

# MAPLE

## THREE-BEDROOM DORMER BUNGALOW

**DALBY  
GATE**  
LE12



This charming semi-detached dormer bungalow welcomes you with a bright entrance hallway that leads to the staircase and the first floor.

On the ground level, you'll find a convenient cloakroom and a separate shower room. The first bedroom is also located on this floor, along with a well-equipped kitchen and a spacious open-plan lounge and dining area. Bi-fold doors open out to the rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, you'll find two bedrooms and a bathroom. The property also benefits from a private driveway with space for two vehicles.

### Gross internal floor area 93m<sup>2</sup>

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.

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## Floor plans



Ground floor plan

Not to scale



First floor plan

## Key dimensions

Room	Dimensions	
Kitchen	2460mm x 2500mm	8ft 1in x 8ft 2.5in
Lounge dining	5436mm x 5515mm	17ft 10in x 18ft 1in
Bedroom 1	3323mm x 3982mm	10ft 11in x 13ft 1in
Bedroom 2	3279mm x 2653mm	10ft 9in x 8ft 8.5in
Bedroom 3	4488mm x 3500mm	14ft 8.5in x 11ft 6in

## Specifications

### Kitchen

- Fully fitted Wren kitchen
- Quartz worktop
- Integrated white goods
- Cooker hood.

### Bathroom and shower room

- Porcelanosa white bathroom suites
- Porcelanosa wall tiles around bath and shower
- Ladder style radiators
- Lighted mirror in bathrooms.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- Bi-fold doors
- White emulsion walls and white gloss woodwork.

### Lighting, heating and electrical

- Gas fired combi boiler with smart heating controls
- Recessed spot lights in selected rooms
- EV charging point
- Intruder alarm
- External light with motion detector
- Smoke and CO2 alarms.

### Flooring

- Luxury vinyl tile flooring in kitchen, bathroom, WC and shower
- Carpet to remaining areas.

### External

- Turf to rear and front gardens
- Slabbed patio
- Outdoor tap
- Timber fencing.

