



Property Development and Construction

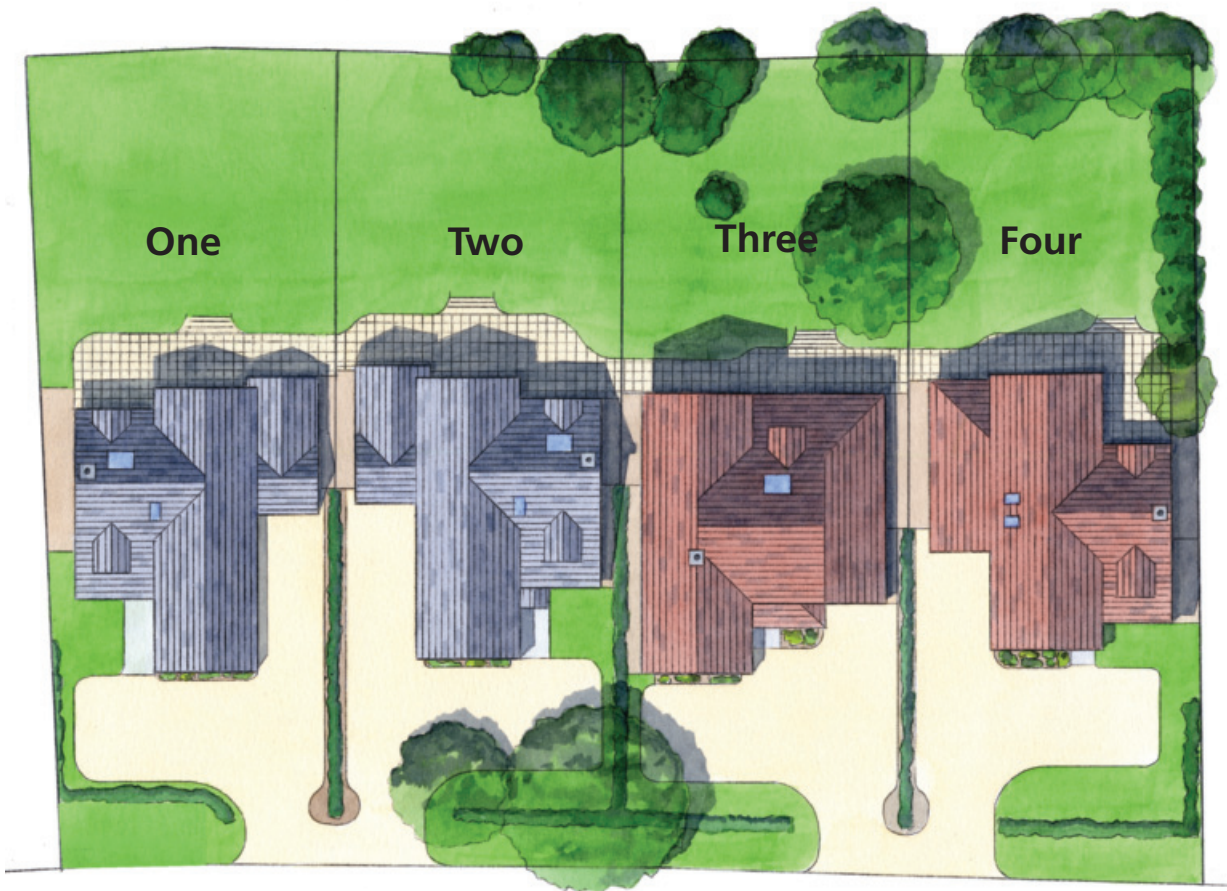
Two Lion Place
Red Street, Southfleet

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 three floors: Five bedrooms, two ensuite, plus family bathroom, lounge, kitchen diner, study, family room, utility room, downstairs cloakroom, integral garage.

