Little Glen

Glen Parva, Leicester

Linden HOMES



A taste of local life

Little Glen

Cork Lane, Glen Parva, Leicester LE2 9JR | 01162 179893

lindenhomes.co.uk

Linden HOMES







Welcome to
Little Glen

Situated in the heart of Leicestershire, just south of Leicester, our selection of brand new, 2, 3 & 4 bedroom homes in Glen Parva offer a great blend of suburban living with city accessibility.

Glen Parva's charm is amplified by its close proximity to local amenities and excellent links to Leicester City, making it an ideal choice for families of all sizes.

Residents will love having Fosse Park shopping centre just moments away, providing a variety of retail and dining options. For those who enjoy the great outdoors, Glen Parva is a gateway to scenic locales such as Glen Parva Nature Reserve and picturesque walks along the Grand Union Canal and local cycle paths.

Leicester City boasts a variety of attractions for those looking for a day out on their doorstep. Football and Rugby enthusiasts will be thrilled with the King Power and Welford Road stadiums offering exciting matches and a vibrant sporting culture on their doorstep.

Families will find a wealth of activities, the National Space Centre, Newarke Houses Museum, King Richard visitor centre and pop up events happening across the city throughout the year.

Glen Parva offers superb transportation links, ensuring easy connectivity. Narborough train station, a mere 3 miles away, provides quick access to Birmingham and Leicester. From Leicester train station, less than 5 miles away, more routes are available to London, Nottingham, Lincoln, and Sheffield. Additionally, with the M1 and M69 highways situated just 3 miles away, commuting is a breeze.

Experience the perfect blend of community charm and contemporary conveniences in this sought-after location. If you're searching for a quality new home in Glen Parva, look no further. Your ideal living experience starts here!

The perfect position

Education for everyone

There are a number of schools within a 5-minute drive of Little Glen, catering for children aged 4-11 years. The nearest, Glen Hills which is just a 3 minute walk and Rolleston, a 4 minute drive.

We've already begun to engage with these schools, giving talks and connecting with the teachers for further support over the course of the development.

For senior students, South Wigston High School and Tudor Grange Samworth Academy are both just under 2 miles away, catering for 11-16 years.







Little Glen

Fosse Park Shopping Centre — 27 mins
1.3 miles | 27 mins walk



Rutland Cycling — 24 mins
1.1 miles | 24 mins walk



National Space Centre — 27 mins
6 miles | 27 mins drive



Stoney Cove — 20 mins
8 miles | 20 mins drive



Glen Parva & Glen Hills local nature reserve — 6 mins
0.3 miles | 6 mins walk



Abbey Park Miniature Railway — 23 mins
8.3 miles | 23 mins drive



Leicester City Football Club — 12 mins
3.1 miles | 12 mins drive



Bouskell Park — 25 mins
12 miles | 25 mins walk



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A community to be proud of

GREENER BY DESIGN

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. "We are proud to be investing over **£834,000** in local schemes to support the community surrounding your new home in Leicester

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.







Some of our **community contributions** include:

- GLEN HILLS LIBRARY
- PRIMARY AND SECONDARY EDUCATION
- PUBLIC OPEN SPACES
- HEALTHCARE
- POLICE CONTRIBUTION
- IMPROVED PUBLIC TRANSPORT FACILITIES
- HIGHWAY AND ROAD IMPROVEMENT

Green initiatives found at Little Glen:

- VEHICLE CHARGING POINTS **TO ALL HOMES!**
- HEDGEHOG HIGHWAYS
- 1000+ TREES PLANTED
- BIRD, BAT & BEE BRICKS
- A+ RATED DOUBLE-GLAZED WINDOWS

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.





Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move	**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Little Glen

Cork Lane, Glen Parva,
Leicester LE2 9JR

From M1

- Exit at Junction 21, head towards Leicester City Centre.
- At the round about, take the 3rd exit onto the B4114 towards Narborough (Narborough Road South).
- Keep left, take the next left onto the A563, Soar Valley Way.
- At the next crossroads, take a right onto the A426, Lutterworth Road.
- Take the next right after 'West View Care Home' onto West View Avenue.
- At the end of the road, turn left onto Cork Lane and you'll see the entrance to Little Glen at the end of the road.

Cover photograph of Abbey Park, 5 miles from Little Glen. 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.

Vistry South East Midlands region
Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY. Telephone: 01164 648 821

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Development plan

Little Glen

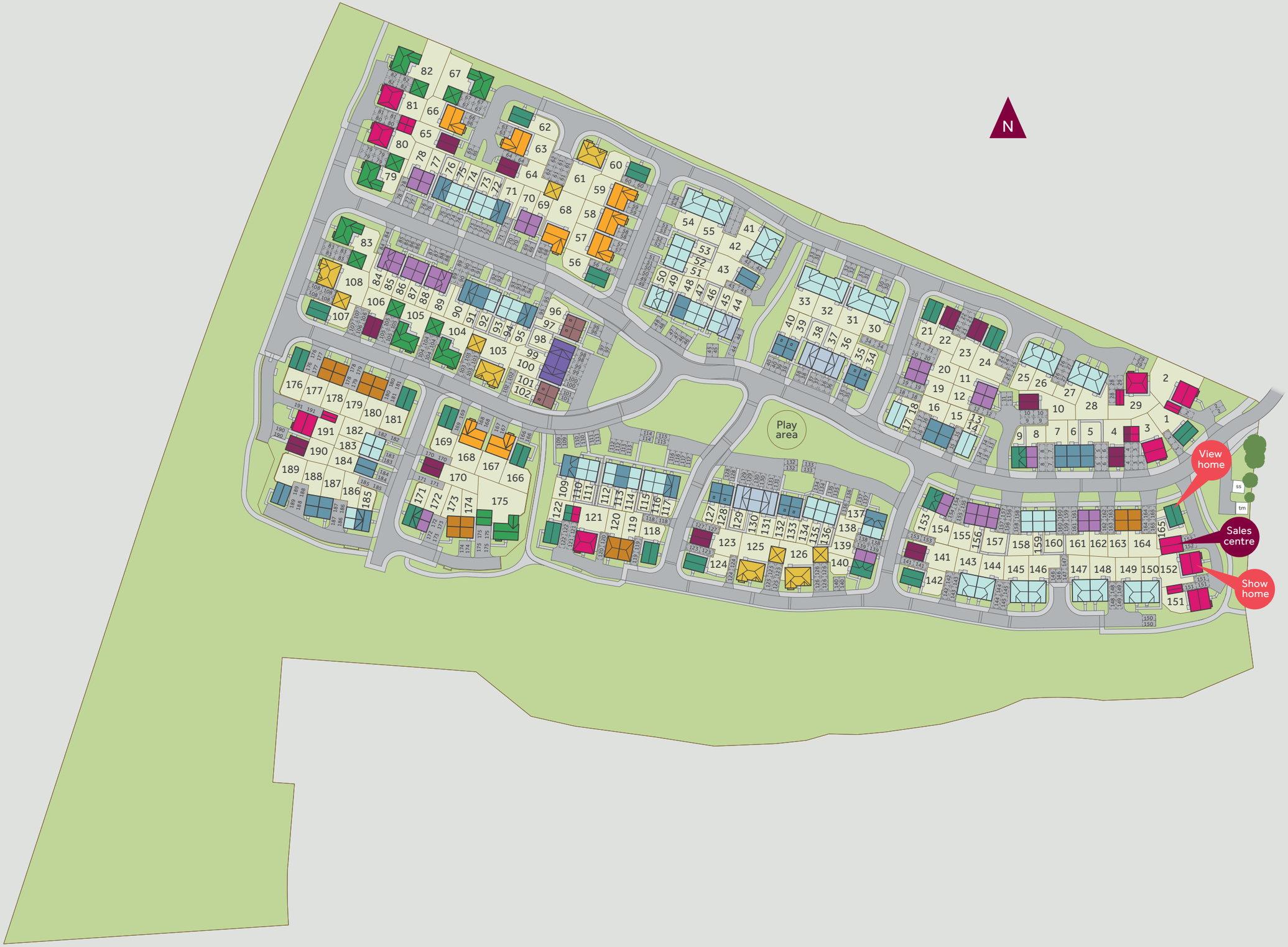
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Little Glen

