



# Specification

We give you so much more

**Spinnaker**

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[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# Specification

## We give you so much more

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

	2 bedroom homes	3 bedroom homes	4 bedroom semi-detached homes	4 bedroom detached homes
Kitchen				
Fitted kitchen with laminate worktop and upstand	■	■	■	■
Stainless steel single undercounter oven	■	■	■	
Stainless steel double undercounter oven				■
Stainless steel gas hob	■	■	■	■
Integrated extractor hood	■	■		
Stainless steel chimney extractor hood			■	■
Integrated fridge freezer				■
Space for dishwasher and washing machine with plumbing and electrical supply	■	■	■	■
Single bowl stainless steel sink with mixer tap	■	■	■	
1½ bowl stainless steel sink with mixer tap				■
Ceiling light fitting with track spotlights	■	■		■
Bathrooms, en suites and cloakrooms				
Contemporary white sanitaryware and chrome fittings	■	■	■	■
Half height tiling above bath	■	■	■	■
Full height tiling above bath shower and in shower enclosure	■	■	■	■
Splashback tiling above basin	■	■	■	■
Electrical				
TV and BT telephone points to service cupboard, living room and family room	■	■		
TV and BT telephone points to service cupboard and living room			■	■
White pendant lamps (except kitchen & bathroom) including low energy fittings	■	■	■	■
White plastic switchplates and sockets	■	■	■	■
Internal finishes				
Walls and ceilings in white supermatt emulsion	■	■	■	■
Internal woodwork in gloss white	■	■	■	■
Oak finish internal doors with chrome ironmongery	■	■	■	■
Softwood/Redwood/MDF staircase and handrails painted white	■	■	■	■
Heating				
Gas fired system boiler with cylinder				■
Gas combi boiler	■	■	■	
General				
Part glazed GRP composite front doors with 3 point locking system (except apartments)	■	■	■	■
Low energy external lantern light to front door	■	■	■	■
Lighting to footpaths and parking courts controlled by dusk to dawn sensors	■	■	■	■

## Peace of mind

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

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