Pelham Homes

MEADOWCROFT

THREE-BEDROOM DETACHED HOUSE - PLOT 25

CLAWSON GATE
LE14



This attractive three-bedroom detached home combines traditional styling with well-planned modern living.

The ground floor features a spacious kitchen/dining area, a comfortable living room and a convenient WC, creating a practical layout for everyday life.

Upstairs, three well-proportioned bedrooms include a master bedroom with en-suite, alongside a contemporary family bathroom. Thoughtfully designed to maximise space and functionality, the home is ideal for growing families or downsizers alike.

Finished in a warm light buff brick with private driveway and garden space, this property offers both visual appeal and comfortable, modern living.

Gross internal floor area
77.8m²

Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

For more information and all enquiries contact:

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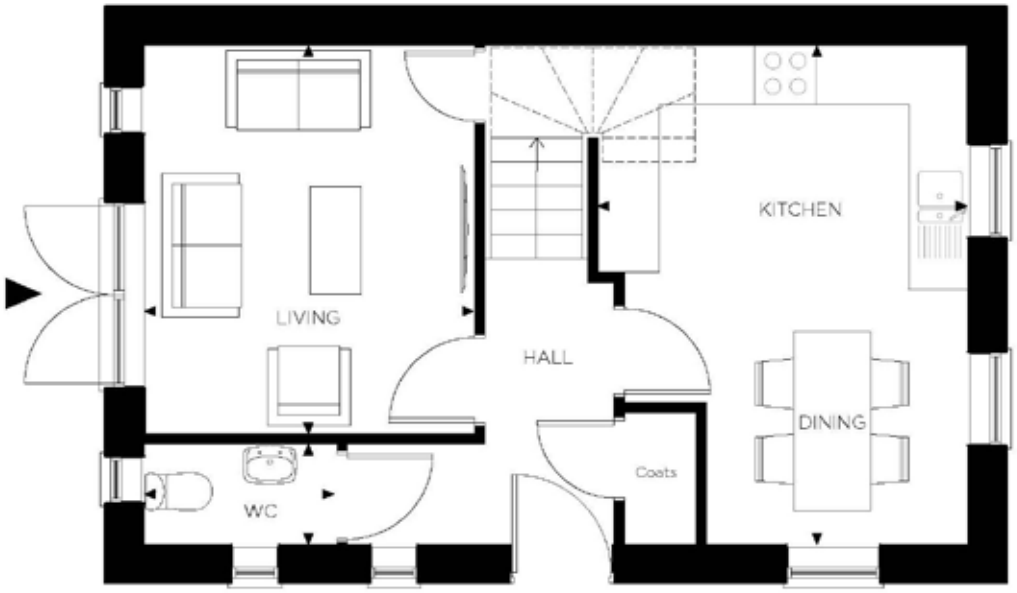
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Floor plan

Ground floor plan

Not to scale



First floor plan

Not to scale



Key dimensions

Room	Dimensions	
Kitchen dining	3.60m x 4.86m	11ft 10in x 15ft 11in
Lounge	3.22m x 3.79m	10ft 7in x 12ft 5in
Master bedroom	3.23m x 3.29m	10ft 7in x 10ft 10in
Bedroom 2	2.51m x 2.38m	8ft 3in x 7ft 10in
Bedroom 3	2.51m x 2.43m	8ft 3in x 8ft 0in
Bathroom	2.07m x 1.68m	6ft x 9in x 5ft 6in

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