



Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Willow Grange

Mastin Moor, Derbyshire | **01246 888 271**

Linden
Homes

Willow Grange

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.



2 bedroom
The Glaven

3 bedroom
The Wampool
The Nar
The Churn
The Beaulieu

4 bedroom
The Coin
The Wansbeck
The Blackwater
The Blythe

Kitchen

Standard range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■			
Stainless steel sink and drainer (bowl and 1/2) with chrome mixer tap					■	■	■
Indesit induction hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■			
Indesit induction hob (60 cm) with built-in single High-level, with stainless steel splashback and 60cm stainless steel chimney hood.					■	■	■
White pendant light holder	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■				
Space for washing machine with plumbing and electrics in utility				■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■	■
Shower over the bath (where no en-suite)	■	■					
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■

General

Paving outside French doors	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
Combined usbc/double sockets in kitchen & Bed 1	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Air Source Heat Pump	■	■	■	■	■	■	■
Contemporary lantern to front door 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 garage (where in curtilage of the plot)				■	■	■	■
Enclosed fenced/ walled rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■
Car Chargers	■	■	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

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Willow Grange

Bolsover Road,
Mastin Moor, Derbyshire

S43 3FF

01246 888 271

Cover photograph of Willow Grange. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

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