



The Maltby



The Hatfield



The Kellingly



The Hartington



The Thoresby

## Specification -

No compromise, all house types have the same exceptional quality and specification

### Energy Saving Features

- Fully insulated walls, floors and roofs.
- Double glazing
- Gas fired high efficiency boiler / hot water
- Electric car charging point (optional extra subject to terms and conditions)

### Safety & Security

- Security alarm
- External lighting to the front & rear
- Mains operated smoke & heat detectors with battery backup
- Front door with multi-point locking
- uPVC French doors with multi-point locking system

### External

- Drive for off road parking (2 cars)
- Fencing & rear gate (refer to plot & layout)
- Turfed garden (refer to plot & layout)
- Outside water tap

### Lounge

- TV point
- USB plug sockets to living room

### Floor Finishes

- Quality vinyl to hall, Wc, and kitchen. Floor tiles to Bathroom & En-Suite
- Carpet to Lounge, Landing, Bedrooms & Stairs (see each plot for details)

### Kitchen

- Integrated fridge/freezer & dishwasher
- Plumbing & electrics for washing machine
- Chrome coloured ironmongery
- Electric induction hob and oven with extractor hood.
- Complementary worktops and upstands
- TV point to Kitchen

### Bedrooms

- TV point in bedrooms

### Bathroom & En-Suites

- Thermostatic shower over bath
- Towel radiator
- Mixer taps
- Thermostatic shower to En-Suite
- Fully wall tiled to bathrooms & en-suite- Check each plot for details.

### Confidence

- 10 year Advantage warranty (see warranty terms & conditions for more information)



10yr Building Warranty



# The Sidings

Langwith, Derbyshire

Two Bedroom & Three Bedroom Properties Available



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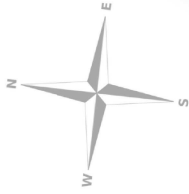
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# The Sidings






Langwith, Derbyshire

Two Bedroom & Three Bedroom Properties



Approximate site orientation  
Indicative layout, materials & landscape  
design may change.



-  House Type A - The Maltby
-  House Type B - The Hatfield
-  House Type C - The Thoresby
-  House Type D - The Hartington
-  House Type E - The Kellingley



