



Specification

The Meadows

Whiston, Merseyside L35 3SR | 0151 391 6166

lindenhomes.co.uk

Linden
HOMES

The Meadows

Whiston

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.



	Kitchen				Bathrooms and en suite(s)				Doors and Windows				General														
	3 bedroom	3 bedroom	3 bedroom	4 bedroom	3 bedroom	3 bedroom	3 bedroom	4 bedroom	Front door with multi-point security locking system and security chain	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 door	PV solar panels	Electric vehicle (EV) car chargers	White painted walls and smooth white ceilings	TV point to lounge and family room (where applicable)	Master telephone socket to lounge and study where applicable	Ideal combi-boiler with Honeywell heating control and room thermostat(s)	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	Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	Power and lighting to garage (where in curtilage of the plot)	Enclosed fenced rear garden, and garden gate (where applicable)	NHBC Buildmark cover	First two years' customer service support from Linden Homes
Symphony 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								■																			
3 bedroom																											
Ideal Standard contemporary white Tempo 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 wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■																								
White batten light holder	■	■	■																								

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

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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