

# THE LYNTON



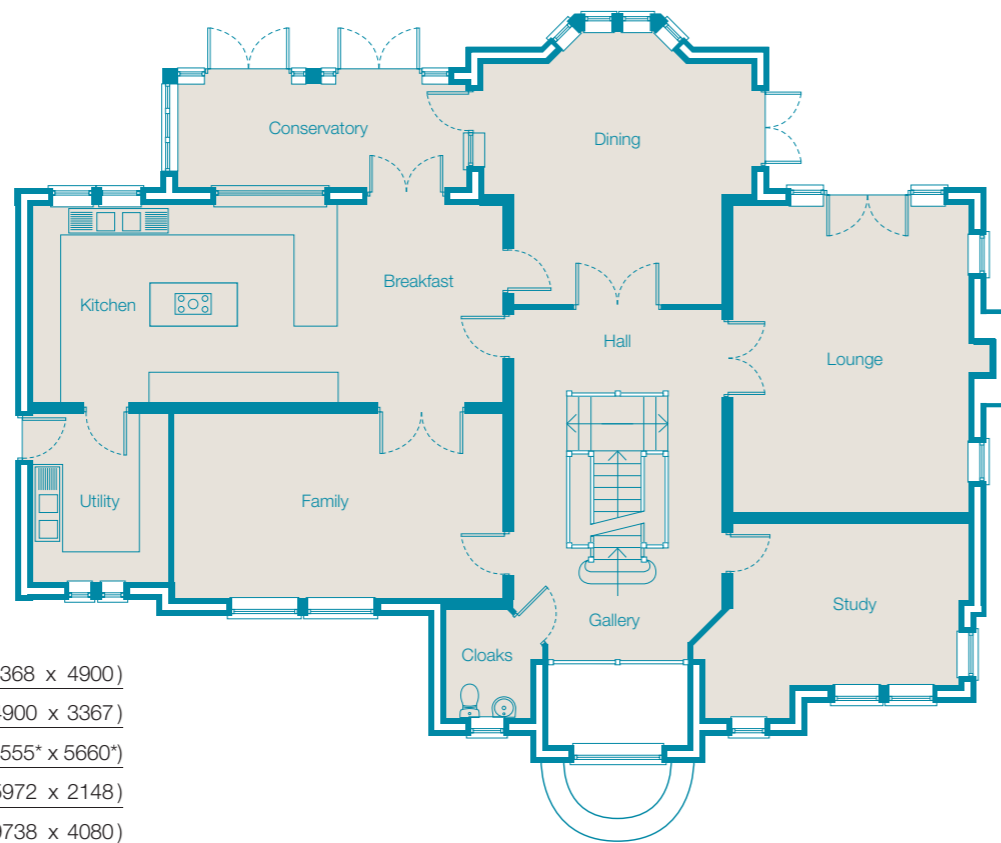
LYTHAM QUAYS



FLOOR PLANS & SPECIFICATIONS

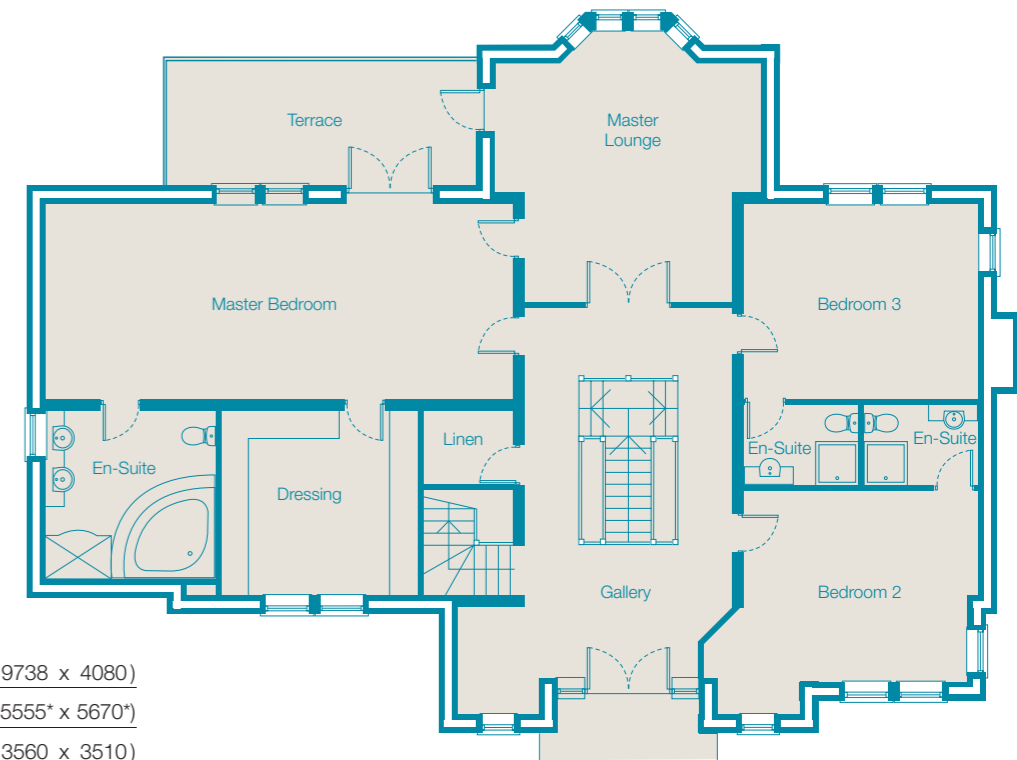


## The Lynton Villa Upper Ground Floor



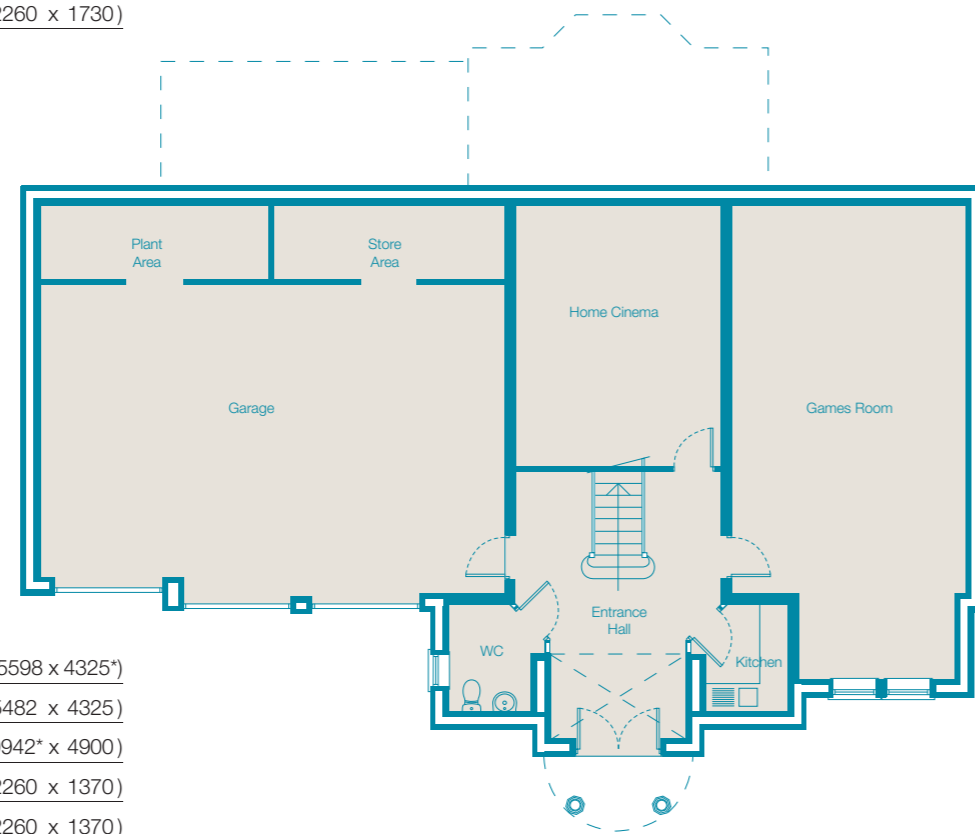
Lounge	20' 10" x 16' 0"	(6368 x 4900)
Study	16' 0" x 11' 0"	(4900 x 3367)
Dining Room	18' 3** x 18' 6**	(5555* x 5660*)
Conservatory	19' 6" x 7' 0"	(5972 x 2148)
Kitchen/Breakfast	31' 11" x 13' 4"	(9738 x 4080)
Family Room	22' 4" x 12' 7"	(6812 x 3848)
Utility	11' 6" x 9' 3"	(3510 x 2825)
Cloaks/WC	7' 5" x 5' 7"	(2260 x 1730)

