



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.

When you have finished with this leaflet please recycle it.

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



		2 bedroom		The Hardwick		The Ashbee		3 bedroom		The Eveleigh		The Wyatt		The Elmslie		The Mountford		4 bedroom		The Aslin	
Kitchen																					
Symphony Koncept range kitchen with laminate worktop		■	■					■	■	■	■									■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■					■	■	■	■										
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap																			■		
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility																■					
Hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood		■	■					■	■	■	■										
Hob (60 cm) with built-in double under oven, with stainless steel splashback and integrated silver hood																			■		
Track light fitting		■	■					■	■	■	■										
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)																					
Contemporary white sanitary ware suite		■	■					■	■	■	■									■	
Close coupled WC to cloakroom		■						■	■	■	■									■	
Low profile shower tray with glass enclosure in en suite		■	■					■	■	■	■									■	
Handheld hair wash attachment in bathroom		■	■					■	■	■	■									■	
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■					■	■	■	■									■	
White batten light holder		■	■					■	■	■	■									■	
Radiator in bathroom / en suite		■	■					■	■	■	■									■	

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

	2 bedroom	The Hardwick	The Ashbee	3 bedroom	The Eveleigh	The Wyatt	The Elmslie	The Mountford	4 bedroom	The Aslin
Doors and Windows										
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 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	■	■			■	■	■	■		■
Multi-media point in living room	■	■			■	■	■	■		■
Master telephone socket to living room, family room and service cupboard										■
Master telephone socket to living room and service cupboard	■	■			■	■	■	■		
Boiler with heating control and room thermostat(s)	■	■			■	■	■	■		■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■			■	■		■		■
Wiring for external light to front and rear doors (where applicable)	■	■			■	■	■	■		■
Mains operated door bell (push), satin chrome finish	■	■			■	■		■		■
Mains wired smoke detectors with battery back-up	■	■			■	■	■	■		■
Battery powered carbon monoxide detector (wall mounted) to be provided for each floor	■	■			■	■	■	■		■
Outside tap	■				■	■	■	■		■
Enclosed rear garden and garden gate (where applicable)	■				■	■	■	■		■
NHBC Buildmark cover	■	■			■	■	■	■		■
First two years' customer service support from Linden Homes	■	■			■	■	■	■		■