



Property Development and Construction

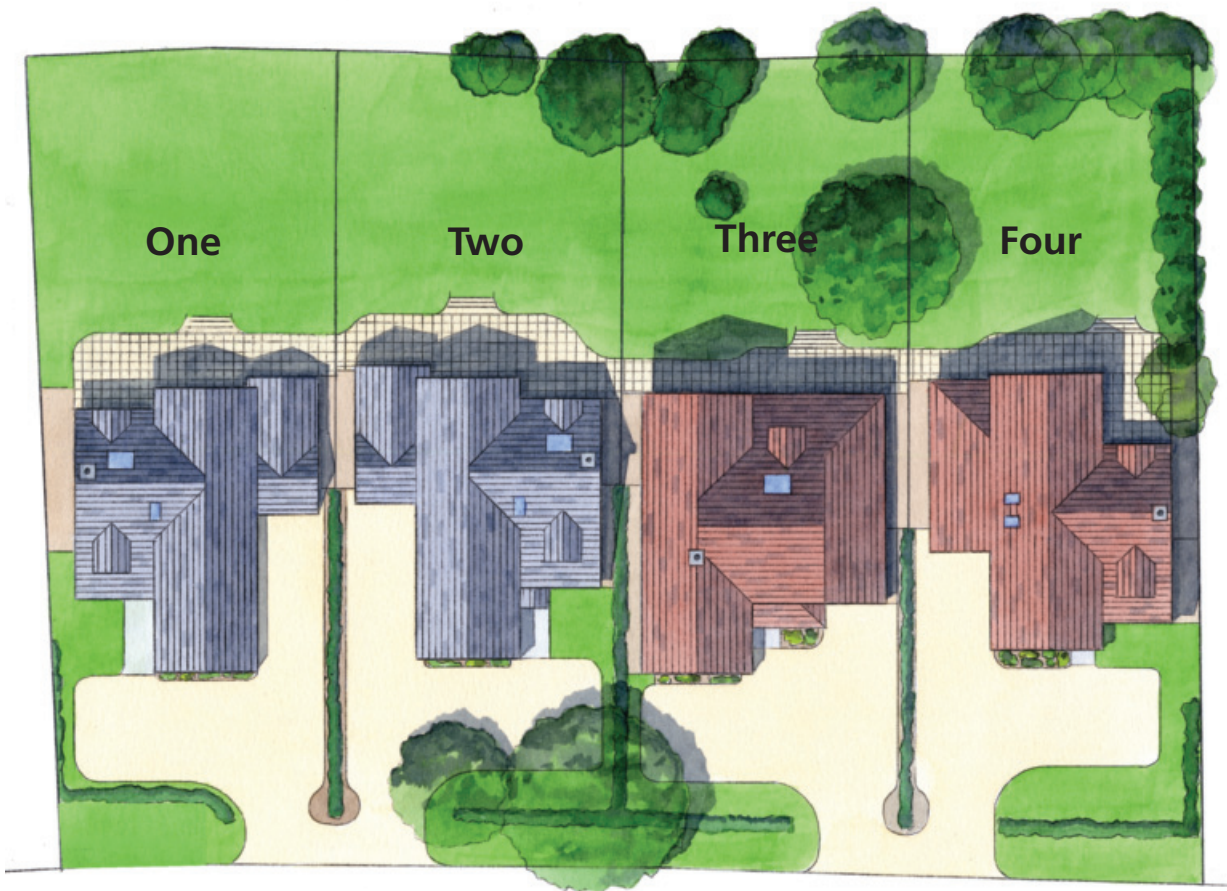
Four Lion Place
Red Street, Southfleet

UNDER CONSTRUCTION

A stunning new home from M80 Developments finished to a high standard consistent with our other high quality developments; spacious and light, flexible for modern family living built solidly using traditional materials.

Over two floors: Four bedrooms, two ensuite, plus family bathroom, lounge, kitchen diner, study, family room, utility room, downstairs cloakroom, integral garage

