

# Specification

## We give you so much more

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	The Harcourt	3 bedroom	The Eveleigh	The Elmslie	The Mountford	4 bedroom	The Mylne	The Leverton
<b>Kitchen</b>									
Fitted 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 (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■			
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel 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						■			■
<b>Bathroom, en suite(s)</b>									
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard 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	■	■	■	■	■	■	■	■	■
<b>Doors &amp; Windows</b>									
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)	■	■	■	■	■	■	■	■	■
<b>Other</b>									
Walls and ceilings in White matt emulsion	■	■	■	■	■	■	■	■	■
TV point to lounge and family room	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■
Ideal combi-boiler 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)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■