

Plot 237



DW - Dishwasher
WD - Washer Dryer
W - Wardrobe
FF - Fridge/Freezer
B - Boiler
S - Store

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L&Q at Marleigh
Cambridge, CB5 8XB

@ marleigh@lqgroup.org.uk

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Plot 238



Living / Kitchen / Dining Room	5.09m x 8.58m	16' 7" x 28' 2"
Bedroom 1	2.88m x 4.30m	9' 5" x 14' 11"
Bedroom 2	2.88m x 4.16m	9' 5" x 13' 7"
Total Internal Area	87.2 m²	938 ft²
Garden	75.1 m²	808 ft²

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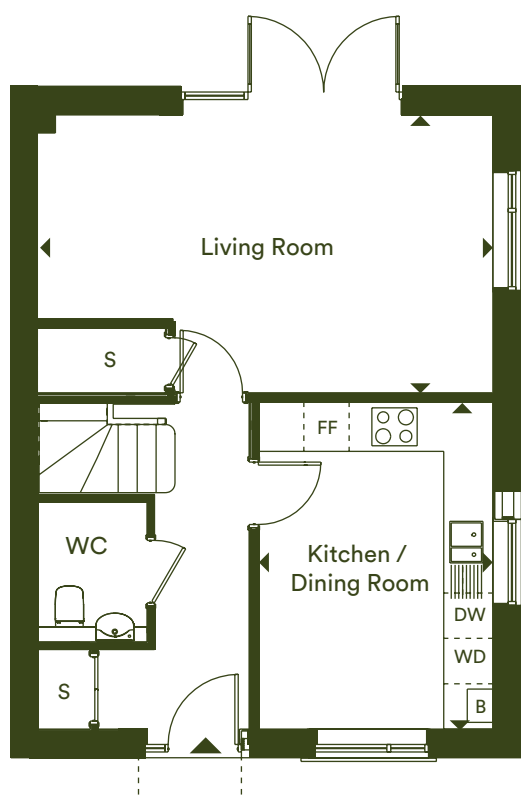
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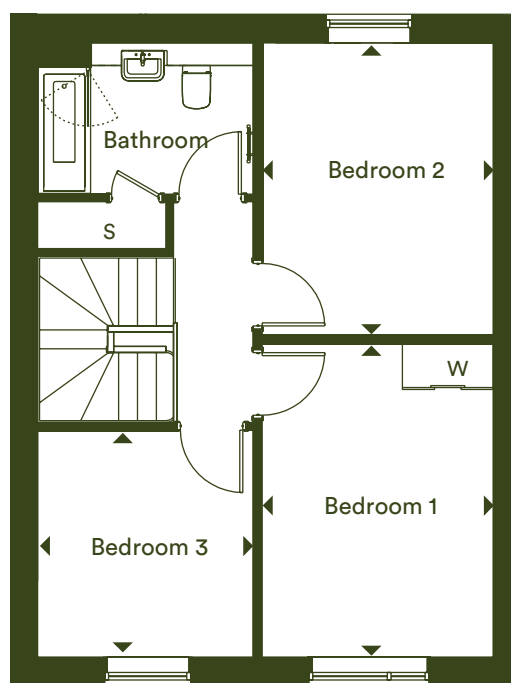
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Three bedroom house

Plots 195



Ground floor



First floor

Kitchen / Dining	4.32m x 3.10m	14' 2" x 10' 2"
Living room	3.67m x 6.02m	12' 0" x 19' 8"
Bedroom 1	4.14m x 3.05m	13' 6" x 10' 0"
Bedroom 2	3.86m x 3.05m	12' 7" x 10' 0"
Bedroom 3	3.00m x 2.85m	9' 8" x 9' 4"
Total Internal Area	97.9 m²	1,053 ft²
Garden	113.2 m ²	1,218 ft ²