Price £485,000

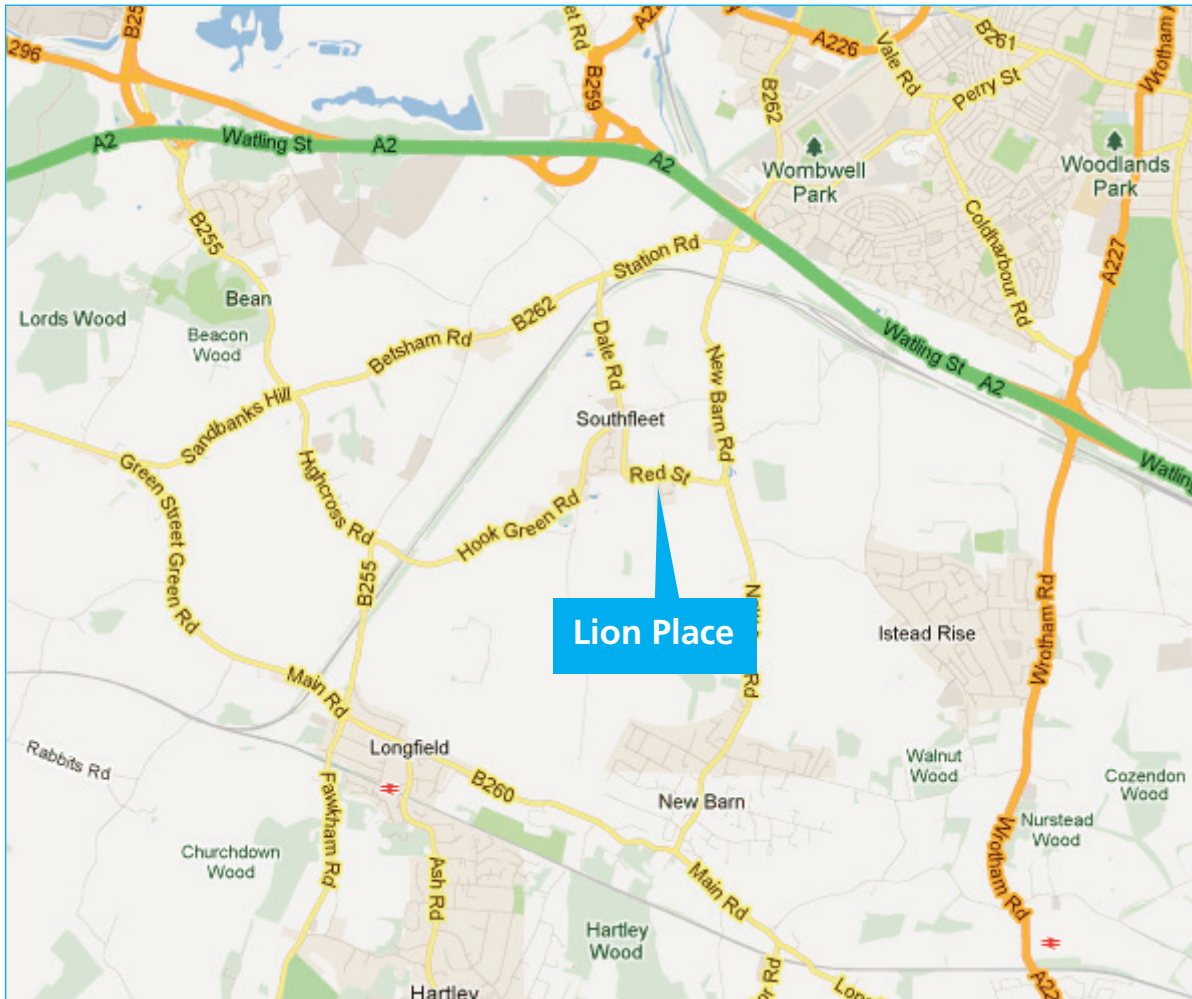


Lion Place

All four new homes will be finished to a high standard consistent with our other high quality developments; spacious and light, flexible for modern family living built solidly using traditional materials:

- Oak flooring and oak doors
- Brick fireplace for wood burning stove to lounge
- Solid oak worktops, integrated kitchen appliances
- Separate utility room
- Gas central heating
- Integrated garage
- Off road parking for several cars
- South facing rear garden with patio area and turfed lawn.

The Development has a 10 Year warranty.



