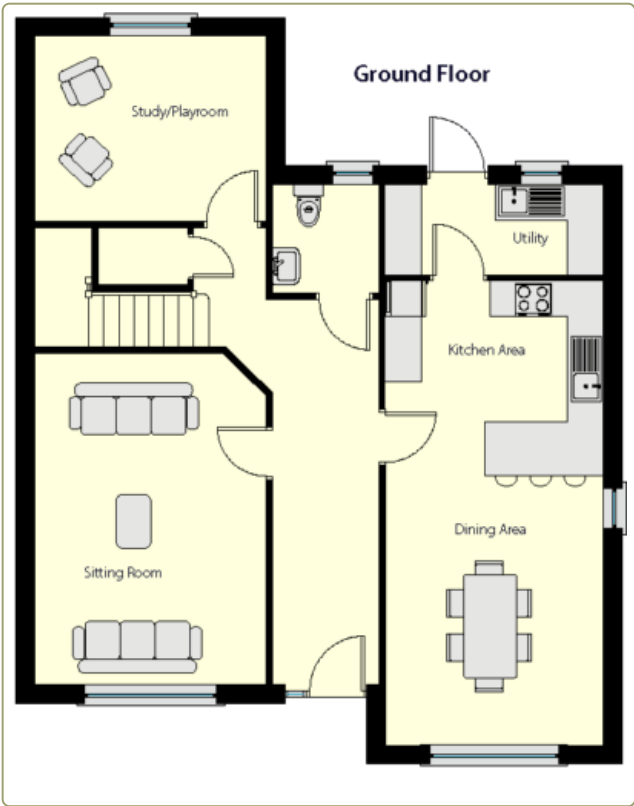


# Lugmore



- Large 3 bedroom semi-detached
- Approx 1,200 sq.ft. / 111.5 m<sup>2</sup>
- **BER A3**

## Plans



# Technical Specifications

Construction Type	<ul style="list-style-type: none"><li>Concrete block construction with internal insulation and brick front elevations.</li></ul>
Superior Low Energy Design	<ul style="list-style-type: none"><li>A3 BER Rating – energy efficient homes.</li><li>Low energy, low carbon houses.</li><li>Very high levels of insulation incorporated in floors, walls and roofs.</li><li>Super warm construction delivering exceptionally high levels of thermal performance and air-tightness.</li><li>High performance, low U-value windows and external doors.</li><li>Low maintenance PVC windows.</li><li>Natural ventilation system throughout the house.</li></ul>
Building Guarantee	<ul style="list-style-type: none"><li>These quality homes are covered by the HomeBond 10 Year Guarantee Scheme.</li></ul>
Kitchen & Wardrobes	<ul style="list-style-type: none"><li>Elegant high-quality fitted kitchens and wardrobes as per showhouse.</li><li>Fitted storage units to utility room.</li></ul>
Bathrooms & En-Suites	<ul style="list-style-type: none"><li>Stylish bathrooms with attractive range of high quality sanitary ware and fittings.</li><li>Bathroom and ensuite wet areas tiled as per showhouse (excluding floor tiles).</li><li>Large shower trays to ensuites.</li></ul>
Internal Finishes	<ul style="list-style-type: none"><li>Internal walls plastered and painted.</li><li>Smoke, heat and CO2 detectors fitted as standard.</li><li>Wired for intruder alarm and cable television.</li><li>CAT 6 cable wiring for data and telephone points for high speed broadband connection.</li><li>Standard pendant light fittings and attractive power points.</li></ul>
External Finishes	<ul style="list-style-type: none"><li>Low maintenance, attractive brick and render finishes.</li><li>Sandstone window surrounds, paving as per show-house.</li><li>Old world Ibstock brick front elevation.</li><li>Parex plaster finish to balance off all blockwork walls.</li></ul>
Gardens	<ul style="list-style-type: none"><li>Gardens are top-soiled and seeded with grass.</li><li>400mm x 400mm silver granite paving to patio areas to the rear of each house.</li></ul>
Windows & Doors	<ul style="list-style-type: none"><li>All windows and doors are low maintenance energy efficient PVC.</li><li>Windows are Argon filled double glazed units.</li><li>Window boards will be moisture-resistant MDF.</li><li>Internal doors shall be as per showhouse.</li><li>Skirtings and architraves as per showhouse.</li></ul>
Stairs & Railings	<ul style="list-style-type: none"><li>Stairs – newels &amp; spindles to be custom details to compliment the house style to include painted handrails.</li></ul>
External Wall Finishes	<ul style="list-style-type: none"><li>Old world Ibstock brick front elevation.</li><li>Parex plaster finish to balance off all blockwork walls.</li></ul>



## Gallery





Other Homes

Montpelier



Three Rock







**BER** **A2**

Large 4 bedroom detached

Approx 1,951 sq.ft. / 181 m<sup>2</sup>

 **VIEW DETAILS**



**BER** **A3**

3 bedroom Detached

Approx 1,394 sq.ft. / 129 m<sup>2</sup>

 **VIEW DETAILS**



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