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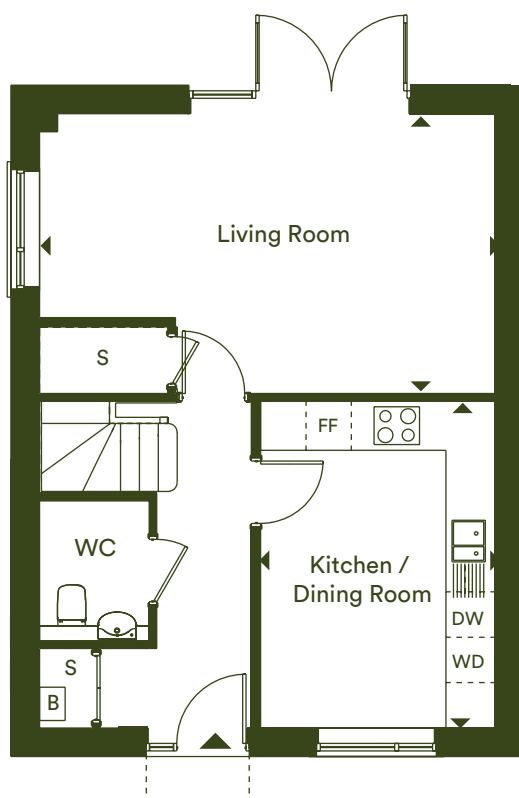
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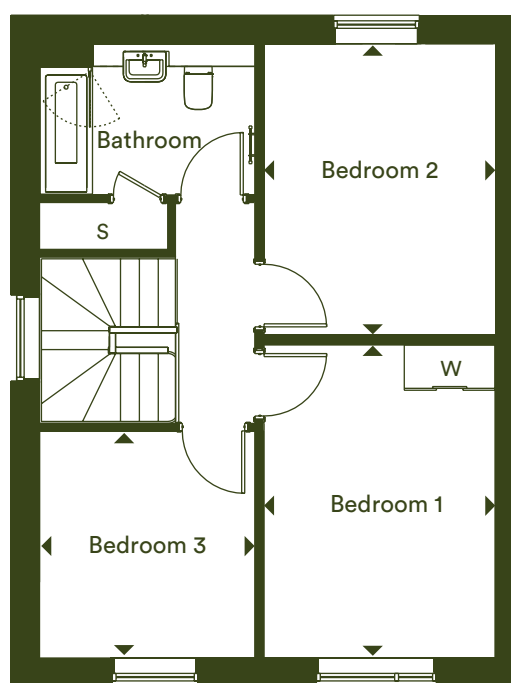
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Three bedroom house

Plots 194



Ground floor



First floor

Kitchen / Dining	4.32m x 3.10m	14' 2" x 10' 2"
Living room	3.70m x 6.02m	12' 1" x 19' 8"
Bedroom 1	4.14m x 3.05m	13' 6" x 10' 0"
Bedroom 2	3.86m x 3.05m	12' 7" x 10' 0"
Bedroom 3	3.00m x 2.85m	9' 8" x 9' 4"
Total Internal Area	97.9 m²	1,053 ft²
Garden	88.3 m ²	950.1 ft ²

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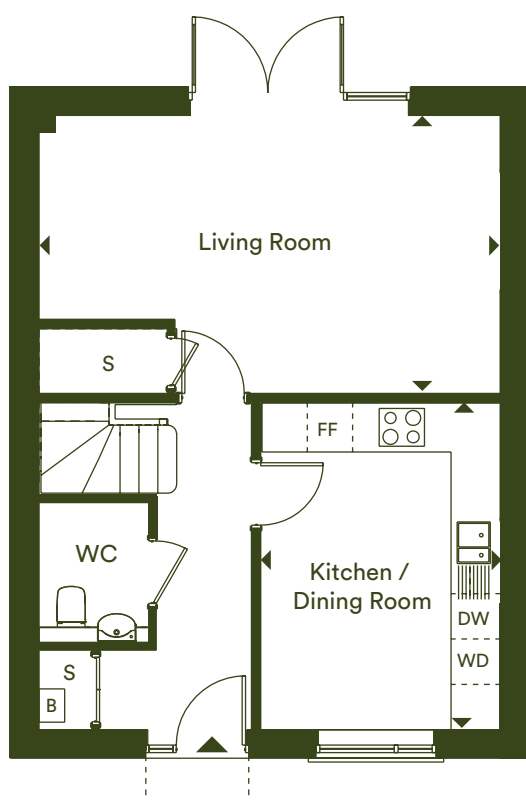
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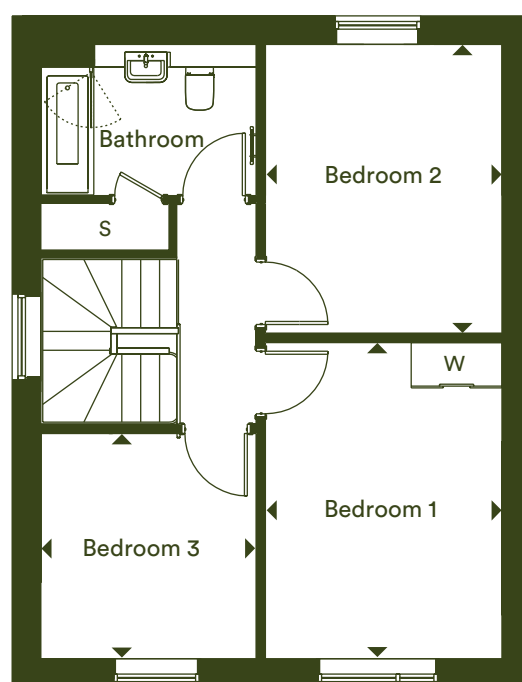
Three bedroom house