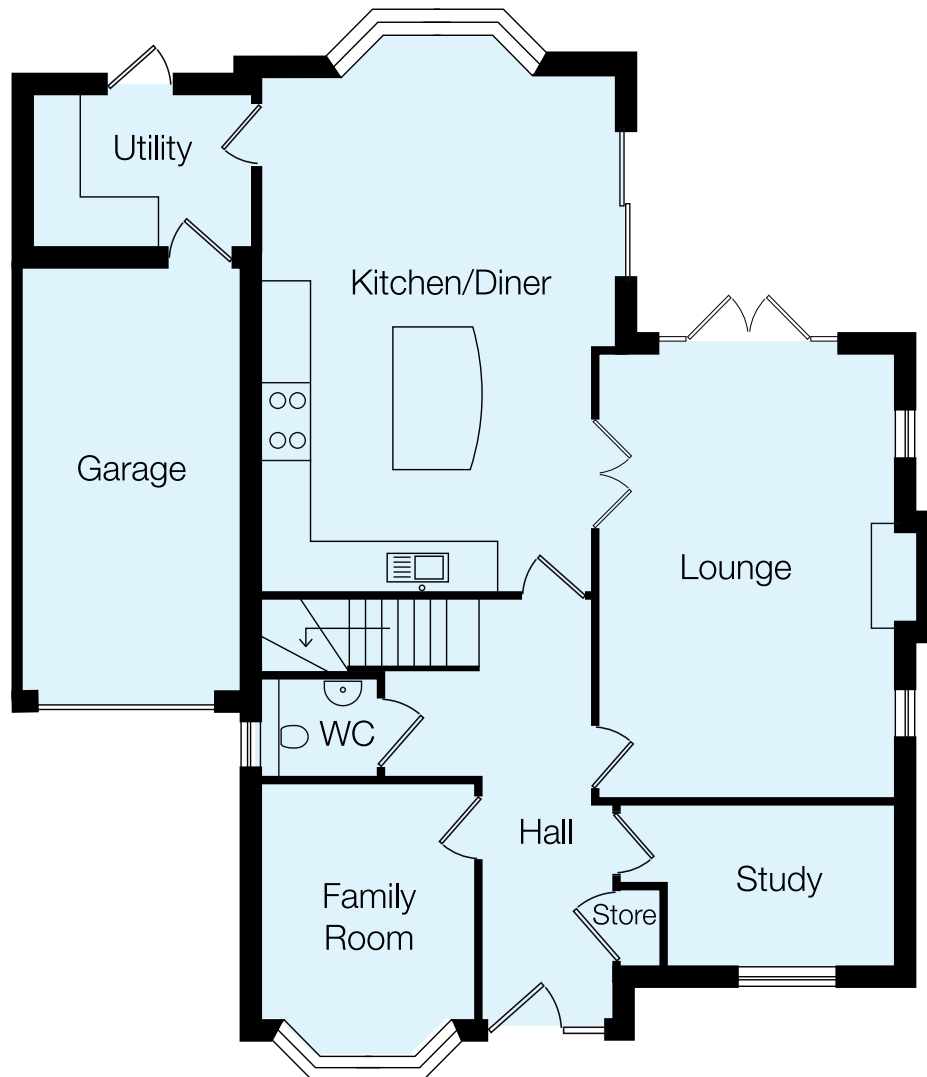
The Local Area

Situated within the small rural village of Southfleet, which dates back to Roman times, the village has a local pub, a church, village hall, primary school and a strong local community.

Southfleet is ideally situated for travel, being 1.5 miles to the A2 putting London within easy reach by car. Ebbsefleet International station is 3 miles away for access to central London (Kings Cross) in 17 minutes and the continent via HS1. Bluewater shopping centre is only 5 miles away and there is further shopping, restaurants and entertainment in Rochester and Gravesend, both with 15 mins car journey.

Waitrose, Sainsbury's and Morrison's food stores are all within a 10 minutes drive.

There are grammar schools locally in Dartford, Gravesend and Rochester as well as several secondary schools locally with King's Rochester and Cobham Hall independent schools both within 10 miles. Southfleet village has its own primary school.



Four Lion Place

GROUND FLOOR

Entrance Hall:

Oak flooring, stairs to first floor, access to lounge, kitchen /dining, study, cloakroom and coats storage

Cloakroom:

Pedestal wash hand basin with mixer tap and tiled splashback, low level wc, part tiled walls, oak flooring, heated towel rail

Coat Cupboard:

Ample storage for coats and boots

Kitchen / Dining Room: 6.4m x 4.1m widening to 4.3m

Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, range cooker with gas hob and extractor fan over. Integrated fridge freezer. Oak flooring. Dining area to accommodate large table, downlighters, double doors to lounge and patio area, door to Utility and to entrance hall

Family Room: 2.6m x 3.9m (increasing to 4.2m in bay window)