Price £545,000

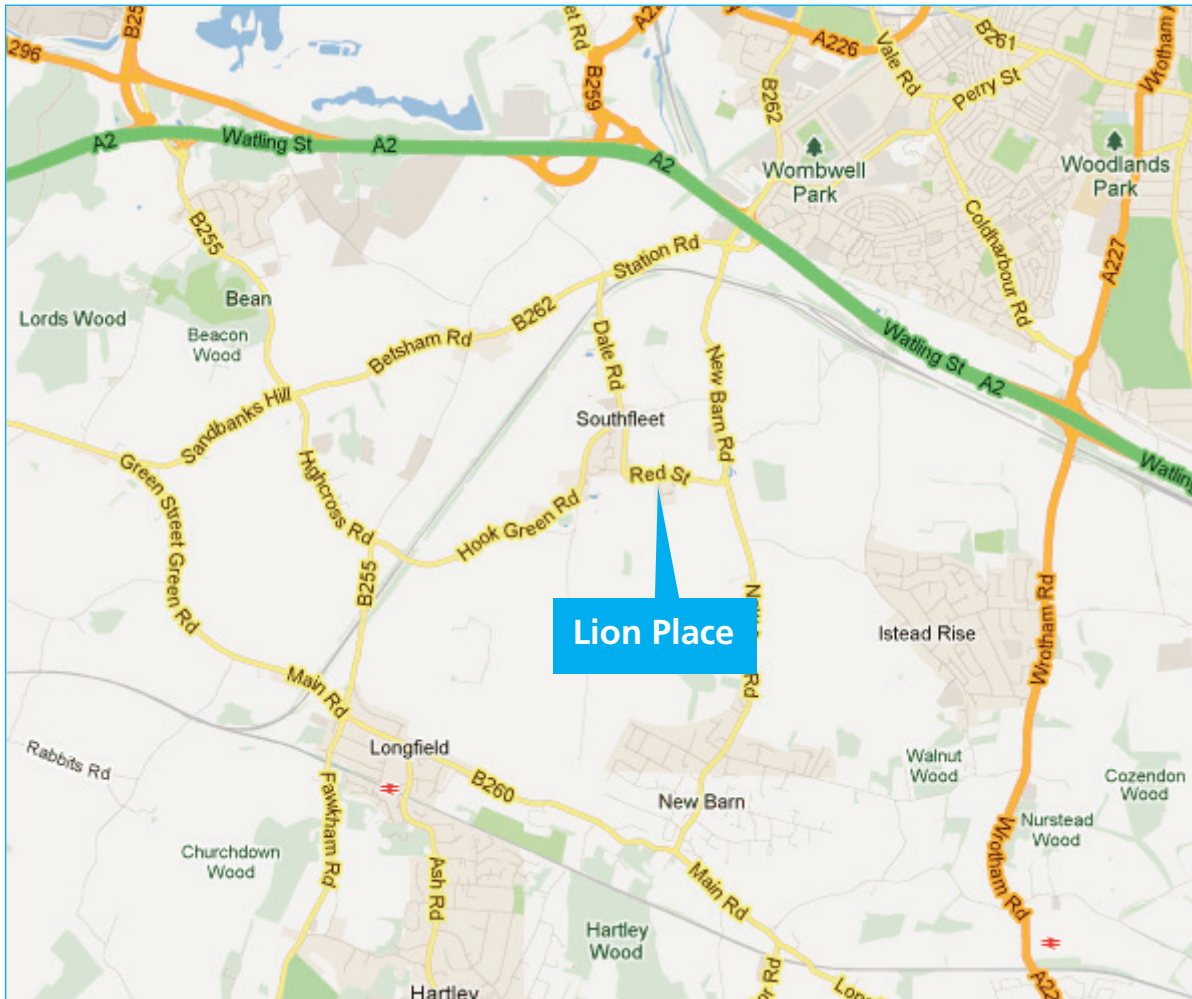


Lion Place

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.