Plots 192*, & 224

* Denotes handed plot



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden plot 192	83.2 m ²	895.2 ft ²
Garden plot 224	71.3 m ²	767.2 ft ²

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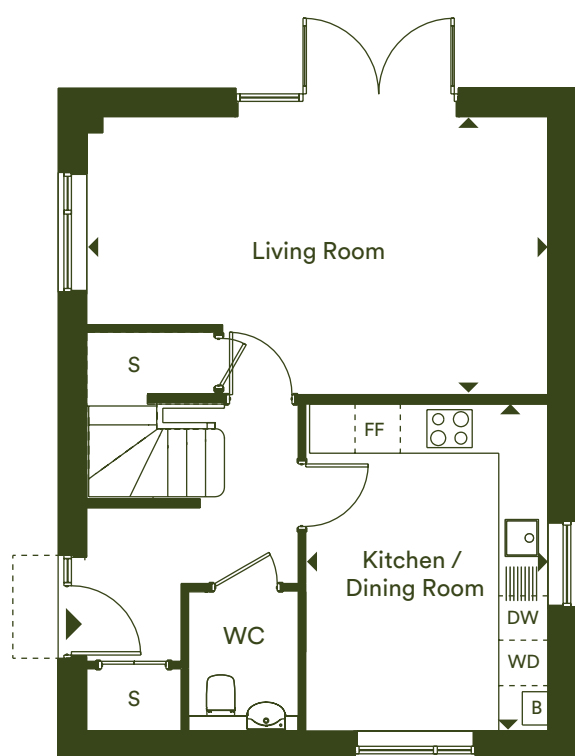
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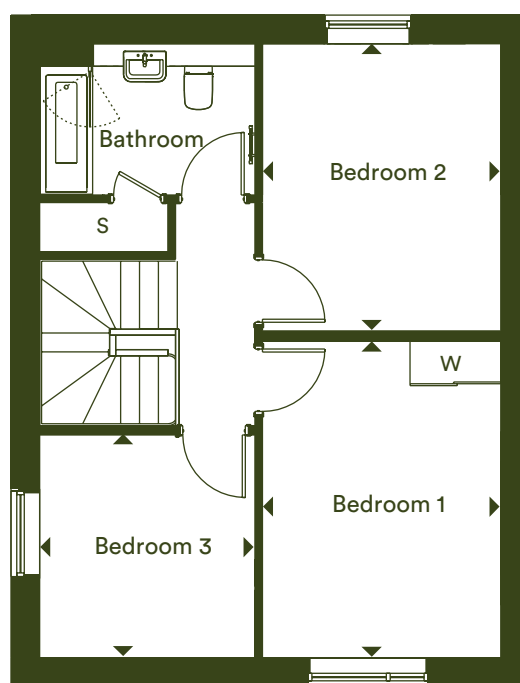
Three bedroom house

