

L&Q at
**WILLOW
GROVE**

Floor plan and
site plan brochure

L&Q

We provide the home
and you make it your own



Specification

All the homes located within L&Q at Willow Grove have a fully inclusive specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen



- Contemporary kitchen cabinets with Oak Block worktop
- Fully integrated appliances including oven, hob, extractor or cooker hood, fridge/freezer and washing machine (specification varies between selected plots – please speak to our sales team for details)
- Stainless steel splashback behind hob
- Stainless steel single bowl sink with a single-lever tap
- Dishwasher

Interior Finishes



- White emulsion paint to walls and ceilings
- White satin woodwork
- White Internal window frames
- Amtico flooring to ground floor and bathrooms
- Carpets fitted to all bedrooms and stairs
- Built in wardrobes to master bedroom

Bathroom



- Modern white sanitaryware with semi recessed basin and chrome basin tap
- Low water consumption toilet with dual flush
- Thermostatic controlled t-bar shower, fixed shower screen
- Chrome heated towel rail
- Mirror above sink
- Shaver socket
- Ceramic wall tiles

Electrical and Heating



- LED downlights to the bathroom and kitchen
- Pendant lighting to living room and bedrooms
- TV media plate to living room and master bedroom (Home owners are responsible for subscription services)
- Radiators throughout
- Individual boiler to each home
- Ceiling mounted smoke/heat detectors

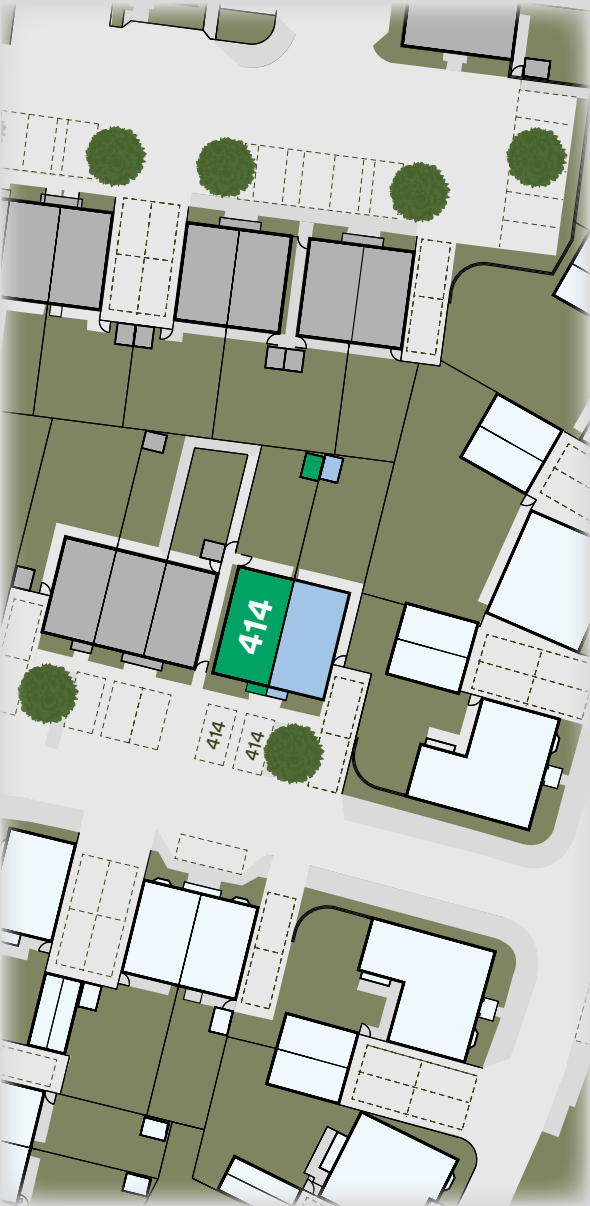
Security and peace of mind



- NHBC 12 Year warranty

Site plan

Each home in this impressive new development has been perfectly considered, from turfed gardens, allocated parking and a contemporary design inside and out, there is no better place to call home.



