



Specification

We give you so much more

Ospringe Gardens
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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.

2 bedroom homes

3 bedroom homes

4 bedroom homes

Kitchens

Symphony fitted kitchen (Plaza) with premium worktops, upstand and stainless steel splashback behind hob	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■	■
Inset 1½ bowl stainless steel sink with drainer and single lever mixer tap			■
Single stainless steel under worktop oven, gas stainless steel hob and integrated cooker hood	■	■	■

Bathrooms, cloakrooms & ensembles

White sanitaryware with contemporary chrome fittings	■	■	■
Close-coupled WC with soft close lid	■	■	■
Single-ended bath with wall mounted bath/shower mixer, high-level showerhead and clear glass screen	■		
Single-ended bath with wall mounted bath/shower mixer and low-level, hand-held showerhead		■	■
Thermostatic shower with clear glass enclosure and silver frame to ensuite		■	■
Splashback tiling to basins	■	■	■
Full height tiling to walls around bath	■		
450mm height tiling to walls around bath		■	■
Full height tiling to shower enclosure		■	■

Electrical & lighting

BT point to service cupboard (master) and living room	■	■	■
Hard wired smoke alarm and battery operated carbon monoxide detector	■	■	■
External light to front door area	■	■	■

Internal finishes

Internal doors in oak finish with polished chrome lever on rose door handles	■	■	■
White matt emulsion walls and smooth white matt emulsion ceilings	■	■	■
White gloss woodwork	■	■	■
White painted timber staircase with white painted handrail	■	■	■

Heating

Gas fired boiler, zone controlled, combined programmer and thermostats	■	■	■
Radiators with thermostatic radiator valves	■	■	■

External features

GRP main entrance door with 3 point locking system (refer to Sales Executive for colour)	■	■	■
PVCu windows with energy efficient glazing	■	■	■
PVCu French and patio doors with energy efficient glazing	■	■	■
Buff riven paving, paths and patios	■	■	■
Rotivated front and rear gardens and turfed front gardens (where not hard landscaped)	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. October 2020.

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