Plots 188 & 191*

* Denotes handed plot



Ground floor



First floor

Kitchen / Dining	4.32m x 3.20m	14' 2" x 10' 5"
Living room	3.67m x 6.10m	12' 0" x 20' 0"
Bedroom 1	4.20m x 3.15m	13' 8" x 10' 3"
Bedroom 2	3.80m x 3.15m	12' 5" x 10' 3"
Bedroom 3	2.95m x 2.85m	9' 7" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden plot 188	106.8 m ²	1,149.2 ft ²
Garden plot 191	68.4 m ²	736 ft ²

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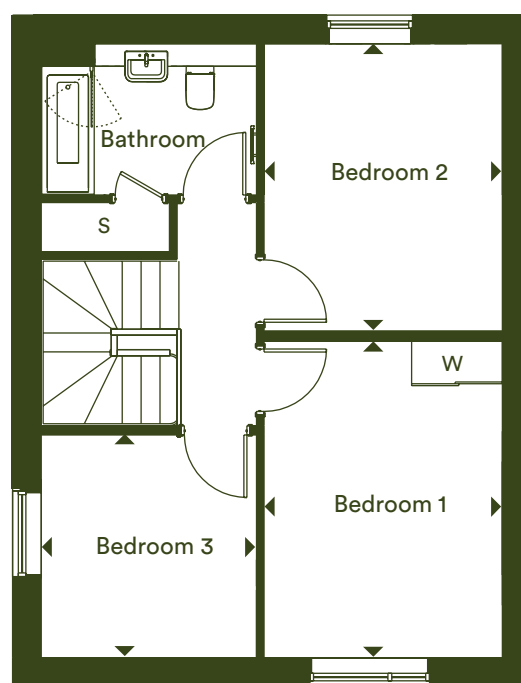
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Three bedroom house

Plots 189



Ground floor



First floor

Kitchen / Dining	4.32m x 3.20m	14' 2" x 10' 5"
Living room	3.67m x 6.10m	12' 0" x 20' 0"
Bedroom 1	4.20m x 3.15m	13' 8" x 10' 3"
Bedroom 2	3.80m x 3.15m	12' 5" x 10' 3"
Bedroom 3	2.95m x 2.85m	9' 7" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	92.2 m ²	992.1 ft ²

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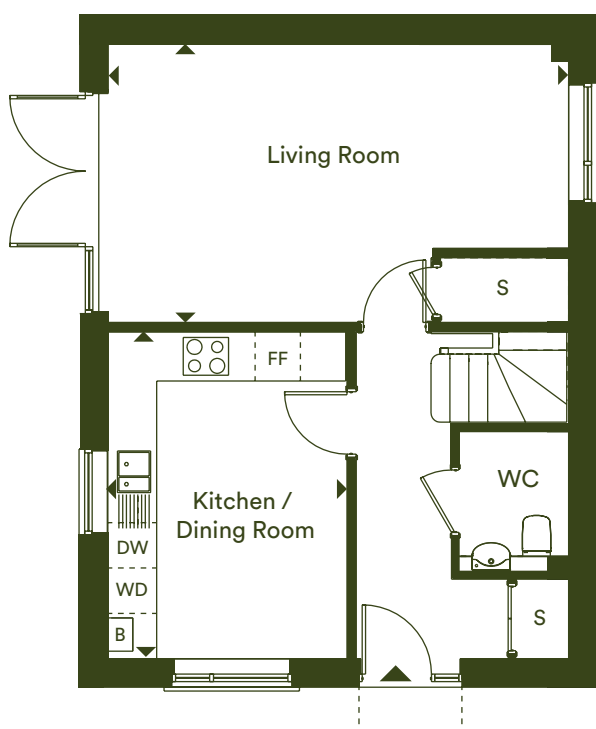
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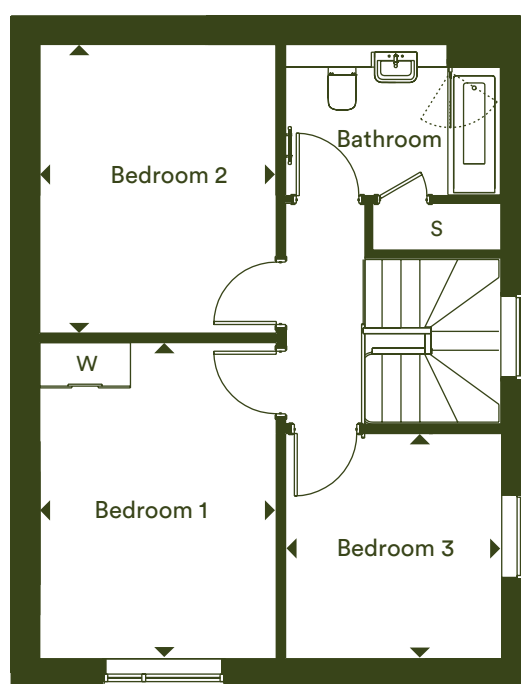
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Three bedroom house