Door to entrance hall, carpet to floor

Utility Room: 1.8m x 2.7m

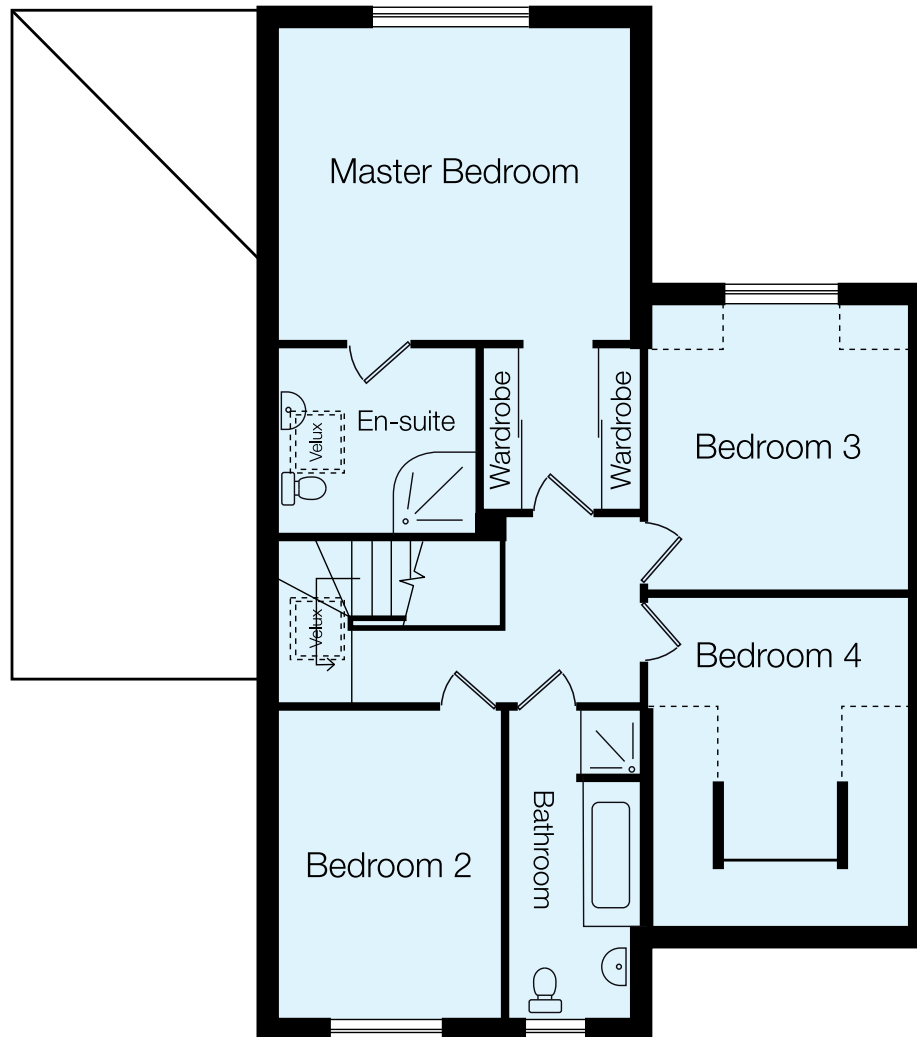
Wall mounted gas boiler, worktop with plumbing under for washing machine and dryer. Door to kitchen and door to garage

Lounge: 3.6m x 5.5m

Brick fireplace, door to entrance hall, double doors to garden, double doors to kitchen/diner, carpet to floor

Study: 2.7m x 2m plus door recess

Door to entrance hall, carpet to floor



Four Lion Place

FIRST FLOOR

First Floor Landing:

Master Bedroom: 3.8m x 4.3m

Plus entrance door recess incorporating double wardrobe, door to ensuite shower room, carpet to floor

Ensuite Shower Room: 2.3m x 2.4m

Low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower cubicle. Fully tiled floor and part tiled walls

Bedroom 2: 3.8m x 2.7m

Door to landing, carpet to floor

Bedroom 3: 3.5m x 3.2m

Part sloping ceiling, door to landing, carpet to floor

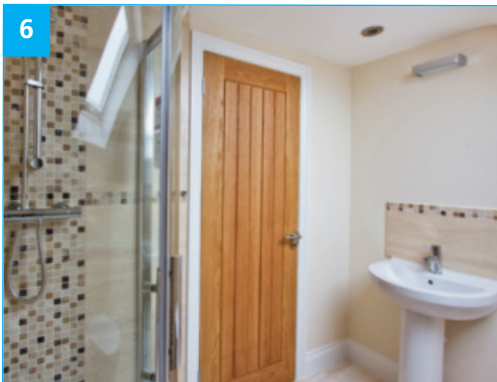
Bedroom 4: 4.1m x 3.2m

Part sloping ceiling, door to landing, carpet to floor

Family Bathroom: 3.8m x 1.6m

Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, bath with mixer tap, separate fully tiled shower with thermostatic shower, tiled floor and part tiled walls

(All dimensions are approximate, measured off plan and may vary slightly in completed building)



Finishes

1. Kitchen
2. Kitchen
3. Dining Area
4. Lounge
5. Bathroom
6. Ensuite
7. Bedroom