



2 Floors



3 Bedrooms



Utility



1 En suite



Study

## LABAN THREE BEDROOM HOME

A three bedroom detached home comprising a spacious lounge with a feature bay window and an impressive open plan kitchen / dining / family room including a separate utility room and French doors leading to the rear garden. A home office and cloakroom complete this floor. Upstairs is home to the family bathroom with separate bath and shower cubicle, study and three generous sized bedrooms, the master bedroom benefits from fitted wardrobes and an en suite shower room.

# LABAN THREE BEDROOM HOME

## DIMENSIONS

### First Floor:

#### Bedroom 1

3.28m x 3.27m  
10'9" x 10'9"

#### En Suite

#### Bedroom 2

3.80m x 3.27m  
12'6" x 10'9"

#### Bedroom 3

3.95m x 2.74m  
12'11" x 9'0"

#### Study

3.86m x 2.40m  
12'8" x 7'10"

#### Bathroom



First Floor

### Ground Floor:

#### Lounge

3.33m x 4.55m  
10'11" x 14'11"

#### Kitchen / Dining / Family

7.88m x 3.19m  
25'10" x 10'6"

#### Utility

1.52m x 1.91m  
5'0" x 6'3"

#### Home Office

2.69m x 1.66m  
8'10" x 5'5"

(W) Wardrobes

(S) Storage

(C) Cloaks

◀▶ Measurement Points

△ External Access



Ground Floor

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