Plot 223



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	56.4 m ²	606.9 ft ²

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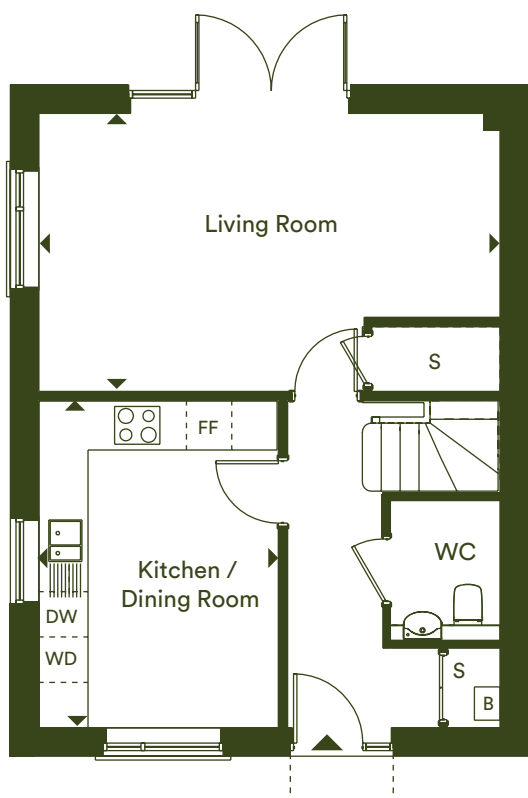
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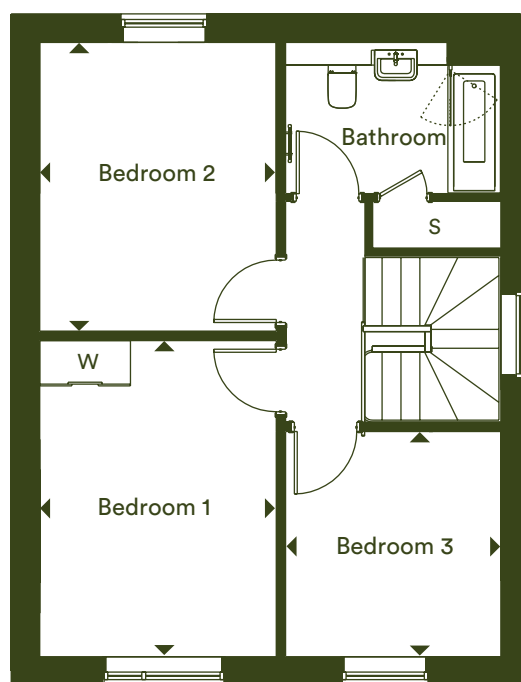
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Three bedroom house