Property Key

2 bedroom houses

Type T50
Plots 262, 263, 264

Market Sale

Affordable Rent

V Visitor Parking

3 bedroom house

Type SH52
Plot 414

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you)

2 bedroom house

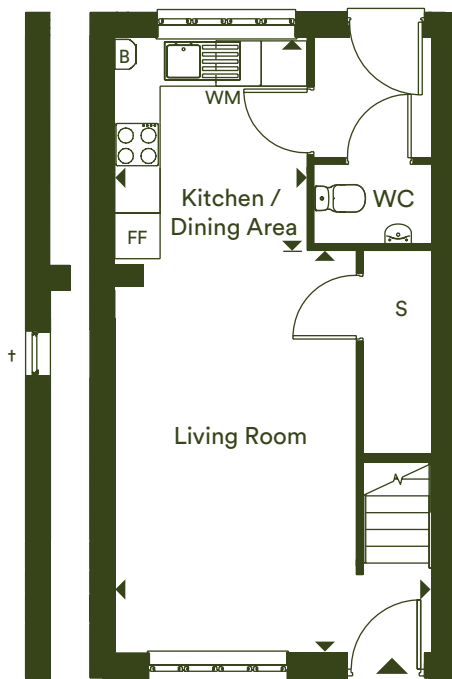
House type T50

Plots 262†, 263* & 264†**

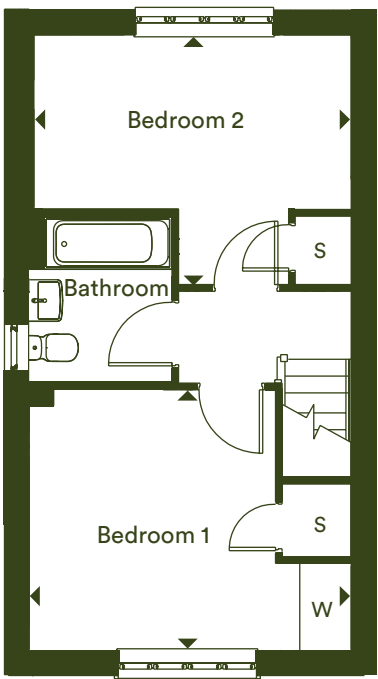
* Please note plot 263 does not have side window to the bathroom

** Please note plot 264 is handed from the plans drawn

† Please note plots 262 & 264 have a side window to the living room



Ground floor



First floor

Dimensions

Kitchen / Dining area	2.83m x 2.58m	9' 4" x 8' 6"
Living room	5.36m x 4.25m	17' 7" x 13' 11"
Bedroom 1	4.25m x 3.49m	13' 11" x 11' 5"
Bedroom 2	4.25m x 3.27m	13' 11" x 10' 9"
Total Internal Area	70 m²	750 ft²

Plot No. Garden Area

264	63 m²	678 ft²
263	50 m²	538 ft²
262	47 m²	506 ft²

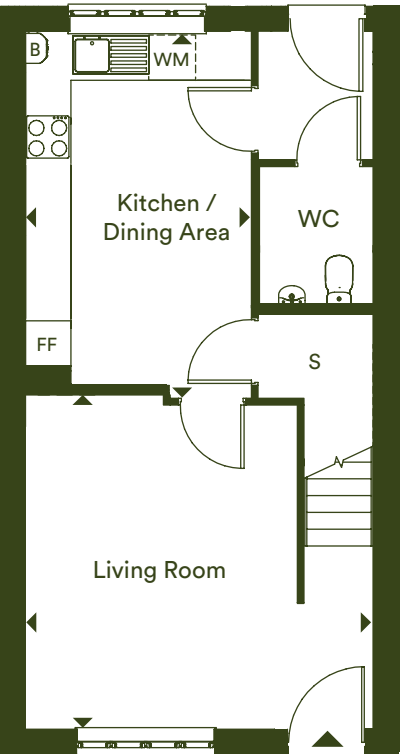
WM – Washing Machine | F/F – Fridge/Freezer | S – Storage | W – Wardrobe | B –Boiler

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Due to HIU heating controls storage space in the utility room may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates

3 bedroom house

House type SH52

Plot 414



Ground floor



First floor

Dimensions

Kitchen / Dining area	4.86m x 2.99m	15' 11" x 9' 10"
Living room	4.60m x 4.42m	15' 1" x 14' 6"
Bedroom 1	4.60m x 3.58m	15' 1" x 11' 9"
Bedroom 2	4.12m x 2.33m	13' 6" x 7' 8"
Bedroom 3	2.99m x 2.18m	9' 10" x 7' 2"
Total Internal Area	86 m²	930 ft²

Plot No. Garden Area

345	91 m²	975 ft²
346	67 m²	725 ft²
413	70 m²	758 ft²
414	62 m²	665 ft²

WM – Waashing Machine | F/F – Fridge/Freezer | S – Storage | W – Wardrobe | B –Boiler

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Disclaimer

All information in this document is correct at the time of publication going to print August 2023. 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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