



# Stoneleigh View Kenilworth

Specification

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**Linden**  
HOMES

# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

## Kitchen

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Mountford The Becket	4 bedroom The Grainger The Pembroke The Knightley	5 bedroom The Lutyens
Symphony Konzept 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 (60 cm) with built-in single under oven, with stainless steel splashback and Indesit integrated hood	■ ■	■ ■ ■		
Indesit 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 and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■ ■	■ ■ ■	■ ■ ■	■
<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary white Tempo Arc sanitaryware suite	■ ■	■ ■ ■	■ ■ ■	■
Ideal Standard close coupled WC to cloakroom	■ ■	■ ■ ■	■ ■ ■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■ ■ ■	■ ■ ■	■

## Doors and Windows

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Mountford The Becket	4 bedroom The Grainger The Pembroke The Knightley	5 bedroom The Lutyens
Handheld hair wash attachment in bathroom		■ ■ ■	■ ■ ■	■
Shower over the bath	■ ■			
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■ ■	■ ■ ■	■ ■ ■	■
White batten light holder	■ ■	■ ■ ■	■ ■ ■	■
<b>Doors and Windows</b>				
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 chrome satin finish handles	■ ■	■ ■ ■	■ ■ ■	■
Paving outside French doors and path to garage personnel door (where applicable)	■ ■	■ ■ ■	■ ■ ■	■
<b>Bedrooms</b>				
Dressing area to bedroom 1			■	■

## General

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Mountford The Becket	4 bedroom The Grainger The Pembroke The Knightley	5 bedroom The Lutyens
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)	■ ■	■ ■ ■	■ ■ ■	■
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)		■ ■ ■	■ ■ ■	■
Car charging point	■ ■	■ ■ ■	■ ■ ■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■ ■	■ ■ ■	■ ■ ■	■
NHBC Buildmark cover	■ ■	■ ■ ■	■ ■ ■	■
First two years' customer service support from Linden Homes	■ ■	■ ■ ■	■ ■ ■	■

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



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.



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