Plot 185



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	55.7 m ²	599.3 ft ²

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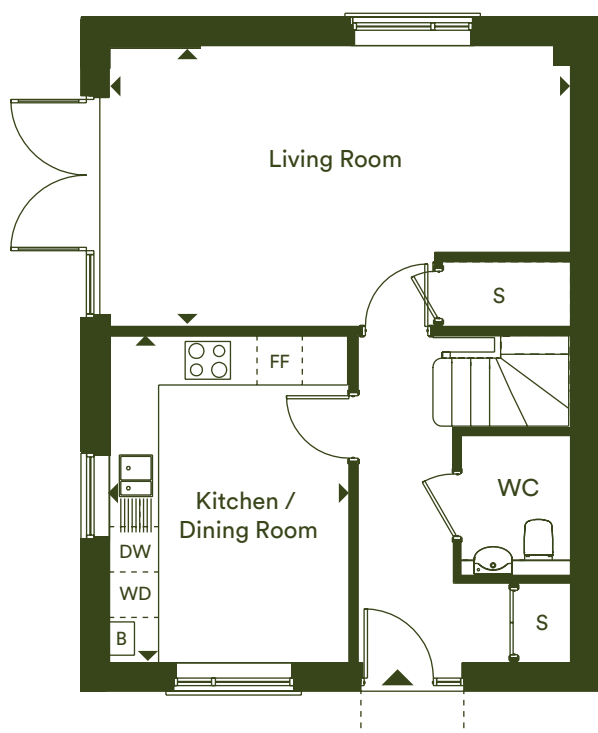
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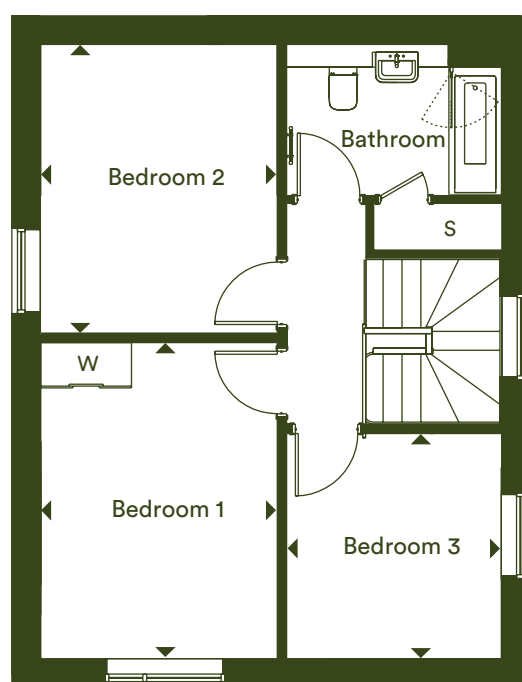
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Three bedroom house

Plot 187



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	59.7 m ²	642.4 ft ²

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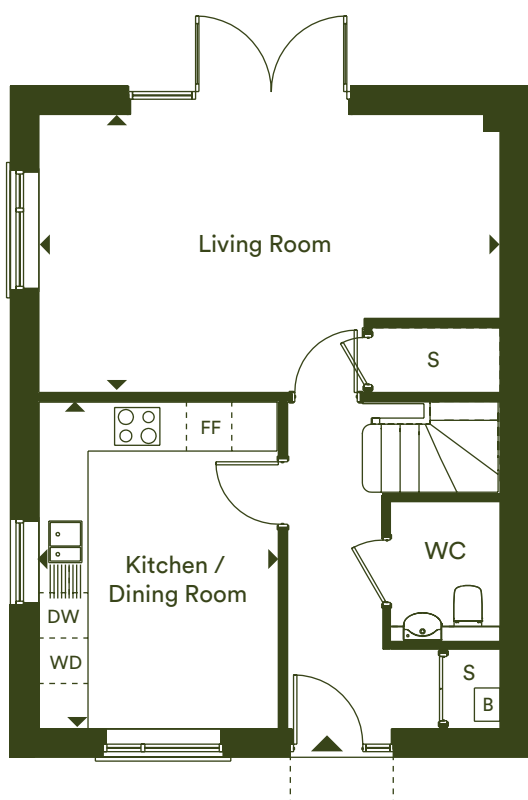
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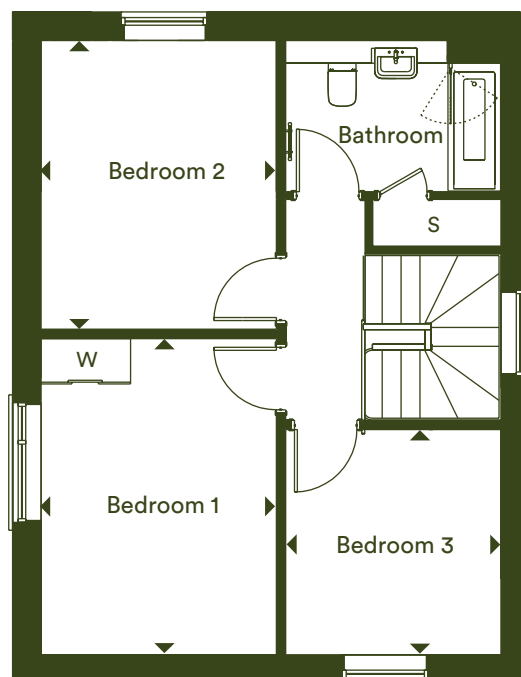
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Three bedroom house

