



MINSTER FIELDS
LINCOLN

The Woburn - a four bedroom detached home

A spacious four bedroom family home featuring a large well equipped kitchen / diner, with integrated appliances, perfect for gathering as a family. The utility room adds convenient space for laundry. The elegant lounge is complimented by a gas fire and surround. A cloakroom completes the downstairs.

Upstairs offers four well proportioned bedrooms, with the master having a luxury en-suite shower room with full wall tiling and fitted furniture. The Master bedroom includes double fitted wardrobes and bedroom two includes a cupboard with hanging rail. The family bathroom benefits from a separate bath and shower cubicle with porcelanosa tiling and luxury fitted bathroom units.

The Woburn benefits from an integral garage, double on some plots, private block paved driveway and turfed front garden. The rear garden offers a patio area for outdoor living.

HOMES OF QUALITY & STYLE

Get in touch

Sales Office: 01522 526025 | Head Office: 01522 512200

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THE WOBURN

**4 BEDROOM
DETACHED HOUSE**

Features include:

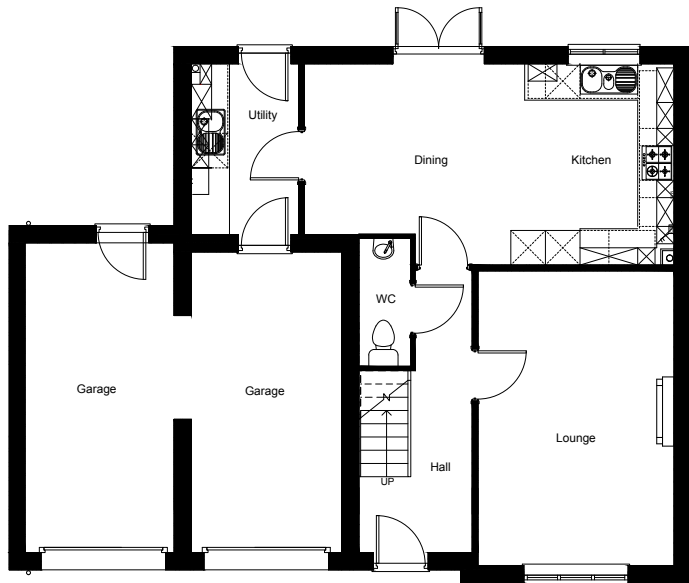
- Designer kitchen including AEG Double Oven, Microwave, Induction hob and Extractor, Zanussi Dishwasher and Fridge Freezer
- Grade A Condensing Boiler
- Porcelanosa Ceramic Tiling to Bathroom and En-Suite Walls, Kitchen and Cloakroom Floor
- Luxury Fitted Bathroom Furniture
- Double Fitted Wardrobes to Master Bedroom
- PVCu Windows and Doors to Secure by Design Standard
- Garage with Block Paved Driveway (double on most plots)
- Fire & Fire Surround



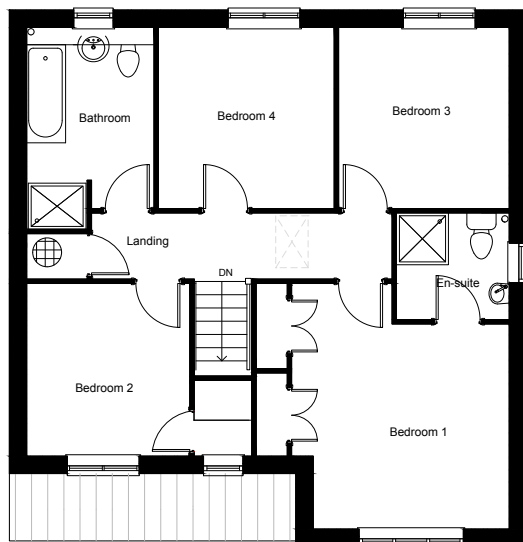
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GROUND FLOOR



FIRST FLOOR



MINSTER FIELDS
LINCOLN

4 Bedroom Detached | Garage | Lounge
Kitchen/Dining | Utility | Entrance Hall
Bathroom | Master En-suite

Ground Floor

Lounge	16'7" x 11'0"	5.06m x 3.35m
Kitchen/ Dining	20'10" x 11'2"	6.35m x 3.40m
Utility	9'6" x 5'11"	2.90m x 1.80m

First Floor

Bedroom 1	12'3" x 11'6"	3.74m x 3.50m
En-suite	6'3" x 5'11"	1.90m x 1.80m
Bedroom 2	9'9" x 9'2"	2.96m x 2.79m
Bedroom 3	10'2" x 9'7"	3.10m x 2.92m
Bedroom 4	10'2" x 9'11"	3.10m x 3.02m
Bathroom	10'2" x 7'1"	3.10m x 2.16m

Illustrations are for indicative purposes only. Changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.

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