





Perfectly positioned tucked away along a private lane, is this exclusive and bespoke three bedroom property offering approximately 1,760 sq ft of beautifully designed living space. Located in the historic and highly sought-after village of Swannington, the property has been thoughtfully positioned to make the most of the surrounding countryside, delivering a peaceful and picturesque setting. Swannington Heights is completed with an Architects 6 year guarantee and all works are signed off by Local Building Control.

Internally, the homes boast an impressive high-specification open-plan kitchen and dining area with doors onto the garden, a separate sitting room with bifold doors. Also on the lower floor is a utility room and guest cloakroom, the whole floor has under floor heating. The middle floor offers an entrance hall, two double bedrooms both with en suites. The upper floor offers bedroom 3 and an en suite shower room. The middle and upper floor will have gas central heating with mains boiler.

Swannington Heights also offers a garage, EV charger and driveway, solar panels and a rear garden. Solar panel and kitchen options available at this stage.



NOTE

- * Please note the images are for illustration purposes only.
- * Options for kitchen are available but this is subject to change depending on the build position.
- * The floor plans show a Jack and Jill ensuite, that has been changed to just an ensuite.



breglass
teen
100mm

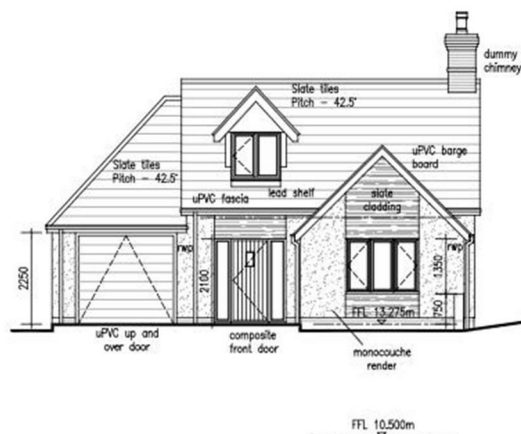
nt

to head of wall

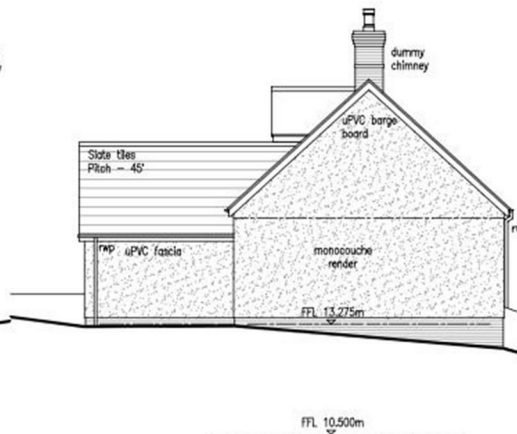
Internal FFL

unfilled rock/gravel
fill material min
50" wide around drain
attended up retaining

1 perforated PVC pipe
to 180 fall around
of retaining wall. Pipe
e wrapped with
extile Filter Fabric



Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100

Materials Schedule:

Roof - Marley Eternit Rivendale Fibre Cement
slates, colour Blue Black

Rainwater Goods - Black uPVC Rainwater Goods

Walls - Facing brickwork Carlton weathered red.
Plus blue brick splash courses

Render - Monocouche through coloured render
colour chalk

Cladding - Andesite slate natural cladding stone
- stone & brick cladding Glenrothes Fire
Scotland KY6 2RZ

Windows - Residence 7 uPVC eclectic grey.

Doors - Composite front door, colour eclectic
grey

Bi-Folds - Aluminium, colour RAL 7016

Rooflights - Black Frames