Plots 184, 190 & 196



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden Plot 184	52.1 m ²	560.6 ft ²
Garden Plot 190	92.2 m ²	992.1 ft ²
Garden Plot 196	85.9 m ²	924.3 ft ²

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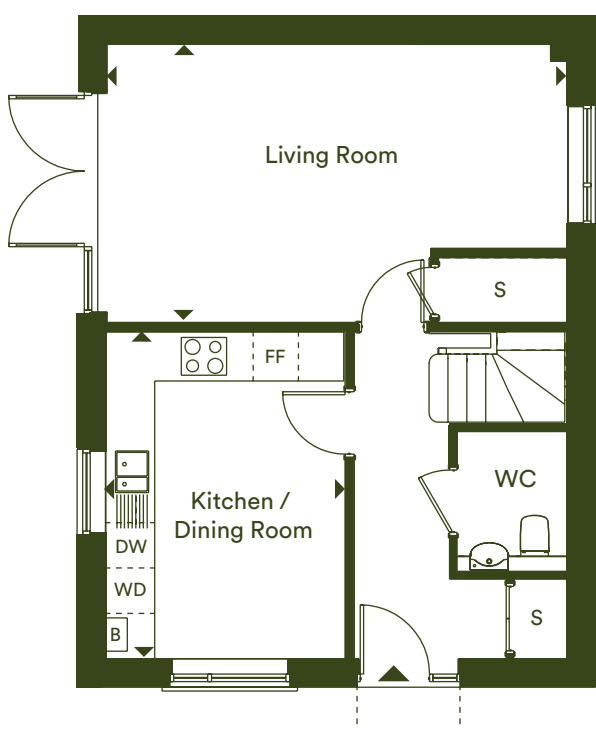
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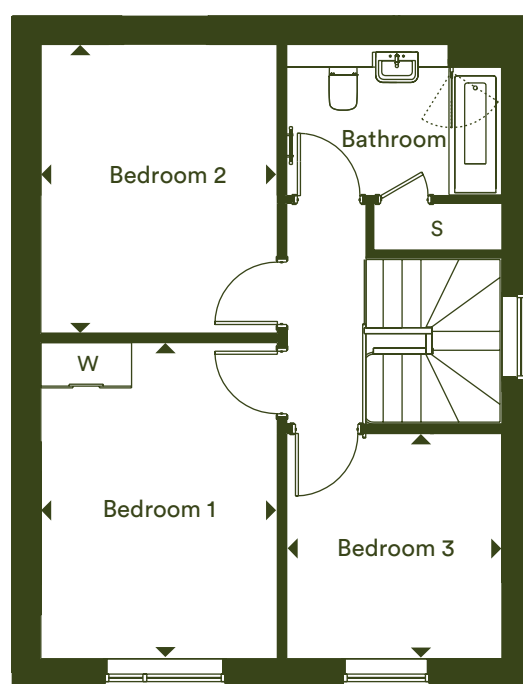
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Three bedroom house

Plots 193



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	89.6 m ²	964.1 ft ²

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L&Q at Marleigh
Cambridge, CB5 8XB