Glen Parva



4 bedroom homes

- The Cottingham
- The Foulston
- The Grainger
- The Kempthorne
- The Pembroke

3 bedroom homes

- The Elliot
- The Eveleigh
- The Mountford
- The Wyatt

2 bedroom homes

- The Hardwick

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

ss substation

tm telecom mast

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Hardwick

2 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

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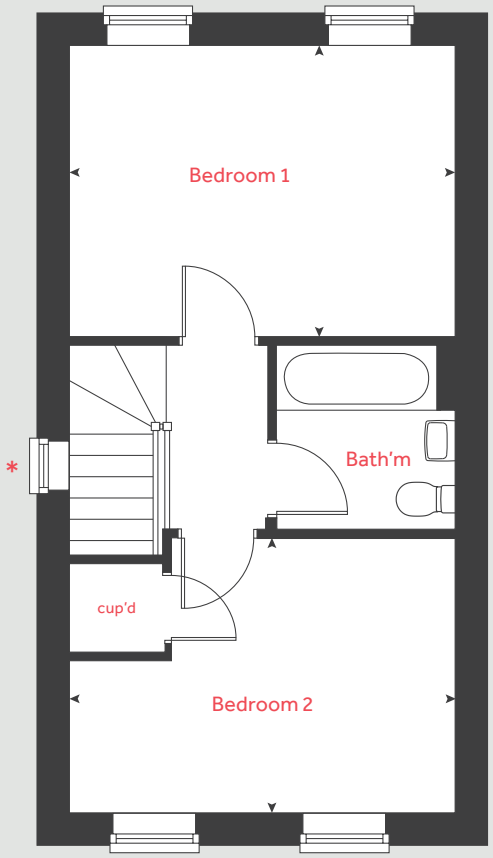
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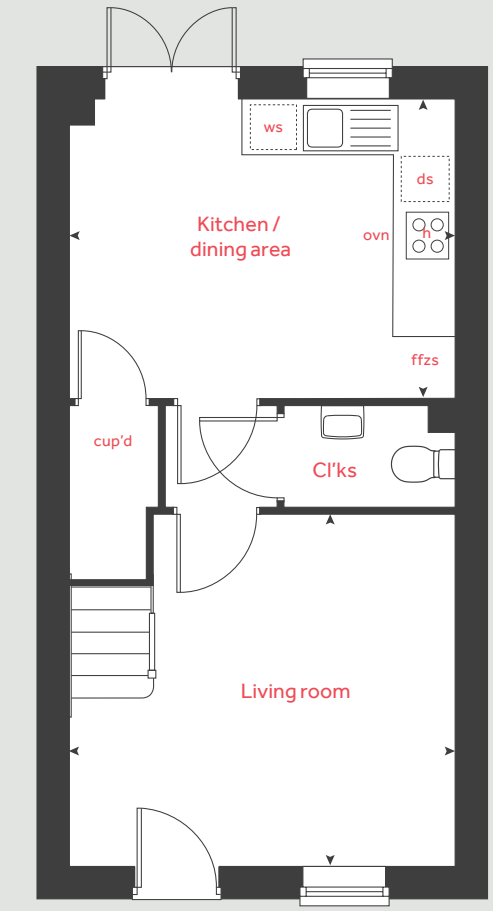
The Hardwick

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 4" x 10' 3"
Living room	4.08 x 3.68	13' 4" x 12' 1"

First floor		
Bedroom 1	4.08 x 3.15	13' 4" x 10' 3"
Bedroom 2	4.08 x 2.68	13' 4" x 8' 8

"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Hardwick | Little Glen |

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* Window applicable & obscured glass to plots 8, 11, 12, 19, 20, 49, 51, 53, 69, 70, 77, 78, 84, 89, 111, 138, 139, 154, 155, 157, 161 &162. Please see sales consultant for further details.

Bin store applicable to plot 156 only. Please see sales consultant for further details.

Please note, solar panels are provided with each home. Placement on the solar panels are dependent on the roof design and plot position.

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The Langton

2 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

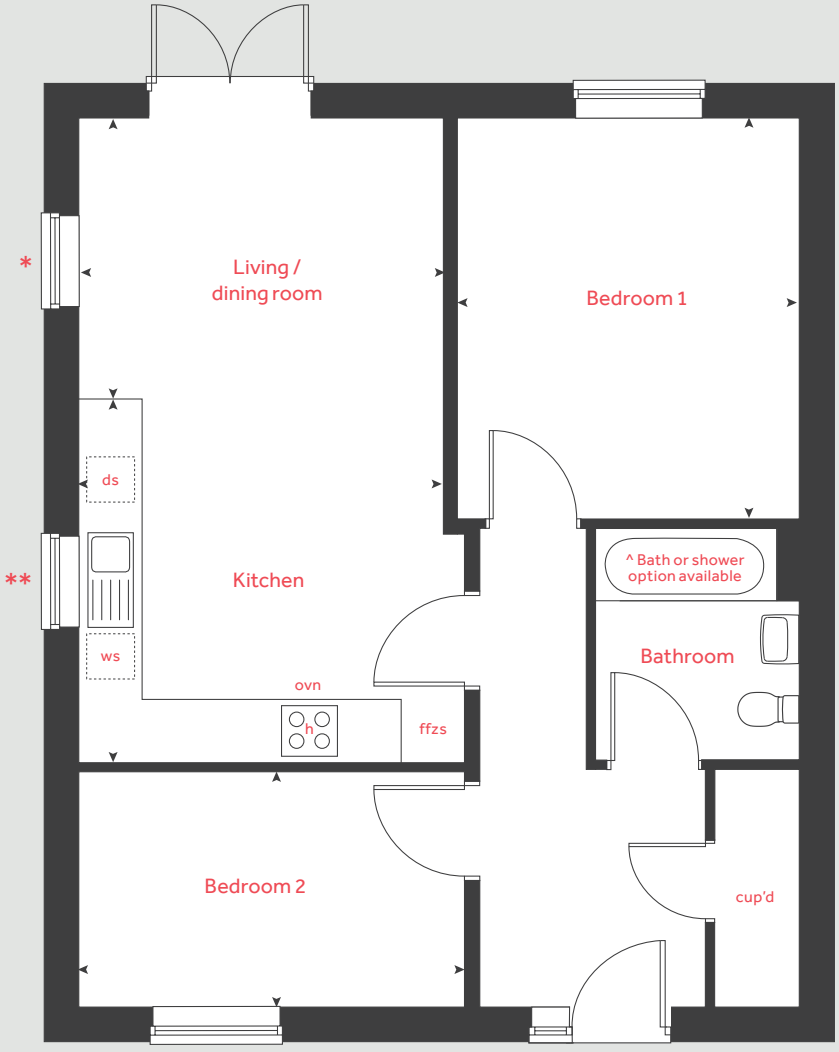
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The Langton

2 bedroom home



Ground floor	metres	feet / inches
Kitchen	3.65 x 3.44	12' 0" x 11' 3"
Living / dining area	3.45 x 2.67	11' 3" x 8' 8"
Bedroom 1	3.80 x 3.23	12' 5" x 10' 6"
Bedroom 2	3.65 x 2.23	12' 0" x 7' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Langton | Little Glen |

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* Window applies to plots 25, 41, 146 and 147 only. Please see sales consultant for further details.

** Obscured window applies to plots 143 and 150 only. Please see sales consultant for further details.

^ Bath or shower option available subject to build stage, please speak to your sales consultant for further details

Please note, solar panels are provided with each home. Placement on the solar panels are dependent on the roof design and plot position.

