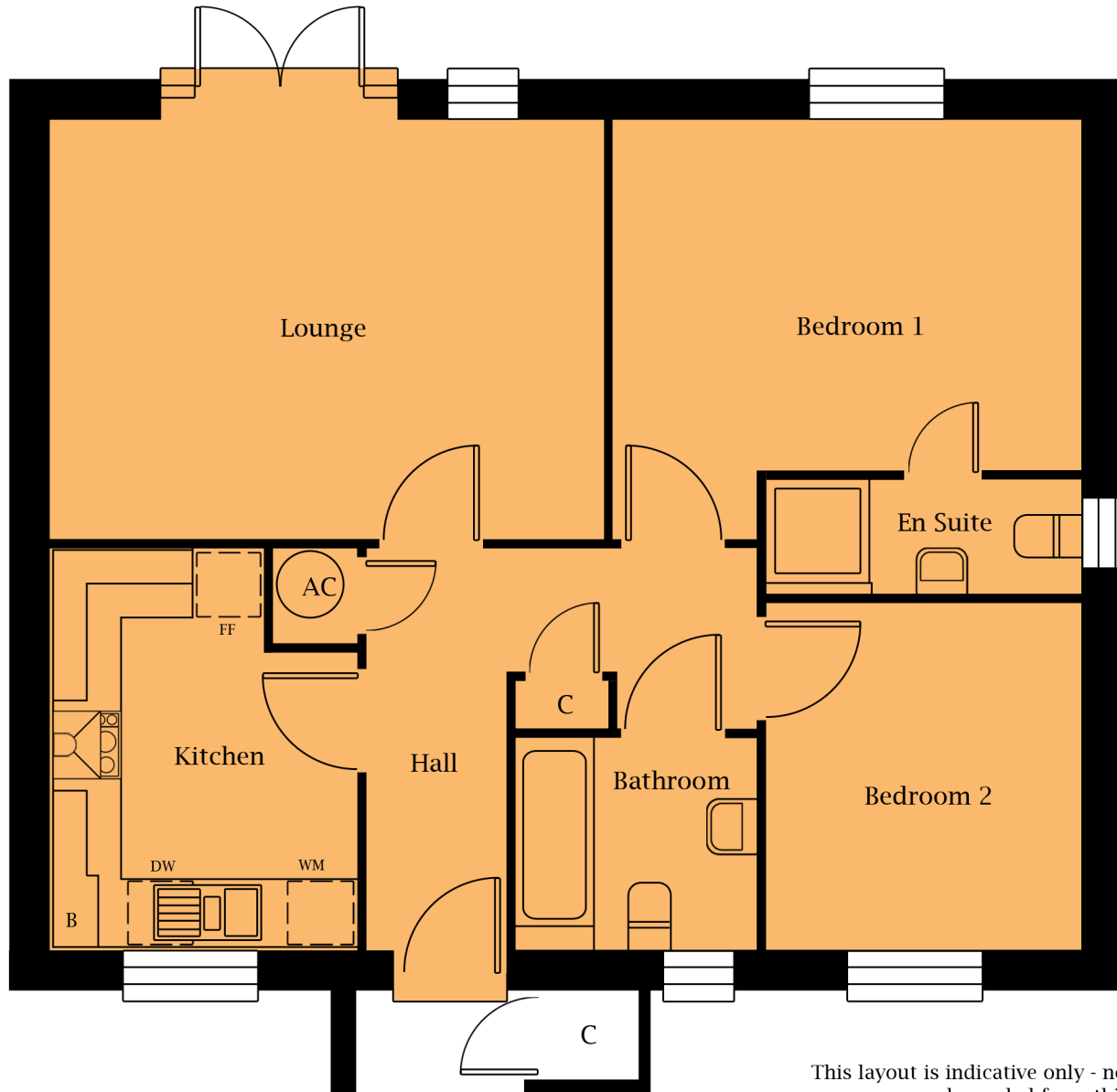
Sheringham detached two bedroom bungalow



PRN050816

REASON HOMES

Sheringham detached two bedroom bungalow



SHERINGHAM two bedroom bungalow

Lounge	4.870m (16'0")	x	3.678m (12'1")
Kitchen	2.685m* (8'10")	x	3.520m (11'7")
En Suite	2.752m (9'0")	x	0.990m (3'3")
Bedroom 1	4.105m (13'6")	x	3.678m* (12'1")
Bedroom 2	2.752m (9'0")	x	3.035m (9'11")
Bathroom	2.113m (6'11")	x	1.840m (6'0")

* Max dimension

- FF = Space for Fridge/Freezer
- WM = Space for Washing Machine
- DW = Space for Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan

Waxham detached three bedroom bungalow



PRN260916

REASON HOMES

Waxham three bedroom bungalow



WAXHAM

three bedroom bungalow with single garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.910m* (12'10")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m* (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

* Max dimension.

- FF = Fridge Freezer space
- = Washing Machine space
- WM = Dishwasher space
- DW = Airing Cupboard
- AC = Cupboard
- C = Boiler within kitchen
- B = wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan