The Croft

Keresley



LIONCOURT
HOMES

Welcome to the croft

Keresley, Coventry

The Croft is an exciting new community being created in the idyllic village of Keresley, just to the north of Coventry. There are 15 delightful designs to choose from, offering a choice of two, three, four and five bedroom homes, all set within attractive landscaped streets and generous green spaces.

Ideally located amidst the beautiful Warwickshire Countryside, The Croft is just a short walk from a wide range of amenities in Keresley Village, including outstanding Primary and Secondary schools, local shops and a medical practice. It is also close to city centre attractions and amenities, with nearby Coventry only a 10 minute drive away.

Keresley is located close to the M6 and has an excellent transport network, with easy connection to towns and cities within the UK.

Your new home at The Croft is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.









Education

The Croft is well placed for a wide range of schools. Keresley Newland Primary Academy, which is rated as "Good" by Ofsted is just a couple of minutes walk away. The President Kennedy (secondary) School which is rated as "Excellent" by Ofsted is just over 5 minutes away by car. Coventry offers a good choice of secondary schools and Sixth form colleges and the city has two Universities, the city centre-based Coventry University and The University of Warwick.

Shopping

For everyday shopping, The Croft is just a short walk from the local convenience store, which also has a post office. The nearest supermarket is just over two miles away and there is a larger supermarket just over 3.5 miles away at the Arena Shopping Park, which offers a range of shops and food outlets. The city of Coventry has several indoor shopping centres, a pedestrian shopping area and an IKEA store.

Leisure Facilities

Keresley has several local sports clubs close to the development and there is a playground and recreation ground adjacent to the Keresley Village Community Centre. Coventry has a wide range of leisure facilities including two theatres, the Warwick Arts Centre and the Xcel Leisure Centre. For a day out with the family, the Prologis Park and Coundon Hall Park are both just a short drive away.

Around and About

Surrounded by delightful Warwickshire countryside with nearby ancient woodland, The Croft is ideally located. It's just a short walk to the bus stop in Howat Road. The nearest railway station at the Coventry Arena is just a ten minute drive away and Coventry Station, with direct trains to Birmingham and London is around 15 minutes away. There is swift, easy access to the M6 motorway at Junction 3.

The Croft
LOCAL AMENITIES

By foot

Local Primary School	Garden Centre and Cafe	Post Office and Shop	Medical Practice	Rugby & Cricket Clubs
2 minutes	2 minutes	3 minutes	7 minutes	7 minutes

By car

Secondary School	Supermarket	Arena Railway Station	M6	Coventry City Centre
1.9 miles	2.1 miles	3.2 miles	3.4 miles	4.6 miles

By rail

Coventry	Nuneaton	Leamington Spa	Birmingham New Street	London Euston
8 minutes	14 minutes	25 minutes	36 minutes	76 minutes

Times are approximate and sourced from National Rail and Google Maps.















Keresley, Coventry and surrounding area photography







Interior images from previous developments

Lioncourt Homes

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.

THE CROFT
DEVELOPMENT LAYOUT

- The Poplar — 2 bedroom home
- The Cherry — 3 bedroom home
- The Hazel — 3 bedroom home
- The Alder — 3 bedroom home
- The Ash — 3 bedroom home
- The Rowan — 3 bedroom home
- The Juniper — 3 bedroom home
- The Larch — 4 bedroom home
- The Birch — 4 bedroom home
- The Beech — 4 bedroom home
- The Blossom — 4 bedroom home
- The Wayfaring — 4 bedroom home
- The Cottonwood — 4 bedroom home
- The Cypress — 4 bedroom home
- The Rosewood — 5 bedroom home

Discount To Market Units:

- The Rose — 2 bedroom home
- The Pine — 3 bedroom home

- **Affordable Housing**
- V Visitor Parking Space
- BCP Bin Collection Point



Please note: The site plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the Sales Executive at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation

The Poplar

2 BEDROOM HOME



The Poplar
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/living/dining room with glazed doors to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Second double bedroom
- Well equipped family bathroom

GROUND FLOOR

1. Living/Dining Room
   4.73m x 3.99m (15'7" x 13'1")
2. Kitchen
   4.00m x 3.99m (13'2" x 13'1")
3. WC
   1.60m x 0.95m (5'3" x 3'1")

FIRST FLOOR

4. Bedroom 1
   3.88m x 3.99m (12'9" x 13'1")
5. En-Suite
   1.64m x 2.04m (5'5" x 6'8")
6. Bedroom 2
   2.69m x 3.99m (8'10" x 13'1")
7. Bathroom
   2.00m x 1.80m (6'7" x 5'11")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 769 sq ft

Please note:
Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

The Cherry

3 BEDROOM HOME



The Cherry
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Spacious separate dual aspect living room
- Useful store off the hallway
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

1. Living Room
   4.66m x 3.27m (15'4" x 10'9")
2. Kitchen/Dining
   4.66m x 2.78m (15'4" x 9'2")
3. WC
   1.85m x 0.95m (6'1" x 3'1")

FIRST FLOOR

4. Bedroom 1
   3.37m x 2.78m (11'1" x 9'2")
5. En-Suite
   1.20m x 2.78m (3'11" x 9'2")
6. Bedrooom 2
   2.44m x 3.27m (8'0" x 10'9")
7. Bedroom 3
   2.13m x 3.27m (7'0" x 10'9")
8. Bathroom
   1.90m x 2.21m (6'3" x 7'3")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 863 sq ft

The Hazel

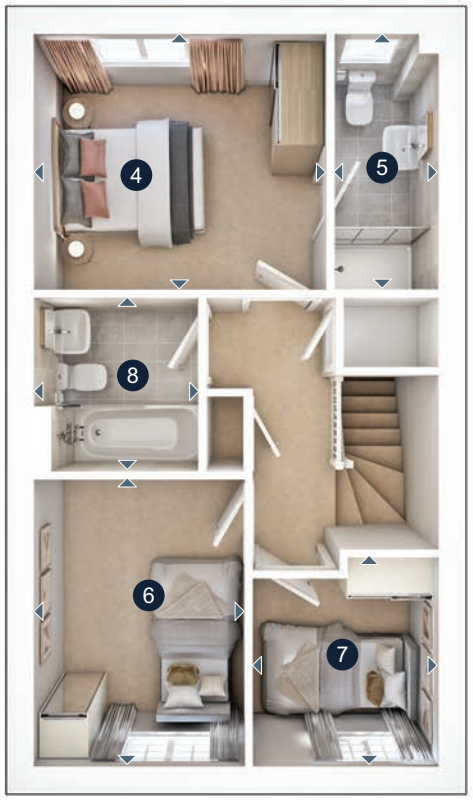
3 BEDROOM HOME



The Hazel
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom
- Storage cupboards on the landing

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GROUND FLOOR

1. Living Room
   4.70m x 3.45m (15'5" x 11'4")
2. Kitchen/Dining
   3.65m x 4.66m (12'0" x 15'4")
3. WC
   1.70m x 1.12m (5'7" x 3'8")

FIRST FLOOR

4. Bedroom 1
   2.95m x 3.37m (9'8" x 11'1")
5. En-Suite
   2.95m x 1.20m (9'8" x 3'11")
6. Bedrooom 2
   3.31m x 2.43m (10'10" x 8'0")
7. Bedroom 3
   2.41m x 2.14m (7'11" x 7'0")
8. Bathroom
   2.00m x 1.90m (6'7" x 6'3")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 863 sq ft

The Alder

3 BEDROOM HOME



The Alder
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room
- Living room with glazed doors to the garden
- Utility room with door to the garden
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   5.74m x 3.04m (18'10" x 10'0")
2. Kitchen
   3.05m x 2.80m (10'0" x 9'2")
3. Dining Room
   2.69m x 2.80m (8'10" x 9'2")
4. Utility Room
   1.72m x 2.14m (5'8" x 7'0")
5. WC
   1.80m x 1.04m (5'11" x 3'5")

FIRST FLOOR

6. Bedroom 1
   4.25m x 2.80m (14'0" x 9'2")
7. En-Suite
   1.40m x 2.80m (4'7" x 9'2")
8. Bedroom 2
   3.10m x 3.09m (10'2" x 10'2")
9. Bedroom 3
   2.55m x 3.09m (8'5" x 10'2")
10. Bathroom
    1.72m x 2.14m (5'8" x 7'0")

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Gross internal floor area 1032 sq ft

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The Ash

3 BEDROOM HOME



The Ash
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room
- Utility room with door to the outside
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   5.74m x 3.04m (18'10" x 10'0")
2. Kitchen
   3.05m x 2.80m (10'0" x 9'2")
3. Dining Room
   2.69m x 2.80m (8'10" x 9'2")
4. Utility Room
   1.72m x 2.14m (5'8" x 7'0")
5. WC
   1.80m x 1.03m (5'11" x 3'5")

FIRST FLOOR

6. Bedroom 1
   4.25m x 2.80m (14'0" x 9'2")
7. En-Suite
   1.40m x 2.80m (4'7" x 9'2")
8. Bedroom 2
   3.10m x 3.09m (10'2" x 10'2")
9. Bedroom 3
   2.55m x 3.09m (8'5" x 10'2")
10. Bathroom
    1.72m x 2.14m (5'8" x 7'0")

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Gross internal floor area 1032 sq ft

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The Rowan

3 BEDROOM HOME



The Rowan
FLOOR PLAN





Ground Floor

First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   5.83m x 3.38m (19'2" x 11'1")
2. Kitchen/Dining
   3.25m x 5.74m (10'8" x 18'10")
3. WC
   1.90m x 0.90m (6'3" x 2'11")

FIRST FLOOR

4. Bedroom 1
   3.94m x 3.38m (12'11" x 11'1")
5. En-Suite
   1.40m x 2.66m (4'8" x 8'9")
6. Bedroom 2
   3.69m x 2.95m (12'2" x 9'8")
7. Bedroom 3
   2.50m x 2.70m (8'3" x 8'10")
8. Bathroom
   1.90m x 2.27m (6'3" x 7'5")

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Gross internal floor area 1113 sq ft

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The Juniper

3 BEDROOM HOME



The Juniper
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/family/dining room with glazed doors to the garden
- Front facing living room
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with dressing room and en-suite bathroom
- Family bathroom with bath and shower

GROUND FLOOR

1. Living Room
   5.27m x 3.04m (17'4" x 10'0")
2. Kitchen
   3.70m x 3.35m (12'2" x 11'0")
3. Family/Dining
   3.10m x 4.87m (10'2" x 16'0")
4. WC
   1.75m x 0.95m (5'9" x 3'1")
5. Garage
   5.69m x 2.64m (18'8" x 8'8")

FIRST FLOOR

6. Bedroom 1
   3.25m x 4.53m (10'8" x 14'11")
7. Dressing Room
   2.48m x 2.85m (8'2" x 9'4")
8. En-Suite
   3.19m x 2.79m (10'6" x 9'2")
9. Bedroom 2
   3.30m x 3.59m (10'10" x 11'9")
10. Bedroom 3
    3.52m x 3.04m (11'7" x 10'0")
11. Bathroom
    3.04m x 2.10m (10' x 6'11")

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Gross internal floor area 1396 sq ft

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The Larch

4 BEDROOM HOME



The Larch
FLOOR PLAN



Ground Floor



First Floor



Second Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room with bay window
- Downstairs cloakroom
- Useful store cupboard
- Top floor master suite with dressing room and en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   4.71m x 3.91m (15'6" x 12'10")
2. Kitchen/Dining
   3.05m x 5.00m (10'0" x 16'5")
3. WC
   1.05m x 1.70m (3'5" x 5'7")

FIRST FLOOR

4. Bedroom 2
   4.36m x 2.61m (14'4" x 8'7")
5. Bedroom 3
   3.98m x 2.81m (13'1" x 9'3")
6. Bedroom 4
   3.46m x 2.30m (11'4" x 7'7")
7. Bathroom
   1.90m x 2.10m (6'3" x 6'11")

SECOND FLOOR

8. Bedroom 1
   3.26m x 3.88m (10'8" x 12'9")
9. Dressing Room
   2.00m x 2.78m (6'7" x 9'2")
10. En-Suite
    1.86m x 2.10m (6'1" x 6'11")

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Gross internal floor area 1241 sq ft

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The Birch

4 BEDROOM HOME



The Birch
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room with double doors off the hall
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   6.53m x 3.22m (21'5" x 10'7")
2. Kitchen
   3.65m x 3.22m (12'0" x 10'7")
3. Dining Room
   2.88m x 3.22m (9'6" x 10'7")
4. Utility Room
   1.70m x 2.37m (5'7" x 7'9")
5. WC
   1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

6. Bedroom 1
   4.07m x 3.28m (13'5" x 10'9")
7. En-Suite
   1.70m x 2.37m (5'7" x 7'9")
8. Bedroom 2
   3.85m x 3.27m (12'8" x 10'9")
9. Bedroom 3
   2.70m x 3.28m (8'10" x 10'9")
10. Bedroom 4
    2.58m x 3.28m (8'6" x 10'9")
11. Bathroom
    1.90m x 2.37m (6'3" x 7'9")

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Gross internal floor area 1335 sq ft

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The Beech

4 BEDROOM HOME



The Beech
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room
- Living room entered through double doors off the hall with glazed doors to the garden
- Utility room off the kitchen with door to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   6.53m x 3.22m (21'5" x 10'7")
2. Kitchen
   3.65m x 3.22m (12'0" x 10'7")
3. Dining Room
   2.88m x 3.22m (9'6" x 10'7")
4. Utility Room
   1.70m x 2.37m (5'7" x 7'9")
5. WC
   1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

6. Bedroom 1
   4.07m x 3.28m (13'5" x 10'9")
7. En-Suite
   1.70m x 2.37m (5'7" x 7'9")
8. Bedroom 2
   3.85m x 3.27m (12'8" x 10'9")
9. Bedroom 3
   2.70m x 3.28m (8'10" x 10'9")
10. Bedroom 4
    2.58m x 3.28m (8'6" x 10'9")
11. Bathroom
    1.90m x 2.37m (6'3" x 7'9")

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The Blossom

4 BEDROOM HOME



The Blossom
FLOOR PLAN





Ground Floor

First Floor

- Open plan kitchen/family/dining room with glazed doors to the garden
- Front facing living room
- Study/home office
- Downstairs cloakroom
- Useful under stairs store in the study
- Master bedroom with dressing area and en-suite bathroom
- Family bathroom with bath and shower

GROUND FLOOR

1. Living Room
   5.08m x 3.38m (16'8" x 11'1")
2. Kitchen
   3.55m x 3.38m (11'8" x 11'1")
3. Dining/Family
   2.95m x 4.05m (9'8" x 13'4")
4. Study
   2.55m x 2.55m (8'4" x 8'4")
5. Utility Room
   1.04m x 1.00m (3'5" x 3'3")
6. WC
   1.04m x 1.50m (3'5" x 4'11")

FIRST FLOOR

7. Bedroom 1
   2.84m x 3.38m (9'4" x 11'1")
8. En-Suite
   2.20m x 1.70m (7'3" x 5'7")
9. Bedroom 2
   2.55m x 3.95m (8'4" x 13'0")
10. Bedroom 3
    3.54m x 2.90m (11'8" x 9'6")
11. Bedroom 4
    3.19m x 2.34m (10'6" x 7'9")
12. Bathroom
    3.19m x 2.00m (10'6" x 6'7")

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Gross internal floor area 1345 sq ft

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The Wayfaring
4 BEDROOM HOME



The Wayfaring
FLOOR PLAN



Ground Floor



First Floor

- Spacious open plan kitchen/dining/family room with glazed doors to the garden
- Front facing living room
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with dressing room and en-suite shower room
- Family bathroom with bath and shower

GROUND FLOOR

1. Living Room
   4.60m x 3.47m (15'1" x 11'5")
2. Kitchen
   4.35m x 3.15m (14'3" x 10'4")
3. Family Area
   3.08m x 3.15m (10'2" x 10'4")
4. Dining Room
   2.68m x 3.82m (8'10" x 12'7")
5. Utility Room
   1.64m x 2.00m (5'5" x 6'6")
6. WC
   0.95m x 1.80m (3'1" x 5'11")

FIRST FLOOR

7. Bedroom 1
   4.54m x 3.53m (14'11" x 11'7")
8. En-Suite
   2.30m x 1.55m (7'6" x 5'1")
9. Dressing Room
   1.90m x 2.40m (6'3" x 7'11")
10. Bedroom 2
    3.74m x 3.30m (12'3" x 10'10")
11. Bedroom 3
    3.60m x 3.30m (11'10" x 10'10")
12. Bedroom 4
    2.80m x 3.13m (9'2" x 10'4")
13. Bathroom
    1.72m x 3.10m (5'8" x 10'2")

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Gross internal floor area 1478 sq ft

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The Cottonwood

4 BEDROOM HOME



The Cottonwood
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining/family room with glazed doors to the garden
- Living room with bay window and double doors off the hall
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower

GROUND FLOOR

1. Living Room
   5.45m x 3.04m (17'11" x 10'0")
2. Kitchen
   3.74m x 3.04m (12'4" x 10'0")
3. Family/Dining
   3.04m x 5.62m (10'0" x 18'6")
4. WC
   1.80m x 0.95m (5'11" x 3'1")
5. Garage
   5.97m x 3.09m (19'7" x 10'2")

FIRST FLOOR

6. Bedroom 1
   5.65m x 3.30m (18'7" x 10'10")
7. En-Suite
   1.50m x 2.39m (4'11" x 7'10")
8. Bedroom 2
   5.21m x 3.04m (17'1" x 10'0")
9. Bedroom 3
   4.03m x 3.04m (13'3" x 10'0")
10. Bedroom 4
    3.59m x 3.29m (11'10' x 10'10")
11. Bathroom
    2.89m x 2.13m (9'6" x 7'0")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 1498 sq ft

Please note:
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The Cypress

4 BEDROOM HOME



The Cypress
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining/family room with glazed doors to the garden
- Living room with glazed doors to the garden
- Study/home office
- Cloakroom off the utility room
- Useful under stairs store
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   4.91m x 4.32m (16'2" x 14'2")
2. Kitchen
   3.03m x 4.20m (9'11" x 13'9")
3. Dining/Family
   6.09m x 3.04m (20'0" x 10'0")
4. Study
   2.16m x 3.04m (7'1" x 10'0")
5. Utility Room
   1.80m x 1.75m (5'11" x 5'9")
6. WC
   1.80m x 1.20m (5'11" x 3'11")

FIRST FLOOR

7. Bedroom 1
   5.47m x 3.04m (18'0" x 10'0")
8. En-Suite
   1.50m x 2.40m (4'11" x 7'10")
9. Bedroom 2
   5.03m x 3.04m (16'6" x 10'0")
10. Bedroom 3
    3.99m x 3.04m (13'1" x 10'0")
11. Bedroom 4
    3.54m x 3.33m (11'8" x 10'11")
12. Bathroom
    2.89m x 2.10m (9'6" x 6'11")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 1673 sq ft

The Rosewood

5 BEDROOM HOME



The Rosewood
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/family room with bi-fold doors to the garden
- Separate dining room with walk in bay window
- Utility room with door to the outside
- Living room with walk in bay and double doors to the hall and family room
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   6.74m x 3.52m (22'2" x 11'7")
2. Kitchen
   4.59m x 4.67m (15'1" x 15'4")
3. Dining Room
   3.20m x 3.52m (10'6" x 11'7")
4. Family/Breakfast
   2.90m x 5.00m (9'6" x 16'5")
5. Utility Room
   1.76m x 3.52m (5'9" x 11'7")
6. WC
   1.64m x 1.18m (5'5" x 3'11")

FIRST FLOOR

7. Bedroom 1
   4.40m x 3.90m (14'5" x 12'10")
8. En-Suite 1
   1.70m x 2.72m (5'7" x 8'11")
9. Bedroom 2
   3.43m x 3.86m (11'3" x 12'8")
10. En-Suite 2
    2.54m x 2.04m (8'4" x 6'8")
11. Bedroom 3
    3.19m x 3.50 (10'6" x 11'6")
12. Bedroom 4
    3.00m x 3.58m (9'10" x 11'9")
13. Bedroom 5
    4.40m x 2.40m (14'5" x 7'11")
14. Bathroom
    3.10m x 1.90m (10'2" x 6'3")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 2084 sq ft

The Rose

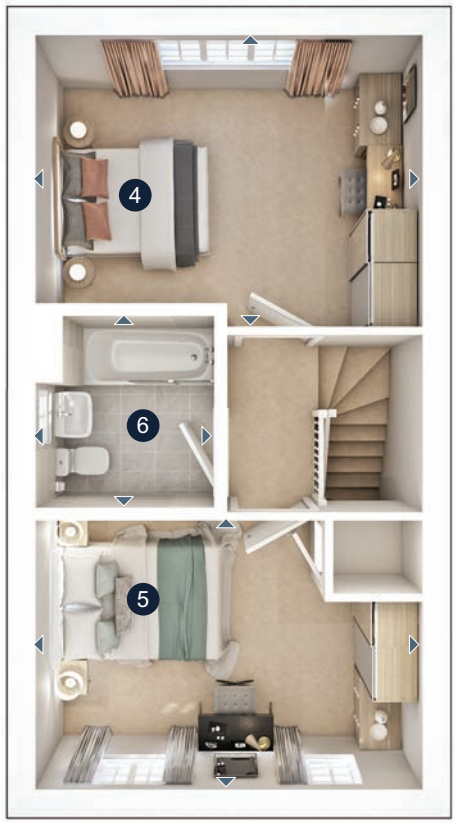
2 BEDROOM HOME



The Rose
FLOOR PLAN



Ground Floor



First Floor

- Open plan living/dining room with glazed doors to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with store cupboard
- Second double bedroom
- Well equipped family bathroom

GROUND FLOOR

1. Living/Dining Room
   4.66m x 4.33m (15'4" x 14'3")
2. Kitchen
   3.69m x 1.89m (12'1" x 6'2")
3. WC
   2.05m x 0.90m (6'9" x 2'11")

FIRST FLOOR

4. Bedroom 1
   3.26m x 4.33m (10'9" x 14'3")
5. Bedroom 2
   3.01m x 4.33m (9'11" x 14'3")
6. Bathroom
   2.15m x 2.00m (7'1" x 6'7")

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Gross internal floor area 801 sq ft

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The Pine

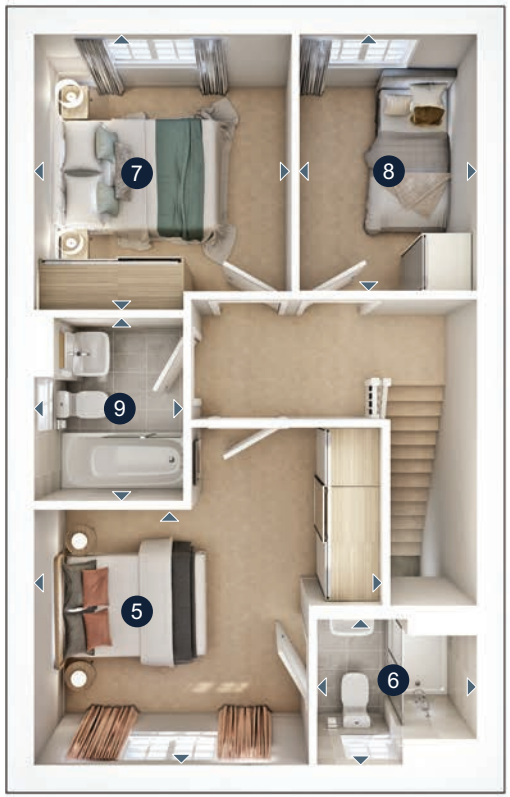
3 BEDROOM HOME



The Pine
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room
- Useful store cupboard
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   4.15m x 4.02m (13'8" x 13'3")
2. Kitchen
   3.05m x 2.45m (10'0" x 8'1")
3. Dining Area
   3.05m x 2.67m (10'0" x 8'9")
4. WC
   1.05m x 1.70m (3'5" x 5'7")

FIRST FLOOR

5. Bedroom 1
   2.95m x 4.02m (9'8" x 13'3")
6. En-Suite
   1.68m x 1.85m (5'6" x 6'1")
7. Bedroom 2
   3.18m x 2.97m (10'5" x 9'9")
8. Bedroom 3
   2.96m x 2.05m (9'9" x 6'9")
9. Bathroom
   2.12m x 1.72m (7'0" x 5'8")

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Gross internal floor area 945 sq ft

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LIONCOURT
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The Croft, Bennetts Road, North Keresley, Coventry, CV7 8JX

0333 0110 610

sales.thecroft@lioncourthomes.com

www.lioncourthomes.com