

Specification

Edwalton Fields

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lindenhomes.co.uk



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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

e Enhance range of extras available.	2 bedroom	The Harcourt	The Hardwick	3 bedroom	The Eveleigh	The Elmslie	The Becket	4 bedroom	The Leverton	The Grainger	The Pembroke	The Knightley	The Cottingham	The Mylne	5 bedroom	The Colcutt	The Fletcher	The Lutyens
Kitchen								Γ										
Symphony Koncept 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 hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood		•	•		•	•	•											
Indesit hob (60cm) 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							•		•		•	•	•			•		-
Bathrooms and en suite(s)																		
ldeal Standard contemporary white Tempo sanitary ware		•	•		•	•	•		•	•	•	•	•	•		•	•	•
Ideal Standard close coupled WC to cloakroom		•	•		•	•	•		•	•	•	•	•	•		•	•	•
ldeal Standard low profile shower tray with glass enclosure in en suite			•		•	•	•		•	•	•	•	•	•		•	•	•
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		•	•		-	•	•		•	•	•	•	•			•	•	•
Bedrooms																		
								_										

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







2 bedroom The Hardwick 3 bedroom The Eveleigh The Elmslie The Becket 4 bedroom The Caringer The Knightley The Knightley The Mylne 5 bedroom The Cottingha The Cottingha	The Lutvens
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Doors and Windows

•	•	•		•	•	•	•	•	•	•	•	•	•	•	Front door with multi-point security locking system and security chain
•	•	•		•	•	•	•	•	•	•	•	•	•	•	PVCu double glazing to windows
•	•	•		•	•	•	•	•	•	•	•	•	•	•	Double glazed PVCu French doors
•	•	•		•	•	•	•	•	•	•	•	•	•	•	ternal doors to be ladder door style pre-primed with Brass Satin finish handles
•	•	•		•	•	•	•	•	•	•	•	•	•	•	Paving outside French / bi-fold door and path to garage personnel door (where applicable)
			_												General
•	•	•		•	•	•	•	•	•	•	•	•	•	•	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
						•	•	•	•	•	•	•		•	ldeal combi-boiler with Honeywell heating control and room thermostat(s)
•	•		_		•										Ideal system boiler and separate hot water cylinder, 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
•	•			•	•	•	•	•	•	•	•	•	•	•	attery 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

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding Linden Homes, North Central Midlands region

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