@ marleigh@lqgroup.org.uk

☎ 0333 003 2367

🌐 lqhomes.com/marleigh



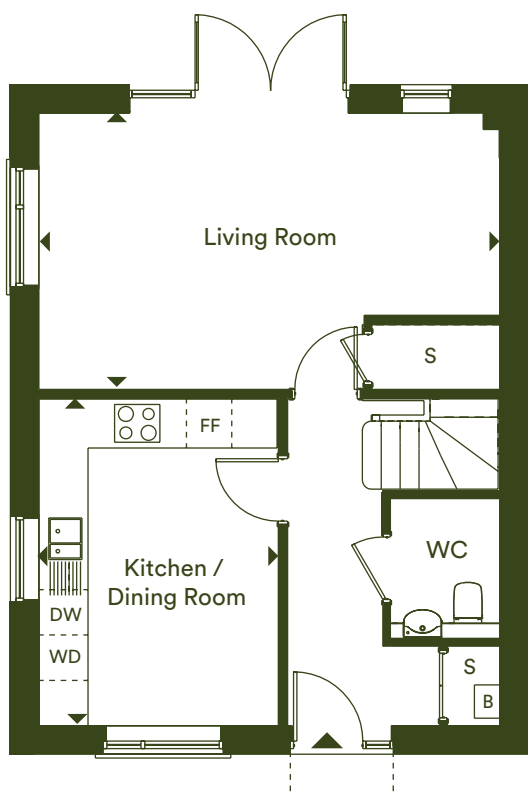
Disclaimer

All information in this document is correct at the time of publication going to print September 2022. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

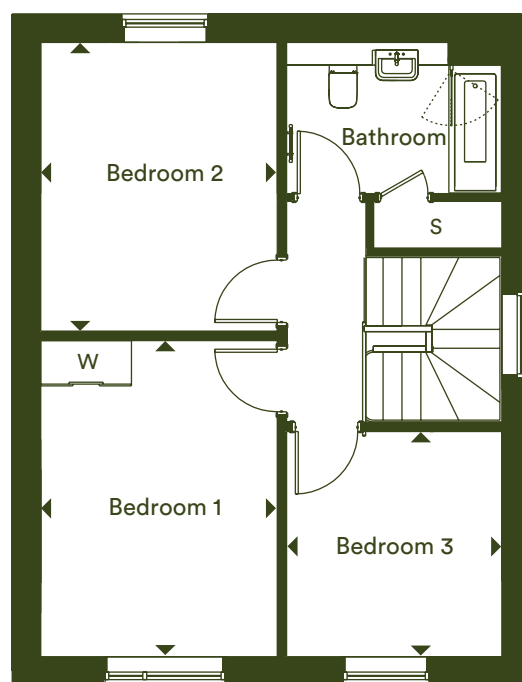
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Registered Society 30441R Exempt charity.

Three bedroom house

Plots 186



Ground floor



First floor

Kitchen / Dining	4.32m x 3.17m	14' 2" x 10' 4"
Living room	3.68m x 6.10m	12' 1" x 20' 0"
Bedroom 1	4.18m x 3.13m	13' 7" x 10' 3"
Bedroom 2	3.82m x 3.13m	12' 5" x 10' 3"
Bedroom 3	2.98m x 2.85m	9' 8" x 9' 4"
Total Internal Area	99.1 m²	1,066 ft²
Garden	55.7 m ²	599.3 ft ²

DW - Dishwasher
WD - Washer Dryer
W - Wardrobe
FF - Fridge/Freezer
B - Boiler
S - Store

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Specification

All homes located at L&Q at Marleigh have a fully inclusive specification throughout and will be covered by an NHBC warranty. Each home will have allocated parking and a private garden complete with a shed, turf and paving.

Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind the hob
- Under cupboard LED lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine*
- Stainless steel extractor

Bathroom



- Chrome plated bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Mirror above sink
- Shaver socket to main bathroom
- Neutral ceramic wall tiles
- Neutral ceramic floor tiles

Heating, Electrical & Heating



- LED downlights to kitchen/dining area and bathrooms
- Pendant lights to lounge, bedrooms and hallways
- Polished chrome switches and sockets to all rooms. Double sockets to include USB charging where applicable
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke/heat detector

General



- Neutral emulsion paint to all walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to open-plan living/kitchen/dining areas, WC and ground floor hallways
- Neutral fitted carpets to lounge, first floor hallways, stairs and bedrooms
- White ladder internal doors
- Built in mirrored wardrobes to master bedroom with a shelf and hanging rail

* Washing machine position may vary dependent on plot type.

The specification of these properties is correct at time of print and may change as the building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the property. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract, warranty or representation and should not be relied upon as a statement or representation of fact.