



Specification

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The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.



Kitchen				2 bedroom The Harcourt The Cartwright				3 bedroom The Eveleigh The Elmslie The Becket				4 bedroom The Mylne The Grainger The Pembroke The Knightley				5 bedroom The Lutyens The Fletcher The Colcutt			
Symphony Konzept range kitchen				■	■			■	■	■		■	■	■	■	■	■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap				■	■			■	■	■		■	■	■	■	■	■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility										■				■	■	■	■	■	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood				■	■			■	■	■									
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel hood												■	■	■	■	■	■	■	
Fridge/freezer space				■	■			■	■	■		■	■	■	■	■	■	■	
Space for integrated dishwasher with plumbing and electrics				■	■			■	■	■		■	■	■	■	■	■	■	
Space for washing machine with plumbing and electrics in utility										■				■	■	■	■	■	
Space for washing machine with plumbing and electrics in kitchen				■	■			■	■			■	■						
Bathrooms and en suite(s)																			
Ideal Standard contemporary white Tempo Arc sanitaryware suite				■	■			■	■	■		■	■	■	■	■	■	■	
Ideal Standard close coupled WC to cloakroom				■	■			■	■	■		■	■	■	■	■	■	■	
Ideal Standard low profile shower tray with glass enclosure								■	■	■		■	■	■	■	■	■	■	
Handheld hair wash attachment								■	■	■		■	■	■	■	■	■	■	
Shower over the bath				■	■														
En suite								■	■	■		■	■	■	■	■	■	■	
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*				■	■			■	■	■		■	■	■	■	■	■	■	
White pendant lamp with batten light holder				■	■			■	■	■		■	■	■	■	■	■	■	
Radiator in bathroom / en suite				■	■			■	■	■		■	■	■	■	■	■	■	
Bedrooms																			
Dressing area to bedroom 1															■	■	■	■	

Doors and Windows				2 bedroom The Harcourt The Cartwright				3 bedroom The Eveleigh The Elmslie The Becket				4 bedroom The Mylne The Grainger The Pembroke The Knightley				5 bedroom The Lutyens The Fletcher The Colcutt			
Front door with multi-point security locking system and security chain				■	■			■	■	■		■	■	■	■	■	■	■	
Front door number - chrome plated door numeral				■	■			■	■	■		■	■	■	■	■	■	■	
PVCu double glazing to windows				■	■			■	■	■		■	■	■	■	■	■	■	
Double glazed PVCu French doors				■	■			■	■	■		■	■	■	■	■	■	■	
Internal doors to be ladder door style pre-primed with Brass Satin finish handles				■	■			■	■	■		■	■	■	■	■	■	■	
Paving outside French / bi-fold door and path to garage personnel door (where applicable)				■	■			■	■	■		■	■	■	■	■	■	■	
General																			
White painted walls and smooth white ceilings				■	■			■	■	■		■	■	■	■	■	■	■	
TV point to lounge and family room (where applicable)				■	■			■	■	■		■	■	■	■	■	■	■	
Master telephone socket (plus to study where shown)				■	■			■	■	■		■	■	■	■	■	■	■	
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)				■	■			■	■	■		■	■	■	■				
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)																■	■	■	
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)				■	■			■	■	■		■	■	■	■	■	■	■	
Brushed chrome front porch light and wiring only to the rear door				■	■			■	■	■		■	■	■	■	■	■	■	
Mains wired smoke detectors with battery back-up				■	■			■	■	■		■	■	■	■	■	■	■	
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor				■	■			■	■	■		■	■	■	■	■	■	■	
Power and lighting to 'on plot' garage (where applicable)				■	■			■	■	■		■	■	■	■	■	■	■	
Enclosed fenced rear garden, and garden gate (where applicable)				■	■			■	■	■		■	■	■	■	■	■	■	
Turf to front gardens				■	■			■	■	■		■	■	■	■	■	■	■	
NHBC Buildmark cover				■	■			■	■	■		■	■	■	■	■	■	■	
First two years' customer service support from Linden Homes				■	■			■	■	■		■	■	■	■	■	■	■	

■ Fitted as standard - included in the property
* Subject to stage of construction