

Specification

Martello Lakes

Hythe, Kent CT21 4AA | 01303 610 599

lindenhomes.co.uk



Martello Lakes

Hythe

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.

The Iwiss	3 bedroom	The Elmslie	The Becket	The Becket v1	4 bedroom	The Aslin	The Aslin v1	The Aslin v2	The Mlyne	The Leverton	The Pembroke	The Pembroke v1	The Knightley	
-		3 bedroom	3 bedroom The Elmslie	3 bedroom The Elmslie The Becket	3 bedroom The Elmslie The Becket The Becket	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin The Aslin v1	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin v1 The Aslin v2	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin The Aslin v2 The Aslin v2 The Mlyne	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin v1 The Aslin v2 The Mlyne The Leverton	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin The Aslin v1 The Aslin v2 The Mlyne The Leverton The Pembroke	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin v1 The Aslin v2 The Mlyne The Mlyne The Leverton The Pembroke The Pembroke	3 bedroom The Elmslie The Becket The Becket v1 4 bedroom The Aslin The Aslin v2 The Aslin v2 The Mlyne The Pembroke The Pembroke The Fembroke The Knightley

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 Symphony Koncept range kitchen with laminate worktop
 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 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

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Bathrooms and en suite(s)

•	•	Ideal Standard contemporary white sanitary ware
•	•	Ideal Standard close coupled WC to cloakroom
•	•	Ideal Standard low profile shower tray with glass enclosure in en suite
•	•	Handheld hair wash attachment in bathroom
•	•	Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*
•	•	White batten light holder

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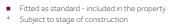
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Bedrooms

	Built-in wardrobes with sliding doors to bedroom 1		
Built-in	wardrobes with sliding or hinged doors to bedroom 2	•	
Built-in	wardrobes with sliding or hinged doors to bedroom 3		
	Built-in wardrobes with sliding doors to bedroom 4		
	Dressing area to bedroom 1		

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The Lukin	3 bedroom	The Elmslie	The Becket	The Becket v1	4 bedroom	The Aslin	The Aslin v1	The Aslin v2	The Mlyne	The Leverton	The Pembroke	The Pembroke v1	The Knightley	The Knightley Speci
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Doors and Windows

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)
 Water Waste Heat Recovery System (dependent on phase)
General
 White painted walls and smooth white ceilings
 Media point to living room and family room (where applicable)
 Master telephone socket to lounge
 Ideal Logic combi boiler with Honeywell heating control and room thermostat(s) or Air Source Heat Pump (dependent on phase)
 Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)
 Contemporary lantern to front door and wiring only to the rear door
 Mains wired smoke detectors with battery back-up
 PV Panels (to selected plots)
 Enclosed rear garden, and garden gate (where applicable)
 Outside tap
 NHBC Buildmark cover
 First two years' customer service support from Linden Homes

Front door with multi-point security locking system and security

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The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding

Vistry Kent region

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