



Lockhouse

SEVEN **Way** MILLS

HOUSE FLOOR PLANS

SEVEN MILLS' NEWEST NEIGHBOURHOOD



Lockhouse

SEVEN Way MILLS



3 Bedroom Houses

Mid Terrace F1

107.8 Sq M
1,161 Sq Ft

End Terrace F2

107.2 Sq M
1,154 Sq Ft

Semi Detached F3

107.2 Sq M
1,154 Sq Ft

End Terrace, Side Entry F2S

107.2 Sq M
1,154 Sq Ft

Semi Detached, Side Entry F3S

107.2 Sq M
1,154 Sq Ft

4 Bedroom Houses

Semi Detached J3

131 Sq M
1,411 Sq Ft

Semi Detached, Side Entry J3S

131 Sq M
1,411 Sq Ft

 **Separate floor plans available on request**

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

3 BEDROOM

- F1

Mid Terrace

c. 107.8 sq m / c. 1,161 sq ft
- F2

End Terrace

c. 107.2 sq m / c. 1,154 sq ft
- F3

Semi Detached

c. 107.2 sq m / c. 1,154 sq ft



* Windows in end terrace and semi-detached

Please note: A mirror version of this house type layout may feature in Lockhouse Way, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



3 BEDROOM

- F2S

End Terrace (Side Entry)

c. 107.2 sq m / 1,154 sq ft
- F3S

Semi Detached (Side Entry)

c. 107.2 sq m / 1,154 sq ft



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4 BEDROOM

J3

Semi Detached

c. 131 sq m / 1,411 sq ft



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4 BEDROOM

J3S

Semi Detached (Side Entry)

c. 131 sq m / 1,411 sq ft



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Special Features & Specifications

External Features

- High quality brick and render façades.
- UPVC high-performance double-glazed windows.
- Engineered timber front door with double lock system.
- Large, glazed screen with patio doors to private rear garden.
- Side passage gate (where applicable).
- Paved front driveways to accommodate parking (where applicable).
- Seeded rear gardens with native trees and dividing fence.

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.
- Provision for wireless alarm.

Energy Efficiency

- A2 BER energy rating.
- Highly insulated airtight design.
- All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- High levels of insulation.
- Heat pump with zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

Media & Communications

- Wired for high-speed broadband.
- TV data point in living area.
- Main infrastructure installed to accommodate Siro and Virgin Media.

Electrical

- Generous provision of lighting and power points.
- Future proofing for electric car charging point to on and off-curtilage car parking spaces.

Bathrooms & Ensuites

- Tiling to floors and wet areas with feature tile in shower/bath.
- High quality sanitaryware.
- Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen.
- Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- Heated towel rails.

Interior Finishes

- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.
- Extra high ceilings at ground floor.
- Pull-down attic ladder fitted to all houses.

Kitchen & Utility Rooms

- Superb contemporary designed kitchens with quartz worktops.
- Fully integrated dishwasher, cooker, extractor, microwave and fridge/freezer appliances.
- Ceramic Hob.
- Stainless steel sink and chrome mixer tap.
- Separate utility with fitted countertop and space allocated for washing machine & dryer.

Heating

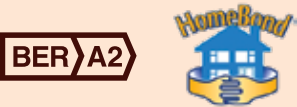
- Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- Pressurised hot & cold water.

Wardrobes & Storage

- Fitted wardrobes to all double bedrooms

Warranty cover (under Homebond)

- 10 year Structural/Latent Defects Insurance.
- 5 year Mechanical & Electrical Inherent Defects Insurance.



CAIRN

Built For Good



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Seven Mills

Disclaimer

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