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DS14385 / 07.25

Linden HOMES



The Wyatt

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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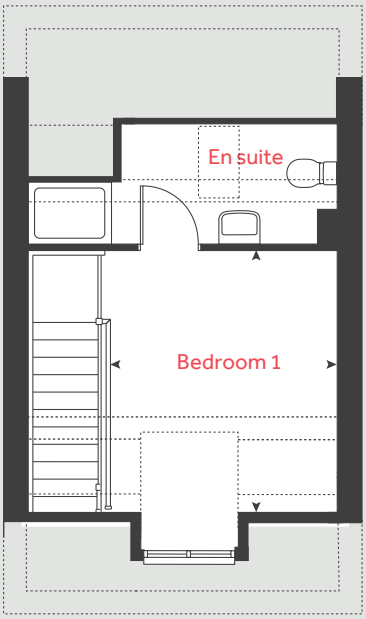
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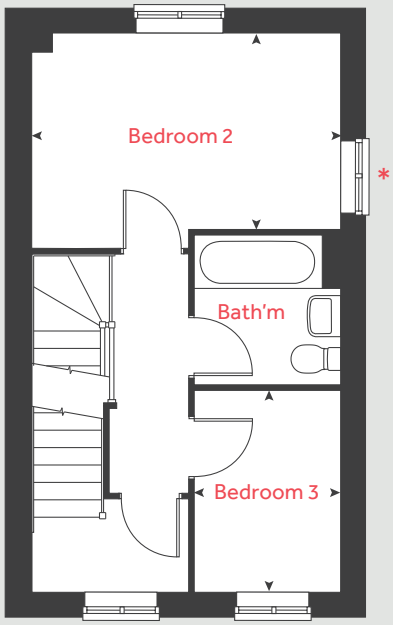
The Wyatt

3 bedroom home

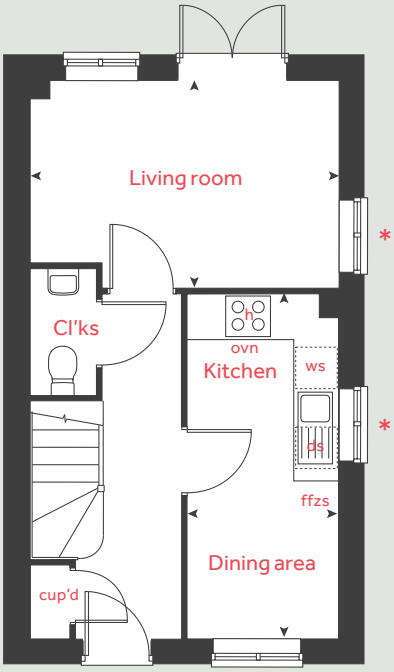
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.00	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor		
Bedroom 2	4.08 x 2.58	13' 4" x 8' 5"
Bedroom 3	2.66 x 1.93	8' 8" x 6' 4"

Second floor		
Bedroom 1	3.21 x 2.99	10' 5" x 9' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Wyatt | Little Glen |

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* Window applies to plots 96 & 102 only. Please see sales consultant for further details.

Please note, solar panels are provided with each home. Placement on the solar panels are dependent on the roof design and plot position.

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The Elliot

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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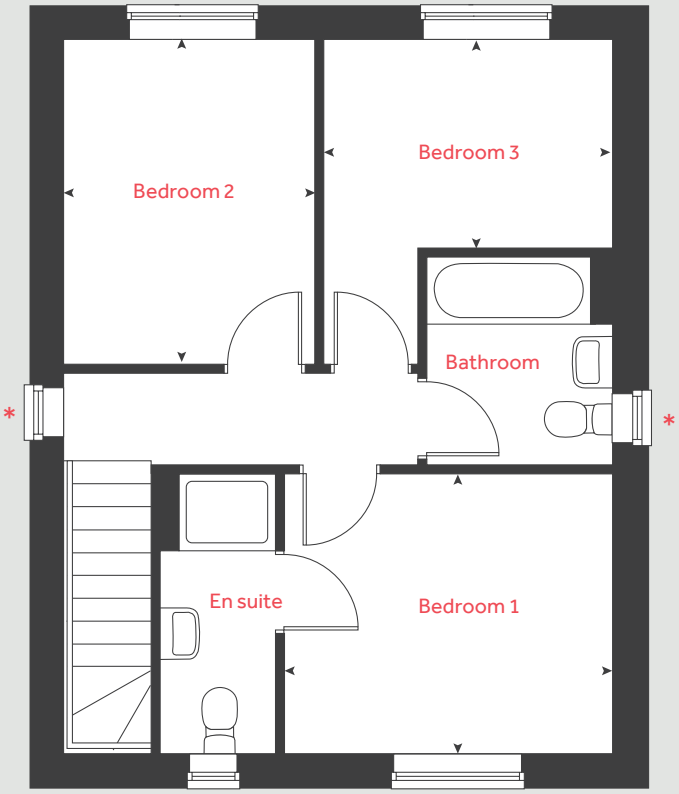
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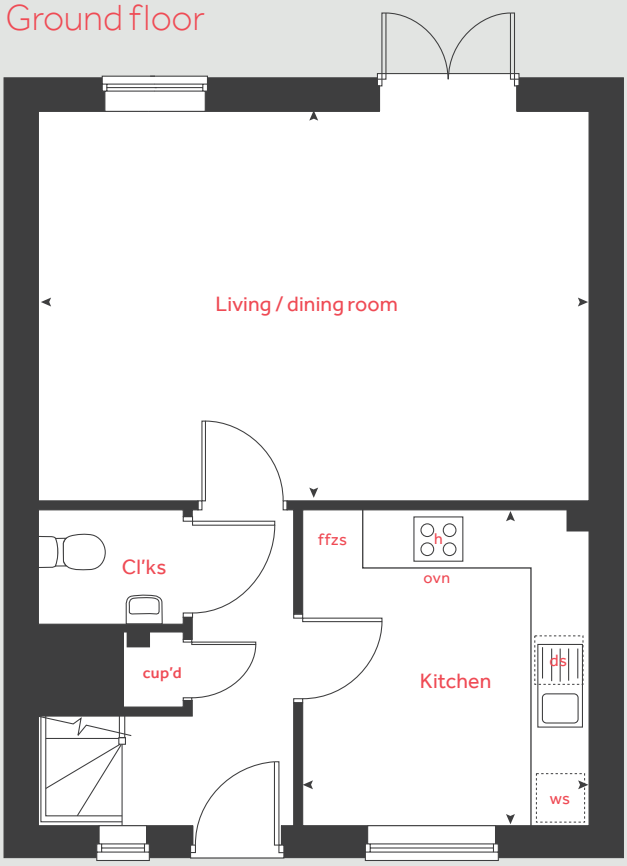
The Elliot

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.30 x 2.96	10' 8" x 9' 7"
Living / dining area	5.75 x 3.96	18' 9" x 13' 0"

First floor		
Bedroom 1	3.43 x 3.06	11' 3" x 10' 0"
Bedroom 2	3.20 x 2.59	10' 5" x 8' 5"
Bedroom 3	3.02 x 2.00	9' 9" x 6' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Elliot | Little Glen |

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* Window obscured to plots 43, 64, 65, 106 and 141 only. Please see sales consultant for further details.

