

Specification

We give you so much more

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

Kitchen

2 & 3 bedroom homes

4 & 5 bedroom homes

| | | |
|---|---|---|
| Symphony Konzept range kitchen with laminate worktops | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap, also in utility area (where applicable) | ■ | ■ |
| Indesit gas hob (60cm) with Indesit built-in single oven, stainless steel splashback, and integrated silver hood | ■ | |
| Indesit gas hob (60 cm) with Indesit built-in single oven, stainless steel splashback, and 60cm stainless steel chimney hood (The Aslin and The Mylne only) | | ■ |
| Indesit gas hob (60 cm) with built-in double oven, stainless steel splashback, and 60cm stainless steel chimney hood | | ■ |
| Fridge/freezer space | ■ | ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ | ■ |
| Space for washing machine | ■ | ■ |

Bathrooms and en suites(s)

| | | |
|---|---|---|
| Ideal Standard contemporary white sanitaryware suite | ■ | ■ |
| Ideal Standard close coupled WC to cloakroom | ■ | ■ |
| Low profile shower tray with glass enclosure in en suite | ■ | ■ |
| Handheld hair wash attachment in bathroom. The Hardwick only has shower over the bath | ■ | ■ |
| Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* | ■ | ■ |

Doors and Windows

| | | |
|--|---|---|
| Front door with multi-point security locking system and security chain | ■ | ■ |
| PVCu double glazing to windows and double glazed PVCu French doors | ■ | ■ |
| Internal doors to be ladder door style with satin finish handles | ■ | ■ |
| Paving outside French/bifold door (where applicable) | ■ | ■ |

Other

| | | |
|--|---|---|
| White painted walls and smooth white ceilings | ■ | ■ |
| Multi-media point in living room, TV point to lounge and family room (where applicable), master telephone socket (plus to study where shown) | ■ | ■ |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s). The Cottingham and The Ripley have Ideal system boiler and separate hot water cylinder | ■ | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ |
| Contemporary lantern to front door, and outdoor light wiring only to the rear door | ■ | ■ |
| Mains wired smoke detectors with battery back-up and battery powered carbon monoxide detector (wall mounted) | ■ | ■ |
| Power and lighting to garage (where in curtilage of the plot) | ■ | ■ |
| Enclosed, fenced rear garden and garden gate (where applicable), outside tap | ■ | ■ |
| First two years' customer service support from Linden Homes | ■ | ■ |

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.

*Not applicable to the Hardwick house type. Please speak to your Sales Consultant for more information.

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 see our sales consultant.

When you have finished with this leaflet please recycle it.

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