



Specification

Park Gate

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Linden
HOMES

Park Gate

Kidderminster

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.



	2 bedroom The Hardwick The Kirk		3 bedroom The Elliot The Francis The Mountford The Croft		4 bedroom The Pembroke The MacArthur	
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 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					■	■
Space for fridge freezer, dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■	■	■	■	■	■
Bathrooms and en suite(s)						
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal 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	■	■	■	■	■	■
Doors and Windows						
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■

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General						
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■
PV solar panels**	■	■	■	■	■	■
Car charging point**	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	◇	◇	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to living room	■	■	■	■	■	■
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	■	■	■	■	■	■

■ Fitted as standard - included in the property
 * Subject to stage of construction
 ** Applicable to selected plots only. Please see sales consultant for further details.

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.

When you have finished with this leaflet please recycle it.

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Produced by the Vistry Group Design Studio. DS11185 / 07.24

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