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Linden HOMES



The Eveleigh

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

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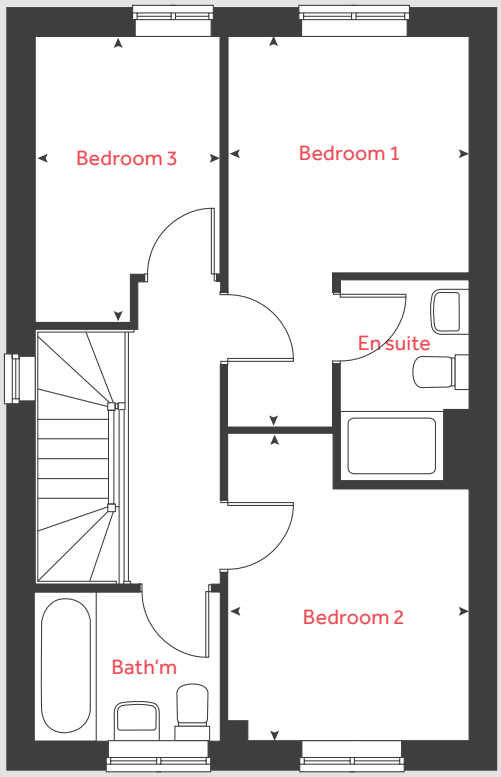
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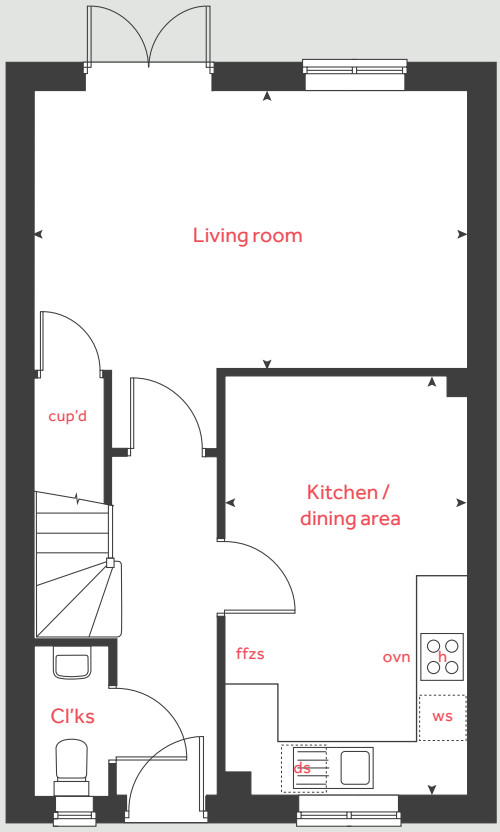
The Eveleigh

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 7" x 9' 2"
Living room	4.95 x 3.19	16' 3" x 10' 5"

First floor		
Bedroom 1	4.46 x 2.77	14' 6" x 9' 1"
Bedroom 2	3.51 x 2.77	11' 5" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Eveleigh | Little Glen |

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The Mountford

3 bedroom home
with side garden

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

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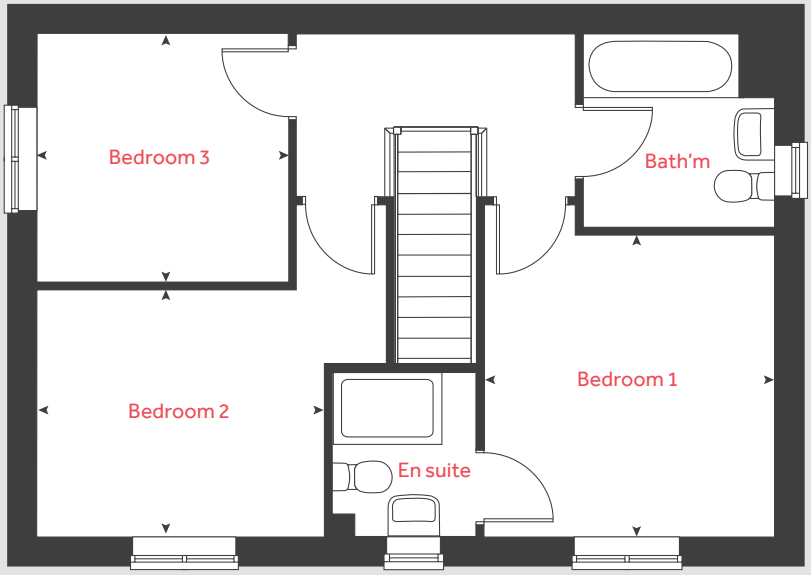
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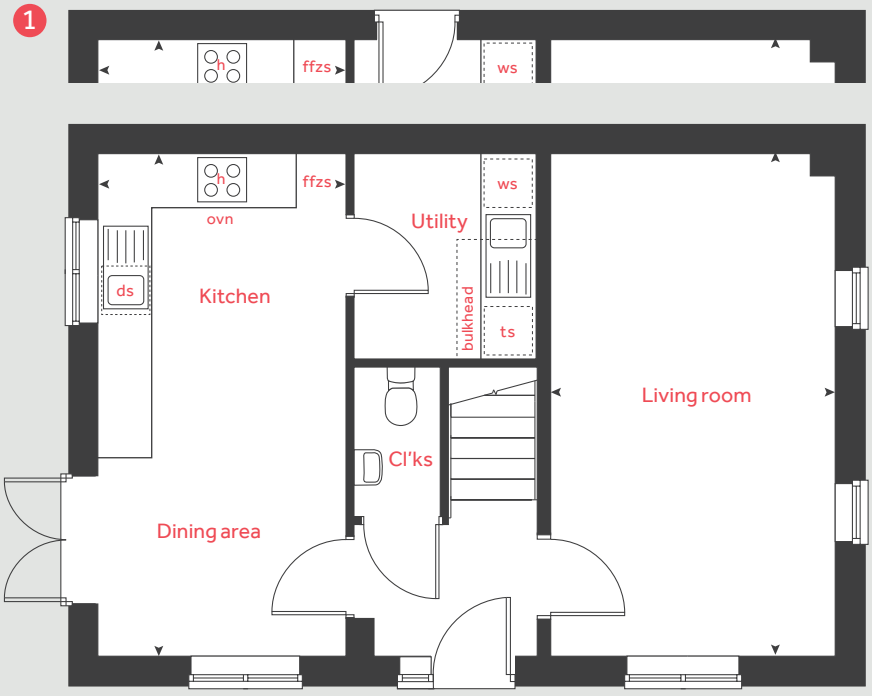
The Mountford

3 bedroom home with side garden

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18' 3" x 8' 9"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor		
Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Mountford | Little Glen |

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1 Utility door applies to selected plots only. Please see sales consultant for further details.

