



Ashlawn Builders Ltd
10 Main Street
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Development
Watts Lane
Rugby
CV21 4PE





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We are delighted to present an overview of the Watts Lane Development, in Hillmorton, Rugby.

Our properties have been constructed to an exceptionally high specification complete with a **10 year Insurance Backed Warranty** and include:-

- ❖ Weather sealed cedar and render frontage
- ❖ Grey powder coated windows throughout
- ❖ Bi-folding doors to gardens
- ❖ Juliet balconies from master bedrooms (Bungalows)
- ❖ CCTV protection throughout
- ❖ Intruder alarms
- ❖ Air Source Heat Pumps providing low maintenance, green heating to radiators, underfloor heating and water.
- ❖ Under floor heating throughout the ground floor and first / second floor bathrooms
- ❖ Carpeting and Karndean flooring throughout
- ❖ Bespoke Anthracite designer radiators throughout
- ❖ Neff appliances throughout including Quoker boiler taps
- ❖ Bespoke "Simply Burbidge" kitchens with Quartz solid work surfaces
- ❖ Oak and glass staircases
- ❖ Ultra-clean burning multi-fuel stoves
- ❖ Bathrooms tiled throughout
- ❖ Fully automated Garage Doors
- ❖ fibre optic ready
- ❖ home car charging points ready
- ❖ Solar Panel ready
- ❖ Patio and grassed areas complete

Should you wish to be placed on our mailing list, please do not hesitate to contact us either by phone on 01788 55 00 22 or via email to info@ashlawnbuilders.co.uk. Further details are available via our instagram and facebook pages.



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12 & 14 Watts Lane – offers over £625,000

**No Stamp Duty payable up to the first £500,000 on these properties until March 2021
(Stamp Duty calculation at 5% based on purchase price of £625,000 is £6,250)**



4 Side Elevation (B) - House 1
1 : 100



5 Rear Elevation - House 2 and 1
1 : 100



6 Side Elevation (A) - House 1
1 : 100

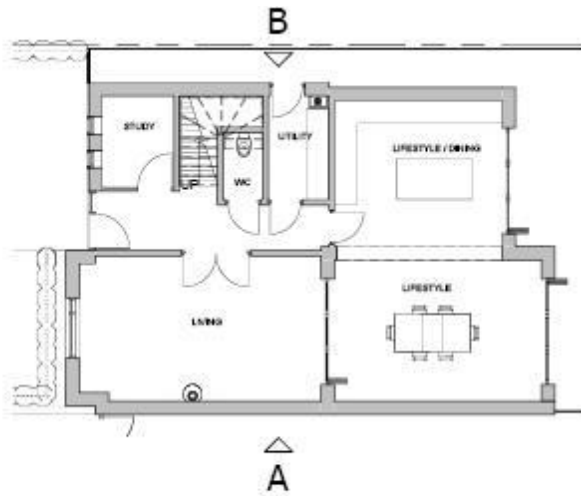


7 Front Elevation - House 1 and 2
1 : 100

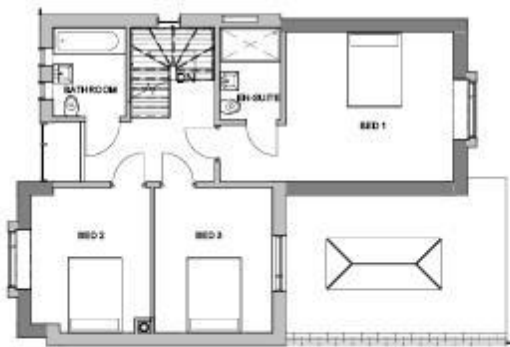


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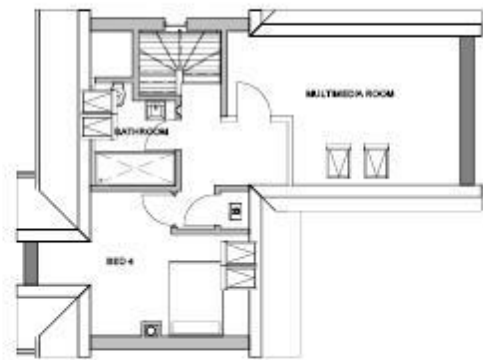
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1 House - Ground Floor
1 : 100



