



Specification

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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.

When you have finished with this leaflet please recycle it.

Linden Homes, Countryside Partnerships South East Midlands region
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Stamford Gardens

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

| | 2 bedroom The Hardwick Cromwell Court | 3 bedroom The Eveleigh The Elmslie The Mountford The Becket | 4 bedroom The Mylne The Rutland Special The Burghley Special |
|--|---|---|---|
|--|---|---|---|

Kitchen

| | 2 bedroom The Hardwick Cromwell Court | 3 bedroom The Eveleigh The Elmslie The Mountford The Becket | 4 bedroom The Mylne The Rutland Special The Burghley Special |
|---|---|---|---|
| Symphony Konzept range kitchen | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap | | | ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | | ■ ■ |
| 4 Burner Hob (60cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Induction Hob (75cm) with built-in double oven, with (75cm) stainless steel splashback and stainless steel chimney hood | | | ■ ■ |
| Kitchen island | | | ■ ■ |
| Recessed chrome finish downlights to kitchen zone | | | ■ ■ |
| Integrated 70/30 fridge-freezer | | | ■ |
| Integrated tall fridge and integrated tall freezer | | | ■ |
| Utility room with space for washing machine and dryer | | ■ ■ | |
| Utility room with integrated washing machine and space for dryer | | | ■ |
| Integrated dishwasher and washing machine | | | ■ ■ |

Bathrooms and en suite(s)

| | 2 bedroom The Hardwick Cromwell Court | 3 bedroom The Eveleigh The Elmslie The Mountford The Becket | 4 bedroom The Mylne The Rutland Special The Burghley Special |
|---|---|---|---|
| Ideal Standard contemporary white sanitary ware suite | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Shower tray with glass enclosure to en suite | | ■ ■ ■ ■ | ■ ■ ■ |
| Shower over the bath with glass panel screen and full height Porcelanosa tiling around the bath (Bathrooms only) | ■ ■ | | ■ ■ |
| Two courses of Porcelanosa tiling to sit horizontally around the bath and a splash back above the sink | | ■ ■ ■ ■ | ■ ■ ■ |
| Full height Porcelanosa wall tiling to shower cubicle walls and splashback above sink (applicable to en suite only) | | ■ ■ ■ ■ | ■ ■ ■ |
| Full height Porcelanosa tiling to shower and bath (if applicable), half height behind sanitary ware (en suite only) | | | ■ ■ |
| Chrome towel radiator to bathroom and en suite | | | ■ ■ |



Doors and Windows

| | 2 bedroom The Hardwick Cromwell Court | 3 bedroom The Eveleigh The Elmslie The Mountford The Becket | 4 bedroom The Mylne The Rutland Special The Burghley Special |
|--|---|---|---|
| Front door with multi-point security locking system and security chain | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| PVCu double glazing to windows | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |

General

| | 2 bedroom The Hardwick Cromwell Court | 3 bedroom The Eveleigh The Elmslie The Mountford The Becket | 4 bedroom The Mylne The Rutland Special The Burghley Special |
|---|---|---|---|
| White painted walls and smooth white ceilings | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Aerial point in living room | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Gas central heating with wall mounted combi-boiler, programme selector | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Hot water cylinder heating system | | | ■ ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| BT Openreach fibre optic connection | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Provision for future electric vehicle charging point (Plot specific. Please speak with sales consultant for further details.) | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Lighting to front and wire for lighting to the rear | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Mains wired smoke detectors with battery back-up | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| Battery powered Carbon Monoxide detector to be provided | ■ ■ | ■ ■ ■ ■ | ■ ■ ■ |
| 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