

Specification

Edwalton Fields
Edwalton, Nottinghamshire NG12 4DR 01156 725 248

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Edwalton Fields

Edwalton

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.



Door	's and	Winc	lows

	2 bedroom	The Harcourt	The Hardwick	3 bedroom	The Eveleigh	The Elmslie	The Becket	4 bedroom	The Leverton	The Grainger	The Pembroke	The Knightley	The Cottingham	The Mylne	5 bedroom	The Colcutt	The Fletcher	Thalutvans
Doors and Windows																		
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 / bi-fold door and path to garage personnel door (where applicable)		•	•		•	•	•		•	•	•	•	•	•		•	•	-
General															1			
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)		•	•		•	•	•		•	•	•	•						
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)		•	•		•	•	•		•	•	•	•	•	•		•	•	•
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		•	•		•	•	•		•	•	•	•	-	•		•	•	

nhance range of extras available.	Eo	court	dwick	Eo	eigh	slie	ket	Шo	erton	nger	ahroke	phtley	tingham	e	Eo	sutt	cher	/ens
	2 bedroom	The Harcourt	The Har	3 bedrc	The Evel	The Elm.	The Bec	4 bedrc	The Levi	The Gra	The Pen	The Knightley	The Cot	The Mylr	5 bedro	The Cold	The Flet	The Lutyens
Kitchen																		
symphony Koncept range kitchen with laminate worktop		•	•		•	•	-		•	•	•	•	•	•		-	•	•
Stainless steel sink and drainer (single bowl) with chrome mixer tap		•	-		•	-	-		-	-	-	•	-	-		•	-	•
tainless steel sink and drainer (single bowl) with chrome mixer tap in utility							•		-		•	•	-			•	•	•
desit hob (60cm) with Indesit built-in single under oven, ith stainless steel splashback and integrated silver hood		•	•		•	•	•											
Indesit hob (60cm) 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							•		-		•	•	•			•	•	•
Bathrooms and en suite(s)																		
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			•		•	•	•		•	•	•	•	•	•		•	•	•
Shower over the bath		•																
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)		•	•		•	•	•		-	•	•	•	•	•		•	•	•
White batten light holder		•	•		•	•	•			•	•	•	•			•	•	•
Bedrooms	I			1														
Dressing area to bedroom 1																		

Symphony Koncept range 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 (60cm) 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
Bathrooms and en suite(s)
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

Dressing area to bedroom 1

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.

Linden Homes, North Central Midlands region

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. T: 01785 714 412

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