



# LYMINGTON

The Lymington is the perfect entry level home for families of all shapes and sizes.

Features you'll love include:

- Neutral colour palette gives you flexibility to add your own finishing touches.
- Bright & airy with plenty of windows to look out onto your fabulous view.
- Practical kitchen area making it easy to clean and store cooking essentials.
- 4-bed model available so you can invite the whole family.





## Best value



All Lymington photography is of the 35 x 12.2 bedroom model with central heating, scatter cushions, extractor fan, freestanding fridge-freezer and bedding pack.

Some of the items photographed (such as TV, Kettle, toaster and ornaments) are accessories used for illustrative purposes only.



# LYMINGTON



You'll find everything you need in the practical kitchen







## STANDARD FEATURES

### EXTERIOR/STRUCTURE

- Aluminium cladding - standard colour Sandstone
- Energy efficient white PVCu double glazed windows and doors

### INTERIOR FEATURES

- Gas powered water heater

### LOUNGE

- Wrap-around seating with fold-out occasional sofa bed
- Gas fire (Excludes 4 bed model)
- TV and storage unit

### KITCHEN

- Double cavity gas oven with hob/grill and splashback
- Modern worktops with matching upstands

### DINING AREA

- Fixed dinette seating
- Freestanding pedestal dining table
- Fully upholstered cylinder stools

### MAIN BEDROOM

- Double bed (kingsize bed in 35 x 12 2 bed model)
- Over-bed floating shelves
- En-suite WC (35 x 12 2 bedroom model only)
- Bedside cabinets
- Mirrored dressing table with shelving unit
- Full height wardrobes

### TWIN BEDROOM(S)

- Single beds
- Over-bed floating shelves

### FAMILY SHOWER ROOM

- Shower enclosure with thermostatically controlled shower
- Separate WC (35 x 12 3 and 37 x 12 4 bedroom models)

## REGULARLY SPECIFIED OPTIONS

- Exterior cladding - vinyl options
- 'Environmental Green' exterior and window frames
- Fully galvanised chassis
- Gas central heating system featuring high efficiency condensing combi boiler
- Electric fire
- Scatter cushions (Lounge)
- Integrated MP3 sound system
- Occasional coffee table
- Integrated 70/30 fridge-freezer (excluding 29 x 12 and 37 x 12 models)
- Under-counter fridge
- Integrated microwave
- Recirculating carbon filter extractor fan
- Plinth heaters to bedrooms
- Lift-up storage bed to main bedroom
- Bedding pack - suggested colour Duck Egg Blue
- Shower room extractor
- Electric heated towel rail to shower room
- European specification





You'll love the abundance of versatile bedroom storage in the master suite







### Icon Key

- |                          |              |                       |          |
|--------------------------|--------------|-----------------------|----------|
| TV Space                 | Fold-out Bed | Optional MP3 Position | Gas Fire |
| Fridge and Freezer Space | Cooker       | Microwave Space       | Wardrobe |
| Boiler                   |              |                       |          |

29 x 12 2 bedroom sleeps 6



32 x 12 2 bedroom sleeps 6



35 x 12 2 bedroom sleeps 6



35 x 12 3 bedroom sleeps 8



37 x 12 4 bedroom sleeps 10



Model designations shown for the above products are not definitive dimensions, for actual dimensions refer to table on page 116