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Linden HOMES



The Mountford

3 bedroom home
Plot 1

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

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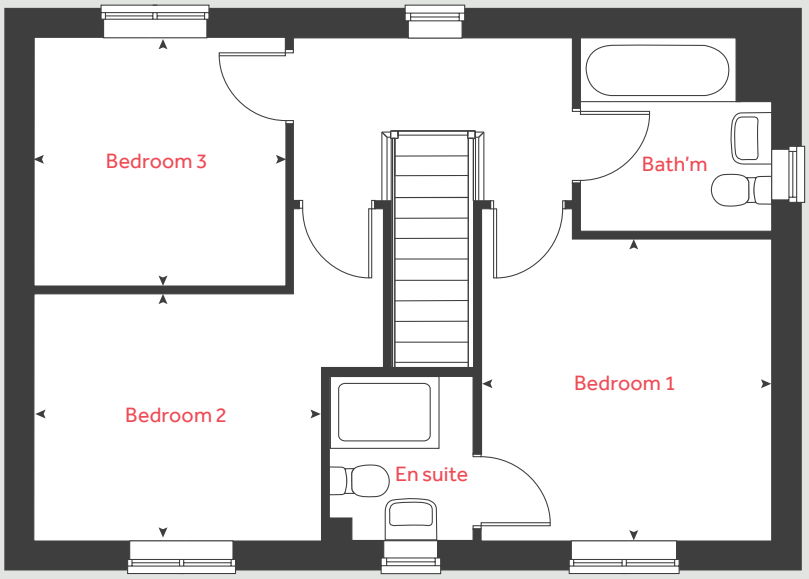
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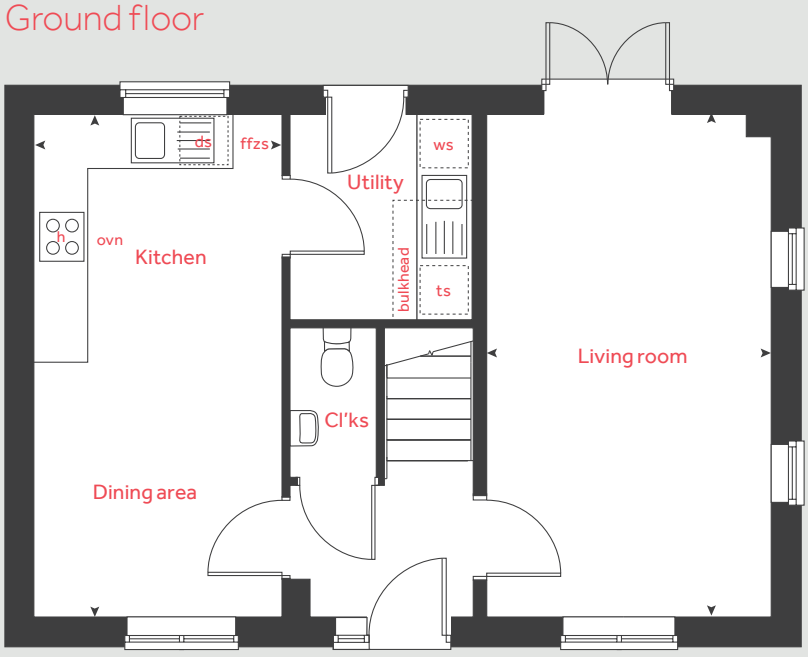
The Mountford

3 bedroom home
Plot 1

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18' 3" x 8' 9"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor		
Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Mountford | Little Glen |

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The Foulston

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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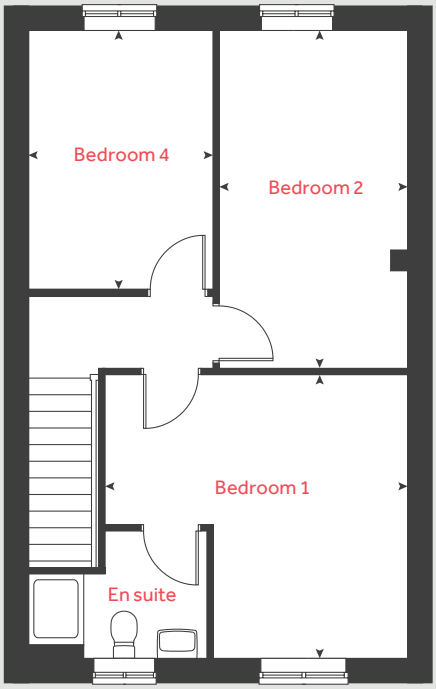
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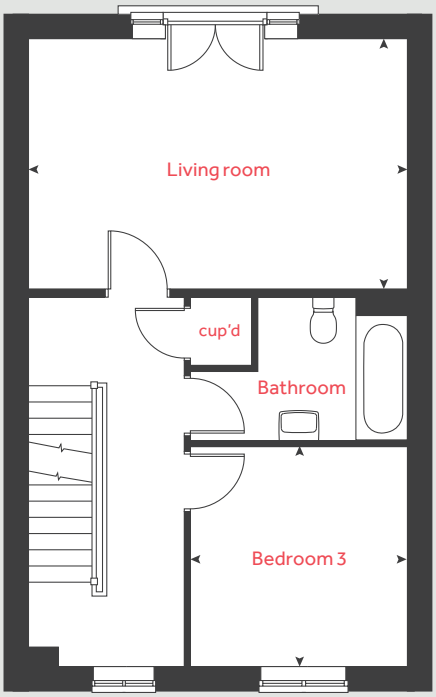
The Foulston

4 bedroom home

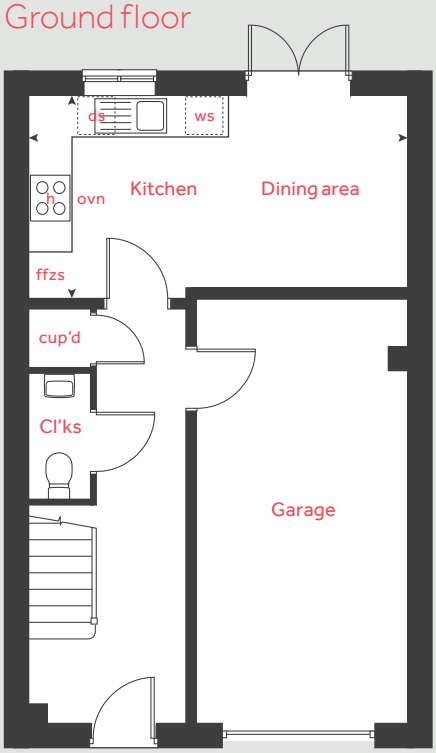
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.32 x 2.68	17' 5" x 8' 8"

First floor		
Living room	5.32 x 3.52	17' 5" x 11' 7"
Bedroom 3	3.11 x 3.03	10' 2" x 9' 11"

Second floor		
Bedroom 1	4.22 x 4.02	13' 10" x 13' 2"
Bedroom 2	4.72 x 2.62	15' 6" x 8' 7"
Bedroom 4	3.62 x 2.62	11' 10" x 8' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Foulston | Little Glen |

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The Pembroke

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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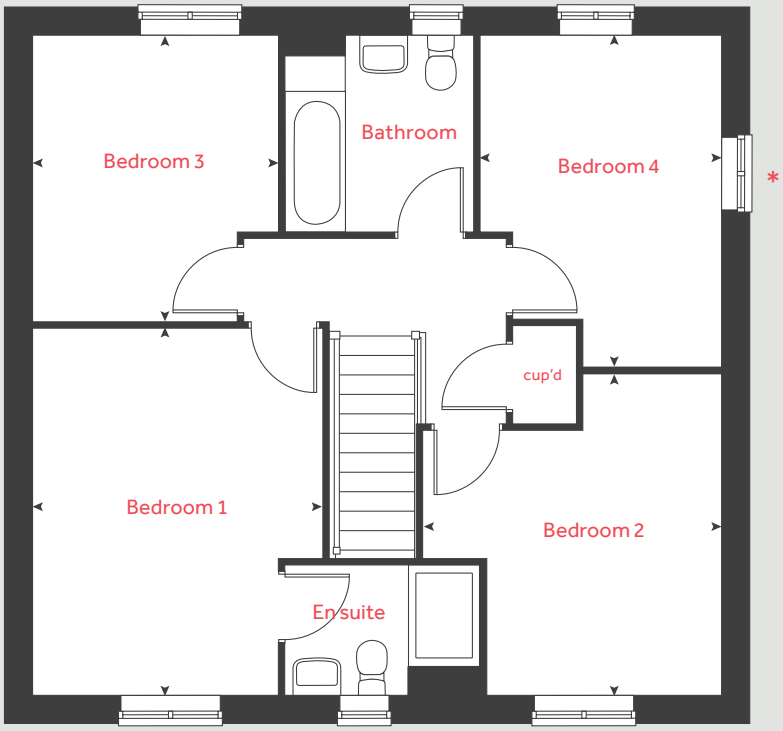
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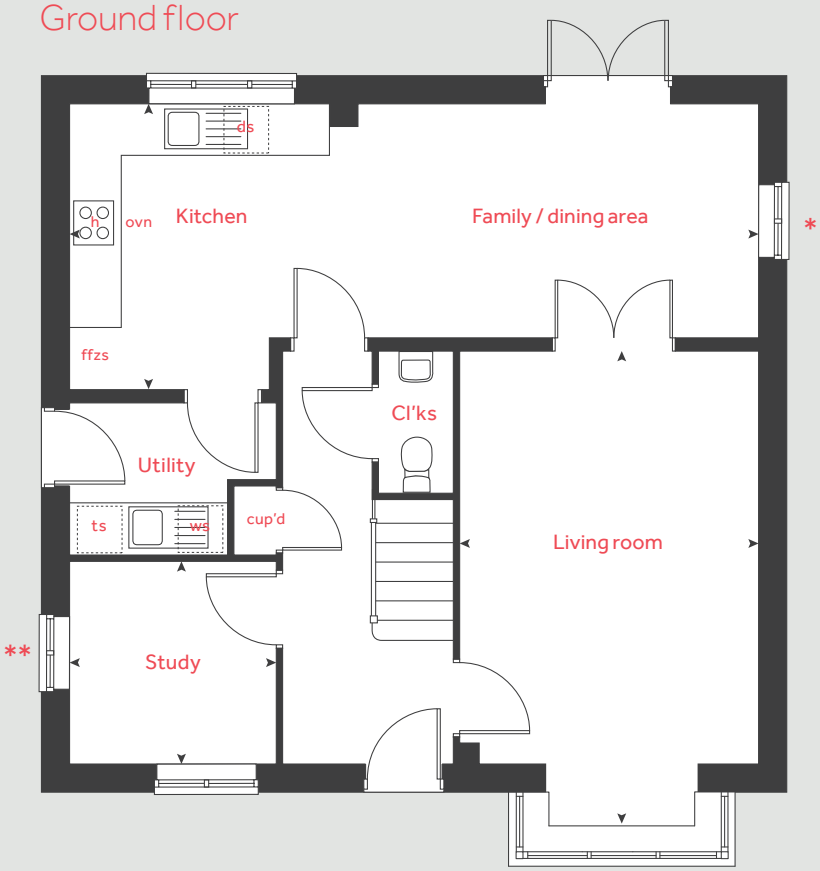
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	5.47 x 3.49	18' 0" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor		
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	3.72 x 3.46	12' 2" x 11' 4"
Bedroom 3	3.38 x 2.86	11' 1" x 9' 4"
Bedroom 4	3.93 x 2.81	12' 9" x 9' 2"