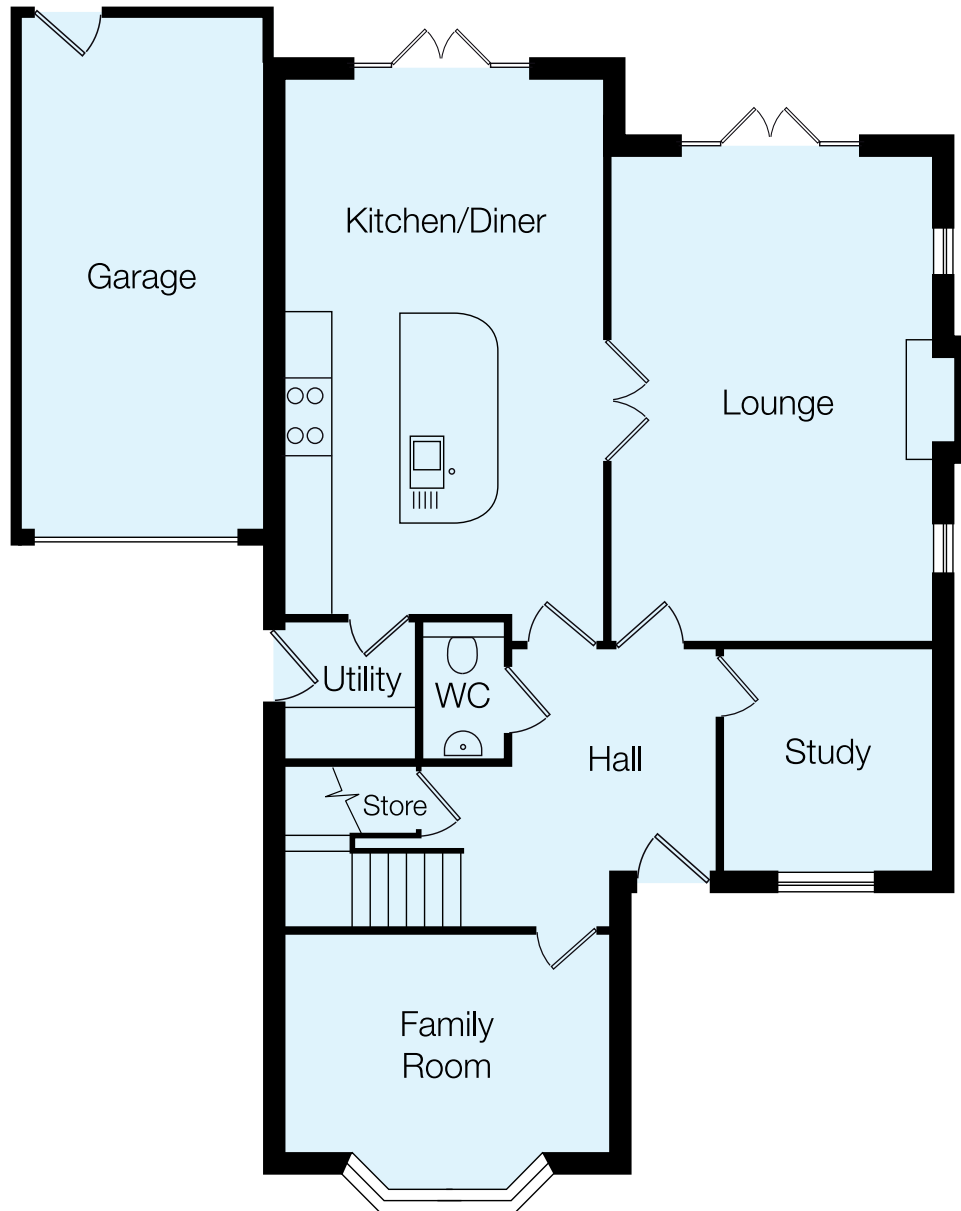
The Local Area

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.



Two Lion Place

GROUND FLOOR

Entrance Hall:

Oak flooring, stairs to first floor, access to lounge, kitchen /dining, study, family room, 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: 6.7m x 4m

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 garden and double doors to lounge

Utility Room: 1.7m x 1.6m

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

Lounge: 6m x 4m

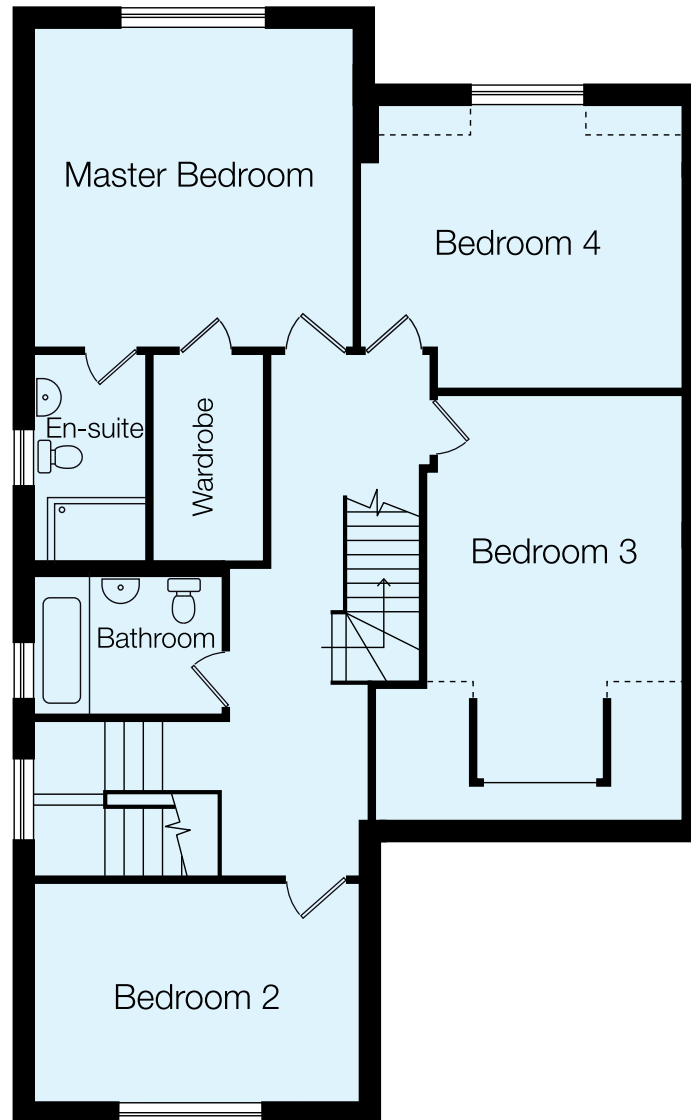
Brick Fireplace, double doors to kitchen / dining, single door to entrance hall, carpet to floor.