## First Floor



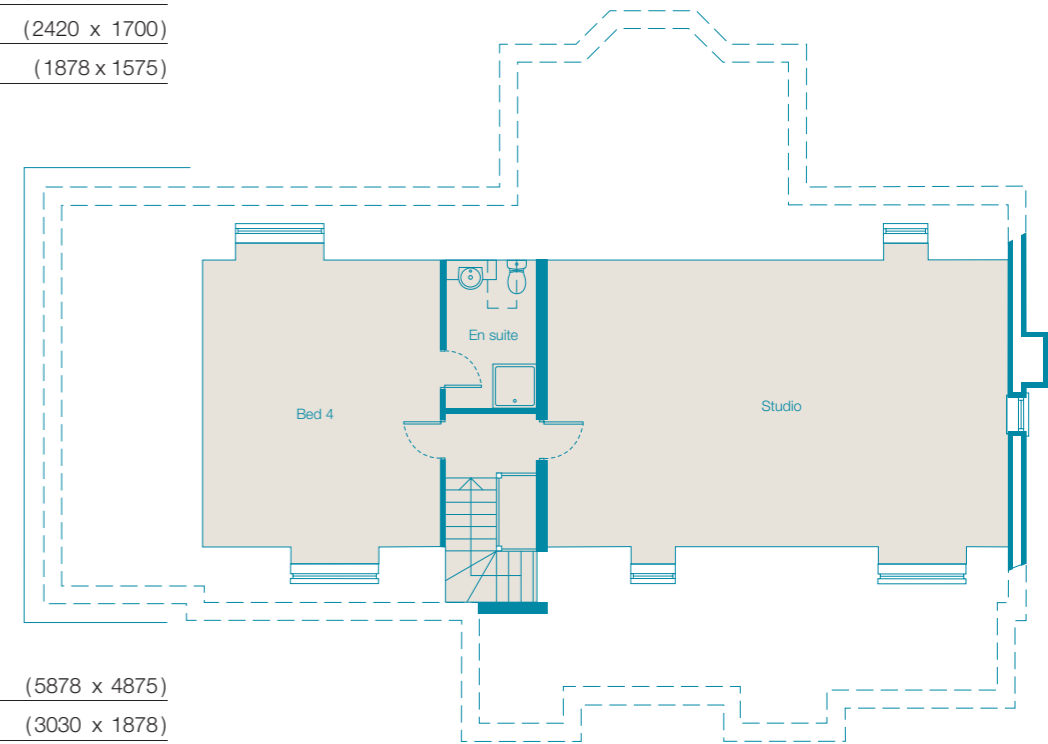
Master Bedroom	31' 11" x 13' 4"	(9738 x 4080)
Master Lounge	18' 3** x 18' 6**	(5555* x 5670*)
En-Suite	11' 7" x 11' 6"	(3560 x 3510)
Dressing	13' 6" x 12' 7"	(4100 x 3848)
Bedroom 2	16' 0" x 13' 0"	(4900 x 3972)
En-Suite	7' 9" x 5' 6"	(2380 x 1700)
Bedroom 3	16' 0" x 13' 4"	(4900 x 4070)
En-Suite	7' 11" x 5' 6"	(2420 x 1700)
Linen	6' 2" x 5' 2"	(1878 x 1575)

## Lower Ground Floor



Entrance Hall	18' 4" x 14' 3**	(5598 x 4325*)
Home Cinema	18' 0" x 14' 3"	(5482 x 4325)
Games Room	32' 7** x 16' 0"	(9942* x 4900)
Kitchen	7' 5" x 4' 6"	(2260 x 1370)
WC	7' 5" x 4' 6"	(2260 x 1370)
Garage	31' 11" x 21' 3"	(9738 x 6482)
Plant Area	15' 10" x 5' 2"	(4840 x 1560)
Store Area	15' 10" x 5' 2"	(4840 x 1560)

## Attic Floor



Bedroom 4	19' 3" x 16' 0"	(5878 x 4875)
En-Suite	9' 11" x 6' 2"	(3030 x 1878)
Studio	31' 0" x 19' 3"	(9440 x 5878)

Measurements are specified in both imperial and metric sizes. \*All dimensions are maximum.

