



# Western Gate Northampton

Specification - Phase 2

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**Linden**  
HOMES

# 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.

## Kitchen

	2 bedroom The Holdenby The Harcourt		3 bedroom The Emmett The Mountford		4 bedroom The Aslin The Birkdale The Goodridge The Porttush The Lytham The Grainger The Knightley				5 bedroom The Ripley The Yewtree The Carnoustie			
Symphony range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl)with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■
Indesit hob (60cm) with built-in single oven, with stainless steel splashback and integrated silver hood	■	■	■	■								
Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility or kitchen	■	■	■	■	■	■	■	■	■	■	■	■
<b>Bathrooms and en suite(s)</b>												
Ideal Standard contemporary white Tempo Arc sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■	■

Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite			■	■	■	■	■	■	■	■	■	■	■
Shower over the bath	■	■											
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>Doors and Windows</b>													
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed bi-fold doors										■	■		
White ladder style internal doors with chrome lever	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■

## General

	2 bedroom The Holdenby The Harcourt		3 bedroom The Emmett The Mountford		4 bedroom The Aslin The Birkdale The Goodridge The Porttush The Lytham The Grainger The Knightley				5 bedroom The Ripley The Yewtree The Carnoustie				
White painted walls and white ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■	■

- Fitted as standard - included in the property
- \* Subject to stage of construction



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.

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