

ABBAY GRANGE

BINLEY WOODS



LIONCOURT
HOMES

WELCOME TO ABBEY GRANGE

Binley Woods

With a selection of 1, 2, 3 & 4 bedroom homes in a choice of 16 different designs, Abbey Grange has something to suit nearly everyone. Located just off the Rugby Road, to the north of Binley Woods, the development is just over 5 miles from the centre of Coventry. There is a large public open space with a dedicated play area and the development backs onto ancient woodland, making Abbey Grange perfect for family life.

The generous specification of the homes at Abbey Grange means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by a NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their 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.





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EDUCATION

For those coming to Abbey Grange with young children, the development is just a few minutes walk from Binley Woods Primary School. Nearby Coventry offers a good choice of secondary schools and Sixth form colleges, together with the independent King Henry VII and Bablake Schools. The city has two Universities, the city centre-based Coventry University and The University of Warwick.

SHOPPING

For everyday essentials, the One Stop Binley Woods convenience store is a few minutes away on foot and is open daily from 7am till 10pm. Binley Woods also has a small parade of shops just half a mile from the development, where you'll find a chemists, a butchers and a Premier Express convenience store. Marks and Spencer, Morrisons and Lidl are all just over a mile away in Binley. The city of Coventry has several indoor shopping centres, a pedestrian shopping area and an IKEA store.

LEISURE FACILITIES

From enjoying a walk through the neighbouring woodland to enjoying a game of rugby at the nearby Broadstreet RFC, Abbey Grange is perfectly placed for enjoying your leisure time. The Coombe Abbey and the 500 acre Park is just a couple of miles to the north of Abbey Grange and has stunning formal gardens and a wonderful lake. Coventry has a wide range of leisure facilities including two theatres, an arts centre and the Xcel Leisure centre.

AROUND AND ABOUT

Abbey Grange is almost equidistant from the M6 and the A45, with the A46 Coventry Eastern Bypass less than a mile away. The centre of Coventry and Coventry railway station are both less than fifteen minutes away by car. There are regular trains from Coventry to Birmingham, Rugby, London and Southampton. The fastest trains to London take approximately 80 minutes. The nearest bus stops are just a short distance away along the Rugby Road, with regular buses to both Coventry and Rugby.



ABBEY GRANGE LOCAL AMENITIES



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



Coventry and surrounding area photography

SPECIFICATION

The Acorn, Alder, Almond, Ash, Aspen, Camelia, Cherry, Clematis, Hawthorn, Hazel, Laurel, Redbud & Rowan

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Bosch Stainless steel oven. 4 burner gas hob
Bosch 60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine (where house has no utility)
Removable kitchen unit with plumbing for dishwasher
Leisure Albion stainless steel 1.5 bowl sink with chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Leisure Albion 1.0 bowl with mixer tap (where applicable)
BATHROOM
Ideal Standard bath, basin and taps
Ideal Standard WC
Tiled splash back to basin, half height tiling to bath
Shaver socket
EN-SUITE
Ideal Standard basin & tap
Ideal Standard WC
Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure
Tiled splash back to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard basin & tap
Ideal Standard WC

ELECTRICAL
White electrical switches and sockets
1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge and master bedroom
Low energy lighting
Mains doorbell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with thermostatic control
Heating/hot water programmer
Compact radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black steel garage up & over door (where applicable)
White painted 4 panel internal doors with chrome furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with Glass Splashback
Built In Bosch stainless steel single oven & Integrated Microwave
Bosch 5 burner gas hob with 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Leisure Albion stainless steel 1.0 bowl with mixer tap
BATHROOM
Ideal Standard bath, basin and taps
Ideal Standard WC with soft close seat
Chrome towel rail
Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
Ideal Standard basin & tap
Ideal Standard WC with soft close seat
Mira Minimal ERD thermostatic shower. Mira Flight shower tray with silver enclosure.
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard vanity unit with chrome monobloc tap and tiled splashback
Ideal Standard WC with soft close seat

ELECTRICAL
Brushed chrome switches & sockets to kitchen & utility with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge and master bedroom
Low energy lighting throughout. LED down lighters to Kitchen, Bathroom, En-suite & WC
Chrome mains doorbell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with compact radiators with thermostatic control
Digital heating/hot water programmer
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black steel garage up & over door (where applicable)
Oak internal single doors & oak glazed double doors with brushed chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

The Cedar, Linden & Maple



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.



Where everyone feels at home



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HOMES

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