Study: 2.8m x 2.6m

Door to entrance hall, carpet to floor

Family Room: 2.7m x 4m widening to 3.2m in bay window

Door to entrance hall, carpet to floor



Two Lion Place

FIRST FLOOR

First Floor Landing:

Stairs to 2nd floor, velux over stairs

Master Bedroom: 4m x 4m

Doors to landing, walk in wardrobe / dressing room and ensuite shower room, carpet to floor

Walk-in Wardrobe / Dressing Room: 2.6m x 1.4m

Carpet to floor

Ensuite Shower Room: 1.3m x 2.5m

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: 2.6m x 4m

Door to landing, carpet to floor

Bedroom 3: 5.3m max x 3.1m

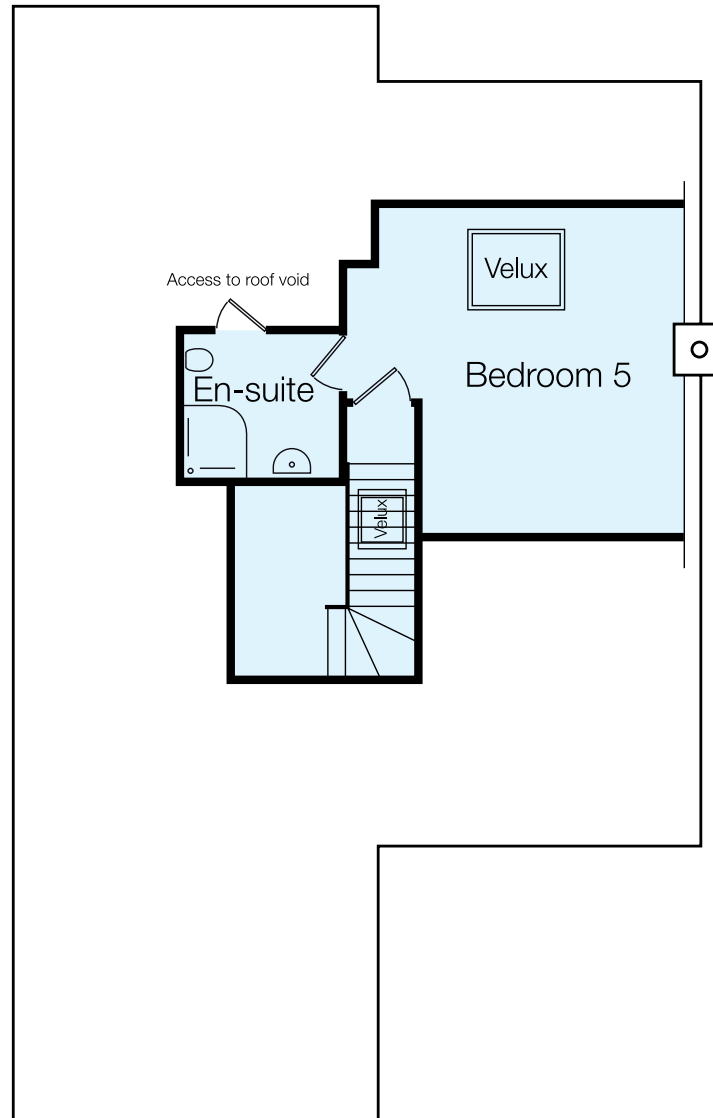
Door to landing, part sloping soffit with dormer window.

Bedroom 4: 3.4m x 4m (less door recess)

Door to landing, carpet to floor

Family Bathroom: 1.7m x 2.9m

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



Two Lion Place

SECOND FLOOR

Second Floor Landing:

Leading to

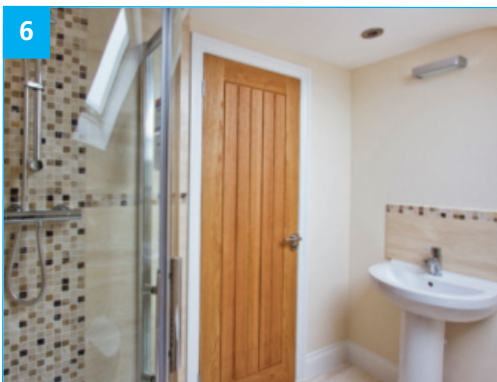
Bedroom 5: 4m x 3.8m

Max part sloping ceiling soffit, door to landing and to ensuite shower room, carpet to floor

Ensuite Shower Room: 1.8m x 1.9m

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

(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