

Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

	2 bedroom The Swinley	3 bedroom The Muirfield The Troon	4 bedroom The Lytham The Portrush The Birkdale	5 bedroom The Turnberry The Carnoustie The Sunningdale The Augusta
Kitchen (4 and 5 bedroom homes) †				
Symphony kitchen with laminate worktop*			■ ■ ■	■ ■ ■ ■
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			■	■ ■ ■ ■
Appliances including: double oven, chimney hood, gas hob, integrated 50 / 50 fridge freezer			■ ■ ■	■ ■ ■ ■
Stainless steel splashback, drawer pack and cutlery tray, LED lighting, housing and door fronts for additional appliances			■ ■ ■	■ ■ ■ ■
Hob (60 cm) with built-in double under oven, with stainless steel splashback and stainless steel chimney hood			■ ■ ■	■ ■ ■ ■
Integrated 50/50 fridge-freezer			■ ■ ■	■ ■ ■ ■
Integrated dishwasher			■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen or utility			■ ■ ■	■ ■ ■ ■
Kitchen (1-3 bedroom homes)				
Symphony kitchen with laminate worktop*	■	■ ■		
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■		

■ Not applicable to this housetype
 ■ Fitted as standard - included in the property
 * Subject to stage of construction
 † 5 bedroom homes have Enhance upgrade package EK006A included. Please see separate Enhance brochure, or speak to a sales consultant, for further details.

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Hob (60cm) with built-in single under worktop oven, with stainless steel splashback and integrated silver hood	■	■ ■		
Fridge / freezer space	■	■ ■		
Space for dishwasher with plumbing and electrics	■	■ ■	■ ■ ■	
Space for washing machine with plumbing and electrics in kitchen or utility	■	■ ■		
Bathrooms and en suite(s)				
Ideal Standard contemporary sanitaryware	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure			■ ■ ■	■ ■ ■ ■
Handheld hair wash attachment in bathroom	■	■ ■	■ ■ ■	■ ■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■ ■	■ ■ ■	■ ■ ■ ■
Radiator in bathroom / en suite	■	■ ■	■ ■ ■	■ ■ ■ ■
Doors and Windows				
Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■	■ ■ ■ ■

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Doors and Windows				
PVCu double glazing windows	■	■ ■	■ ■ ■	■ ■ ■ ■
Double glazed PVCu French doors	■	■ ■	■ ■ ■	■ ■ ■ ■
White ladder style internal doors with chrome lever handles	■	■ ■	■ ■ ■	■ ■ ■ ■
Paving outside French doors and path to garage personnel door (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
General				
White painted walls and white ceilings	■	■ ■	■ ■ ■	■ ■ ■ ■
Multi-media point in living room (CAT 6 cabling)	■	■ ■	■ ■ ■	■ ■ ■ ■
TV point to bedroom 1 and family room (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Master telephone socket (plus to study where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal combi-boiler with heating control and room thermostat(s)	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal system boiler and separate hot water cylinder, with heating control and room thermostat(s)			■	■ ■ ■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■	■ ■ ■	■ ■ ■ ■
Outside tap	■	■ ■	■ ■ ■	■ ■ ■ ■
Contemporary outside light to front door and wiring only to the rear door	■	■ ■	■ ■ ■	■ ■ ■ ■
Mains operated doorbell (push), satin chrome finish	■	■ ■	■ ■ ■	■ ■ ■ ■
Mains wired smoke detectors with battery back-up (1 per floor)	■	■ ■	■ ■ ■	■ ■ ■ ■
Battery powered carbon monoxide detector located next to boiler	■	■ ■	■ ■ ■	■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Landscaped front gardens	■	■ ■	■ ■ ■	■ ■ ■ ■
NHBC Buildmark cover	■	■ ■	■ ■ ■	■ ■ ■ ■
First two years' customer service support from Linden Homes	■	■ ■	■ ■ ■	■ ■ ■ ■



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.