



Specification

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Pleasley View

Shirebrook NG20 8FY | 01623 306 796

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Specification

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

	2 bedroom			3 bedroom				
	The Harcourt	The Harcourt II	The Atkins	The Eveleigh	The Emmett	The Mountford	The Vale	The Wyatt
Kitchen								
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 Ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■	■	■
Indesit Ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel charcoal filtered 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						■		
Bathroom, en suite(s)								
Contemporary white sanitaryware	■	■	■	■	■	■	■	■
Close Coupled WC to cloakroom	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite				■	■	■	■	■
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	■	■	■	■	■	■	■	■
Doors & Windows								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■
Other								
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	■	■	■	■	■	■	■	■
Air Source Heat Pump	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■

Specification (continued)

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

	3 bedroom	The Wyatt II	The Robin	The Coatham	The Brook	4 bedroom	The Myline	The Goodridge	The Aslin	The Burnet
Kitchen										
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 Ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■					
Indesit Ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel charcoal filtered 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			■	■			■			
Bathroom, en suite(s)										
Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■
Close Coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■
Doors & Windows										
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■		■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■
Other										
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	■	■	■	■	■	■	■	■	■	■
Air Source Heat Pump	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■