h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Pembroke | Little Glen |

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* Windows apply to plots 3, 29, 80, 121, 151 and an *obscure window* to plot 152 only. Please see sales consultant for further details.

** Window applies to plot 81 only. Please see sales consultant for further details

Please note, solar panels are provided with each home. Placement on the solar panels are dependent on the roof design and plot position.

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The Pembroke

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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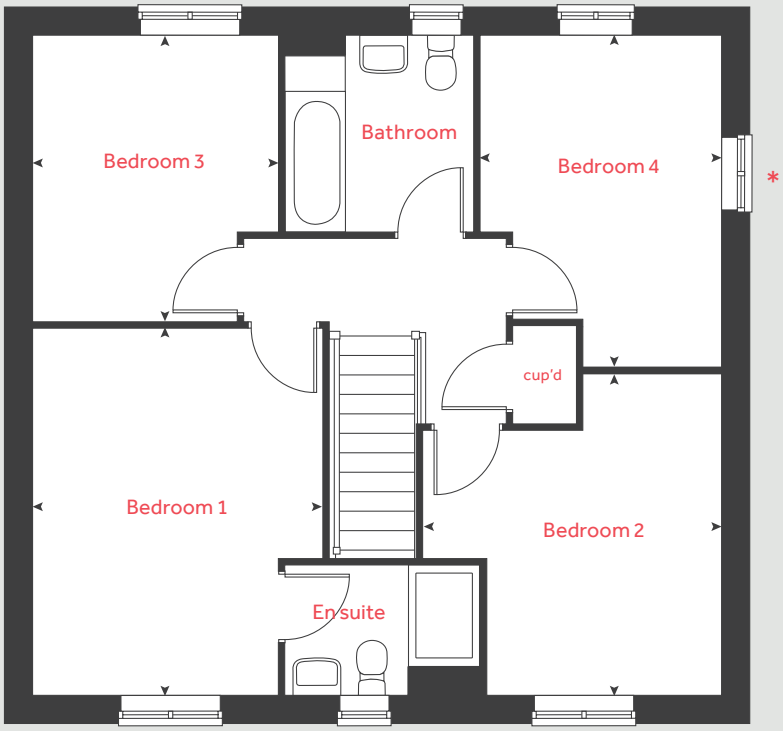
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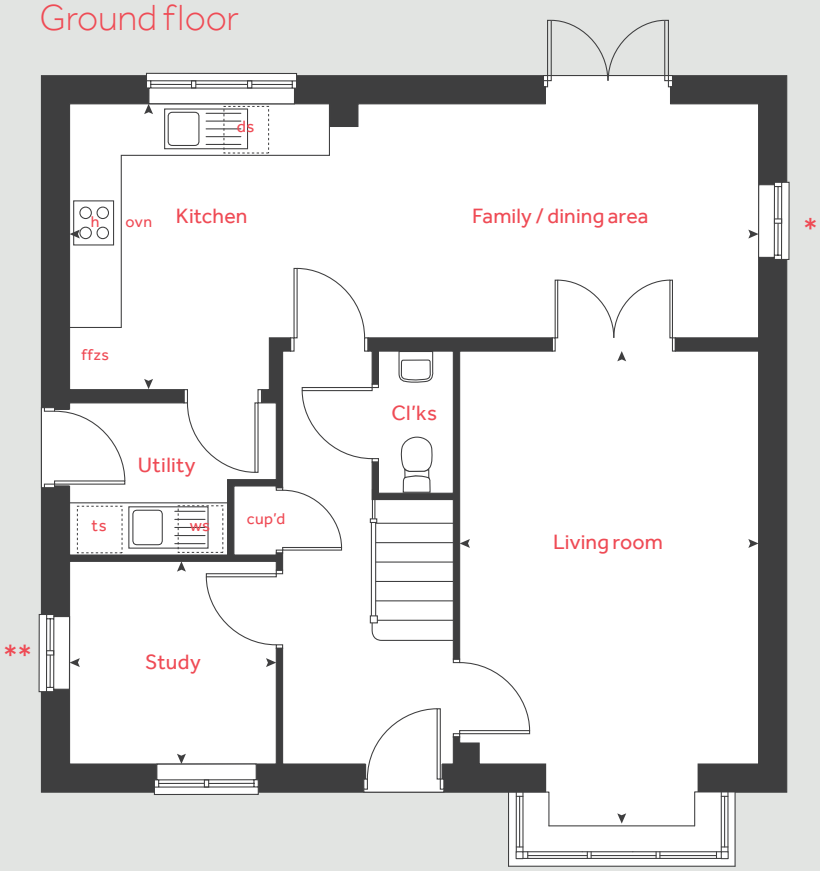
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	5.47 x 3.49	18' 0" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor		
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	3.72 x 3.46	12' 2" x 11' 4"
Bedroom 3	3.38 x 2.86	11' 1" x 9' 4"
Bedroom 4	3.93 x 2.81	12' 9" x 9' 2"

