

Specification

Applicable from June 2023

We give you so much more

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

2 and 3 bedroom homes

4 and 5 bedroom homes

Kitchen

Symphony fitted kitchen with laminate worktop & upstands	■	■
Single under-counter oven in stainless steel	■	■
4 burner gas hob with stainless steel splashback behind hob	■	■
Integrated extractor hood	■	
Chimney hood		■
Space for dishwasher and washing machine with plumbing and electrical supply	■	■
Single bowl stainless steel sink with mixer tap	■	■
Single bowl stainless steel sink with mixer tap to utility (where applicable)		■
Multigrid switch to kitchen appliances	■	■

Bathroom, En suite and Cloakroom

Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■
Close-coupled WC's with soft close seat & cover	■	■
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	■	■
Tiling to perimeter of bath (approx. 400mm above bath)	■	■
Full height tiling to en suite shower area	■	■
Splashback tiling to all basins	■	■

Electrical

White pendant lights throughout	■	■
TV and BT points as working drawing	■	■
White switchplates and sockets throughout	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■

Heating

A-rated energy efficient gas boiler	■	■
Honeywell 7 day programmable thermostat control	■	■
Myson radiators with thermostatic valves	■	■

Internal finishes

White internal doors with satin chrome ironmongery	■	■
Timber staircase with gloss painted woodwork	■	■
Internal woodwork in gloss white	■	■
Walls in white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■

External

GRP main entrance door with multi point locking system	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■
PVCu white windows and casement doors with multi point locking system	■	■
Contemporary external light to front	■	■
Buff riven paving slabs to paths and patio	■	■

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 see our sales consultant.

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