2 House - First Floor
1 : 100



3 House - Second Floor
1 : 100



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12a & 12b Watts Lane – offers over £425,000
No Stamp Duty payable on these properties until March 2021
PLEASE NOTE THAT 12B WATTS LANE IS NOW SOLD



3 Side Elevation (A)
1 : 100



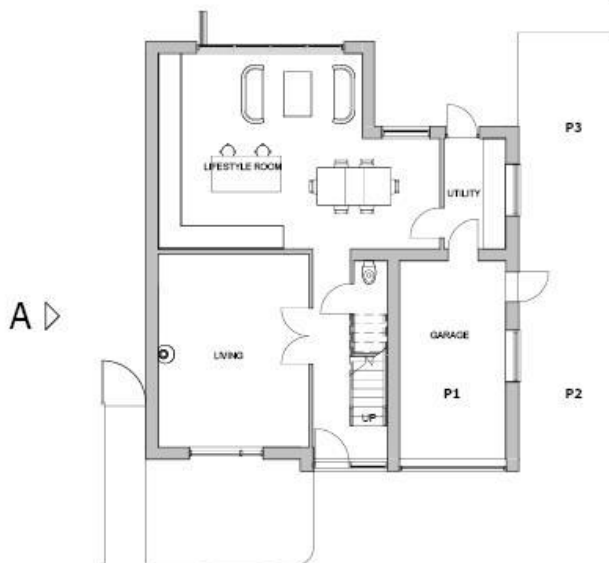
4 Rear Elevation
1 : 100



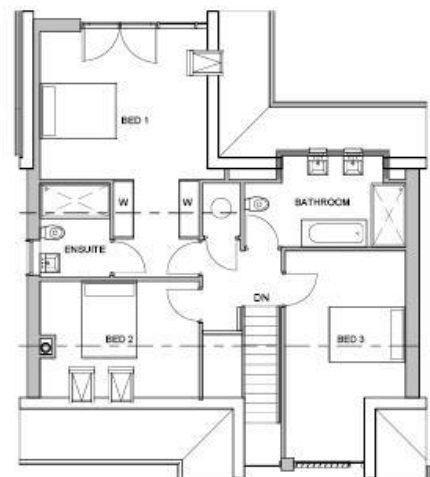
5 Side Elevation (B)
1 : 100



6 Front Elevation
1 : 100



1 Ground Floor Plan
1 : 100

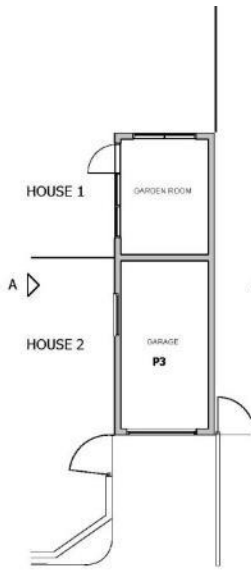


2 First Floor Plan
1 : 100



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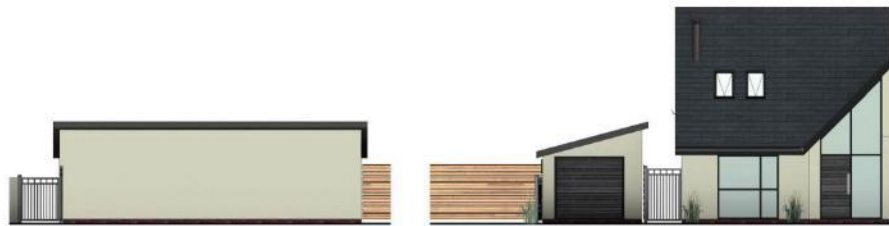
1 Floor Plan
1:100



2 Rear Elevation
1:100



3 Side Elevation (A)
1:100



4 Side Elevation (B)
1:100

5 Front Elevation
1:100



1 Street Scene (A) - Side
1:100



2 Street Scene (B) -Watts Lane
1:100



3 Street Scene (C) - Rear
1:100



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Kitchens

House – Plot 1 – No 12



House – Plot 2 – No 14





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Bungalow – Plot 3 – No 21a



Bungalow – Plot 4 – No 12b





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Gallery





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