h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Pembroke | Little Glen |

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Linden HOMES



The Grainger

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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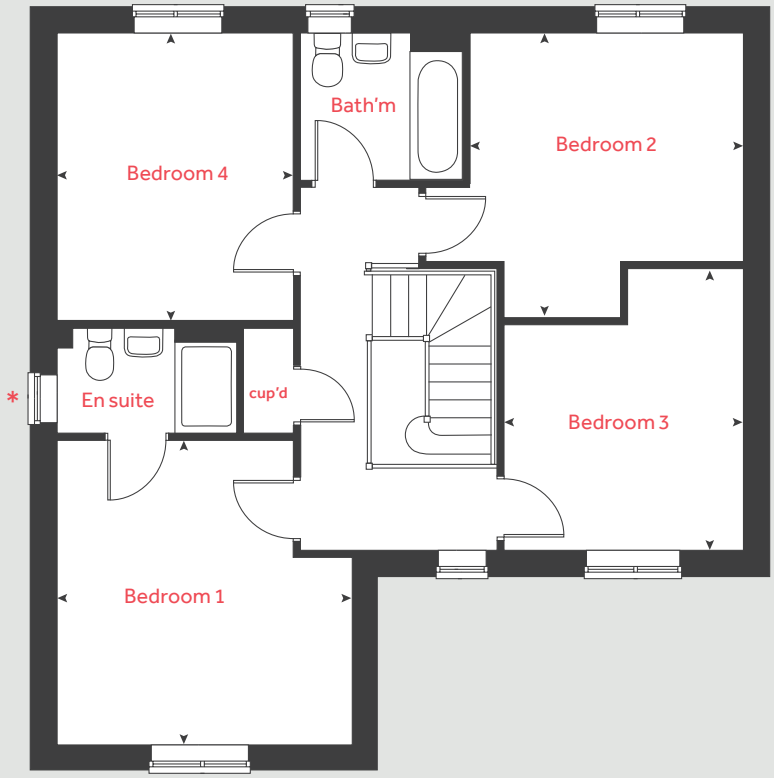
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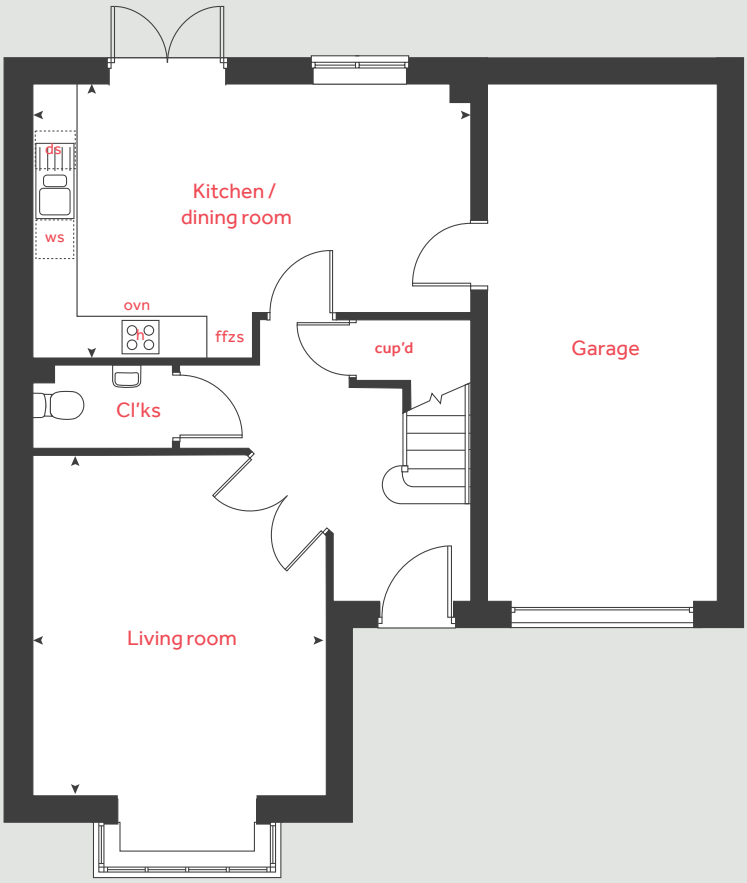
The Grainger

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.85 x 3.62	19' 2" x 11' 8"
Living room	4.39 x 3.90	14' 5" x 12' 10"

First floor		
Bedroom 1	4.01 x 3.90	13' 2" x 12' 10"
Bedroom 2	3.69 x 3.58	12' 10" x 11' 8"
Bedroom 3	3.64 x 3.14	12' 0" x 10' 3"
Bedroom 4	3.79 x 3.11	12' 5" x 10' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◄ ►	measuring points
ds	dishwasher space		

The Grainger | Little Glen |

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* Window to plots 58 & 63 are fixed and cannot be opened. Please see sales consultant for further details.

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Linden HOMES



The Kempthorne

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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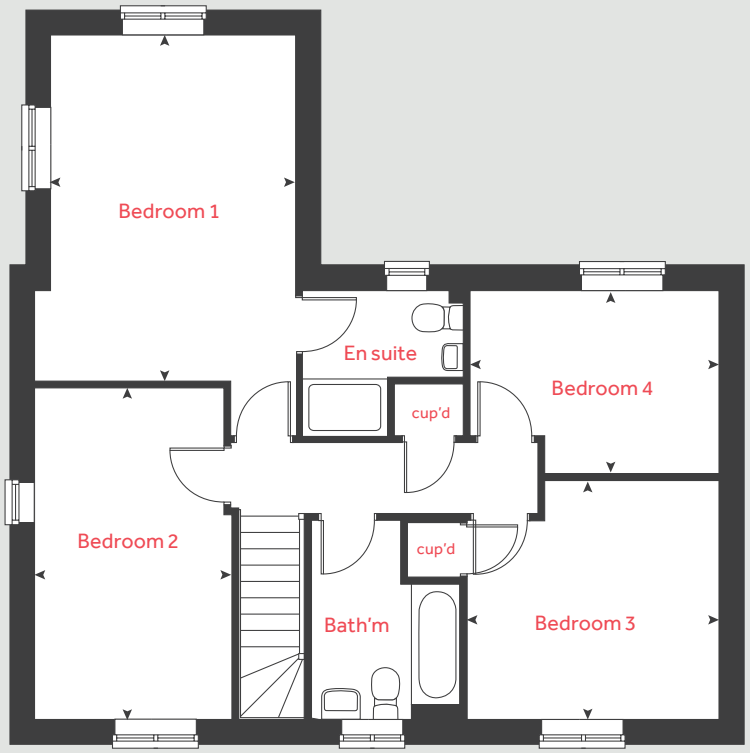
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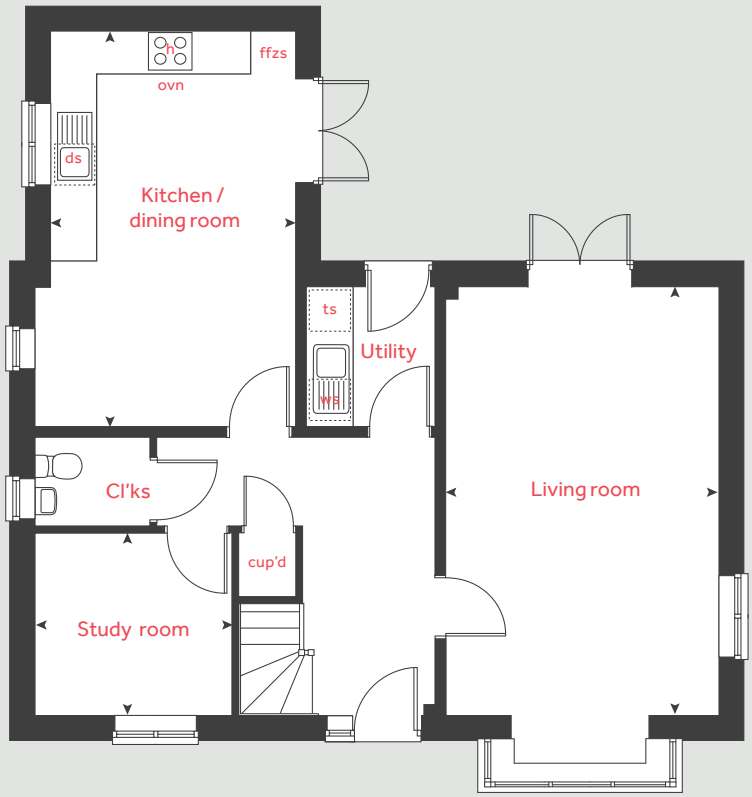
The Kempthorne

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / diningroom	5.57 x 3.45	18' 2" x 11' 3"
Living room	6.04 x 3.85	19' 10" x 12' 8"
Study	2.78 x 2.56	9' 1" x 8' 5"

First floor		
Bedroom 1	4.87 x 3.45	16' 0" x 11' 3"
Bedroom 2	4.67 x 2.76	15' 3" x 9' 0"
Bedroom 3	3.53 x 3.48	11' 6" x 11' 4"
Bedroom 4	3.49 x 2.47	11' 5" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Kempthorne | Little Glen |

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The Cottingham

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- Low energy lighting
- Wildflower planting

Little Glen

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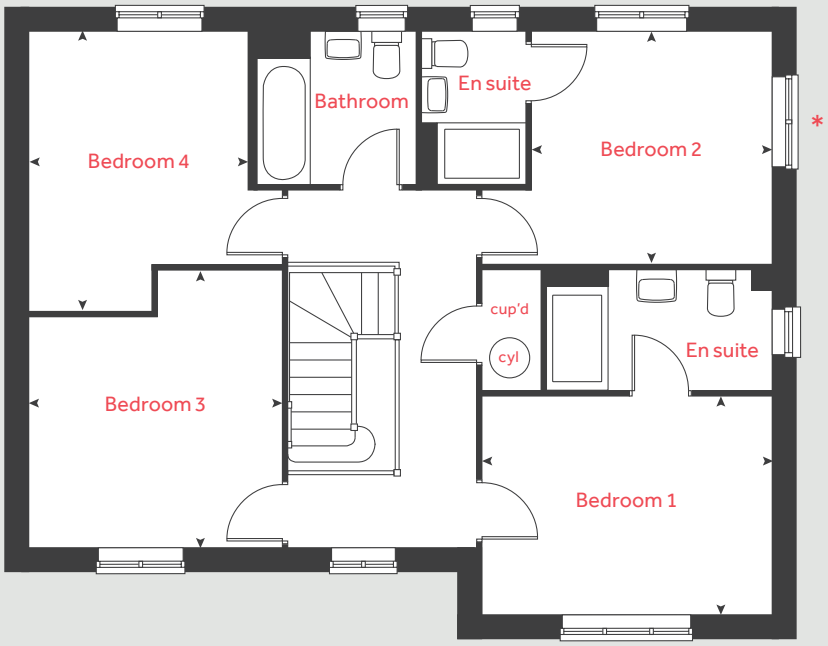
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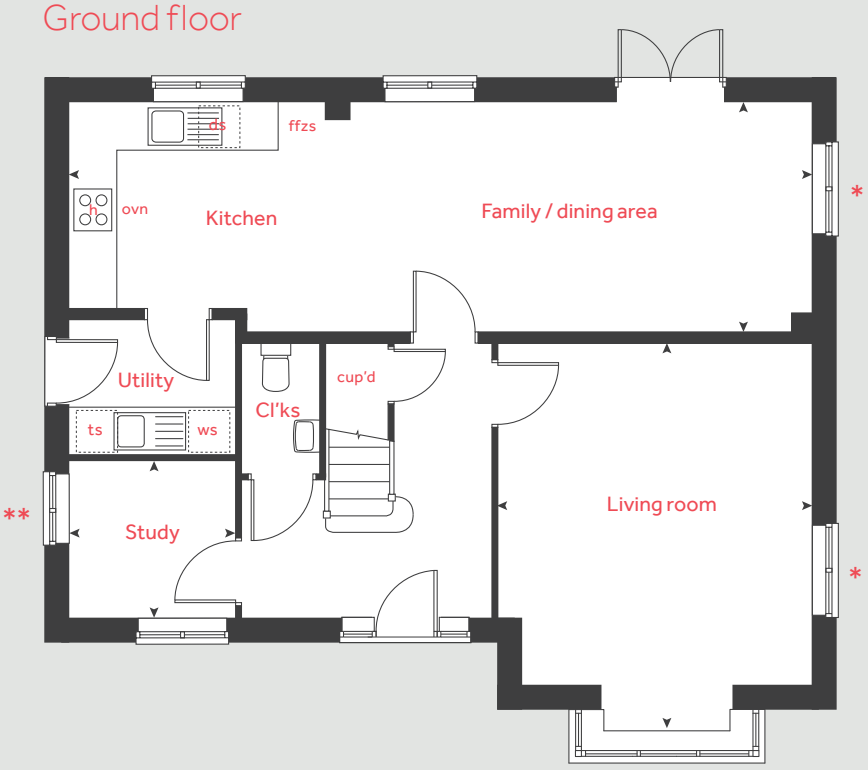
The Cottingham

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	9.97 x 3.09	32' 8" x 10' 1"
Living room	5.25 x 4.20	17' 2" x 13' 8"
Study	2.24 x 2.10	7' 3" x 6' 9"

First floor		
Bedroom 1	3.90 x 3.15	12' 9" x 10' 4"
Bedroom 2	3.23 x 3.14	10' 7" x 10' 4"
Bedroom 3	3.73 x 3.38	12' 3" x 11' 1"
Bedroom 4	3.73 x 2.93	12' 2" x 9' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◄ ►	measuring points
ts	tumble dryer space		

The Cottingham | Little Glen |

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* Window apply to plot 61 only. Please see sales consultant for further details.

** Window applies to plots 108 & 126 and an obscure window to plots 103 & 125 only. Please see sales consultant for further details.

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Specification

Little Glen

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Little Glen

Glen Parva

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.

	2 bedroom	The Hardwick	The Langton	3 bedroom	The Eveleigh	The Wyatt	The Mountford	The Elliot	4 bedroom	The Foulston	The Grainger	The Pembroke	The Kempthorne	The Cottingham
Kitchen														
Symphony Koncept 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							■					■	■	■
Hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood		■	■		■	■	■	■		■	■	■	■	■
Fridge / freezer space		■	■		■	■	■	■		■	■	■	■	■
Space for dishwasher with plumbing and electrics		■	■		■	■	■	■		■	■	■	■	■
Space for washing machine with plumbing and electrics		■	■		■	■		■		■	■			
Space for washing machine and dryer with plumbing and electrics in utility							■					■	■	■
Bathrooms and en suite(s)														
Ideal Standard contemporary white sanitary ware		■	■		■	■	■	■		■	■	■	■	■
Shower tray with glass enclosure in en suite					■	■	■	■		■	■	■	■	■
Shower over the bath		■	■											
Choice of standard Saloni wall tiling (splashback above sinks, 450mm height over bath, and full-height to shower cubicle)*					■	■	■	■		■	■	■	■	■
Full height Saloni tiling around bath with splashback above sink		■	■											
Doors and Windows														
Front door with multi-point security locking system and security chain		■	■		■	■	■	■		■	■	■	■	■
PVCu double glazing to windows		■	■		■	■	■	■		■	■	■	■	■
Double glazed PVCu French doors		■	■		■	■	■	■		■	■	■	■	■

■ 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 Enhance upgrade options available depending on build stage, please speak with a sales consultant.







	2 bedroom The Hardwick	The Langton	3 bedroom The Eveleigh	The Wyatt	The Mountford	The Elliot	4 bedroom The Foulston	The Grainger	The Pembroke	The Kempthorne	The Cottingham
General											
PV solar panels	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
White painted walls and smooth white ceilings	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
TV point to living room	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)											▪
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
External lighting 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	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Power and lighting to garage (where in curtilage of the plot)					▪	▪	▪	▪	▪	▪	▪
Enclosed fenced rear garden, and garden gate (where applicable)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Electric vehicle charger (7kw)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
BT open reach fibre optic connection	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Block paved drives	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
NHBC Buildmark cover	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
First two years' customer service support from Linden Homes	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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