# The Hartington

Three Bedroom  
Detached



10yr Building Warranty



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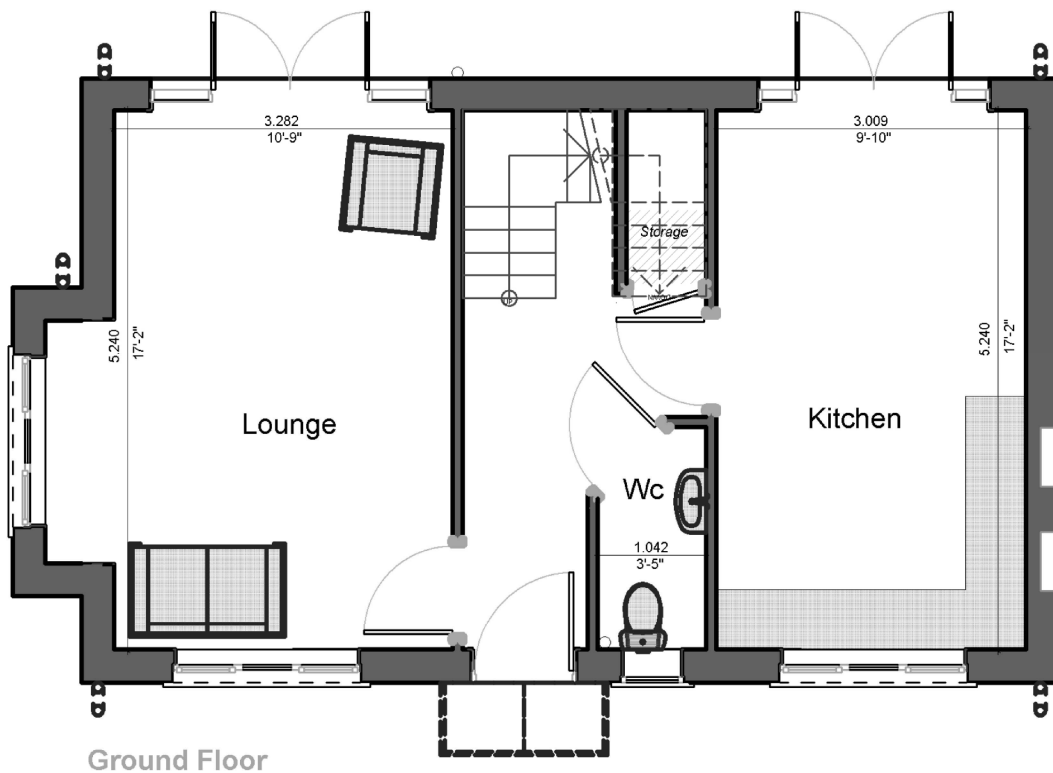
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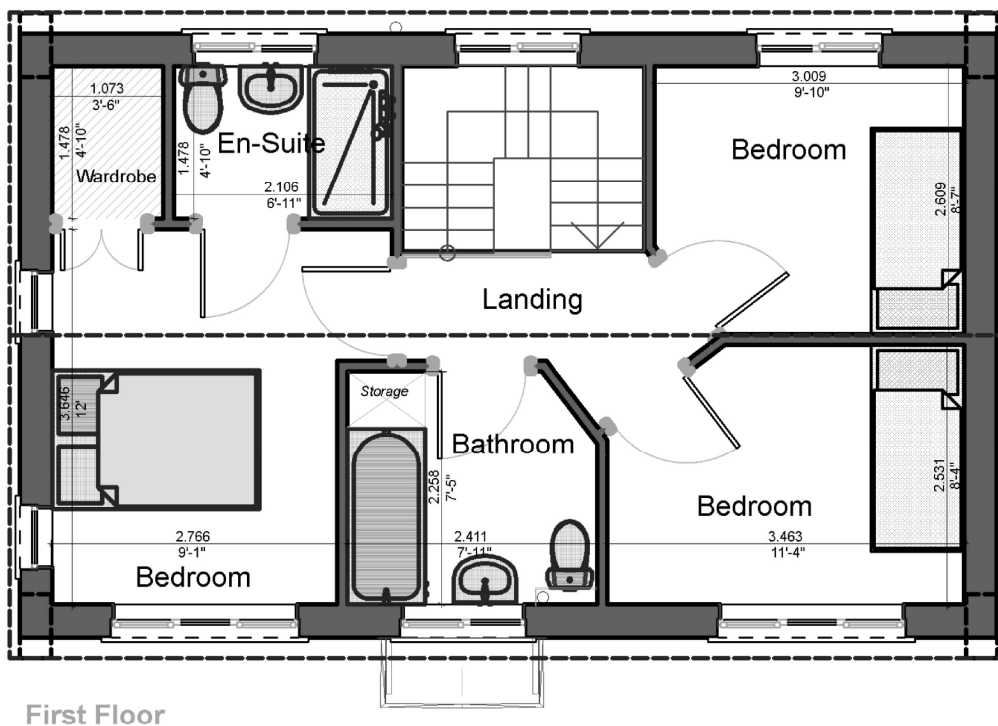
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# The Hartington



**Approx Gross Internal  
First Floor Area**  
47.45 m<sup>2</sup>

510.74 ft<sup>2</sup>



**Approx Gross Internal  
First Floor Area**  
45.875 m<sup>2</sup>

493.79 ft<sup>2</sup>

**Approximate IPMS2 total floor area m<sup>2</sup> / ft<sup>2</sup>**  
(ground & First Floor)

$$47.45\text{m}^2 + 45.875\text{m}^2 =$$

93.32m<sup>2</sup>

1004.48 ft<sup>2</sup>

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# The Hatfield

Three Bedroom

Detached & Semi-Detached Available



10yr Building Warranty



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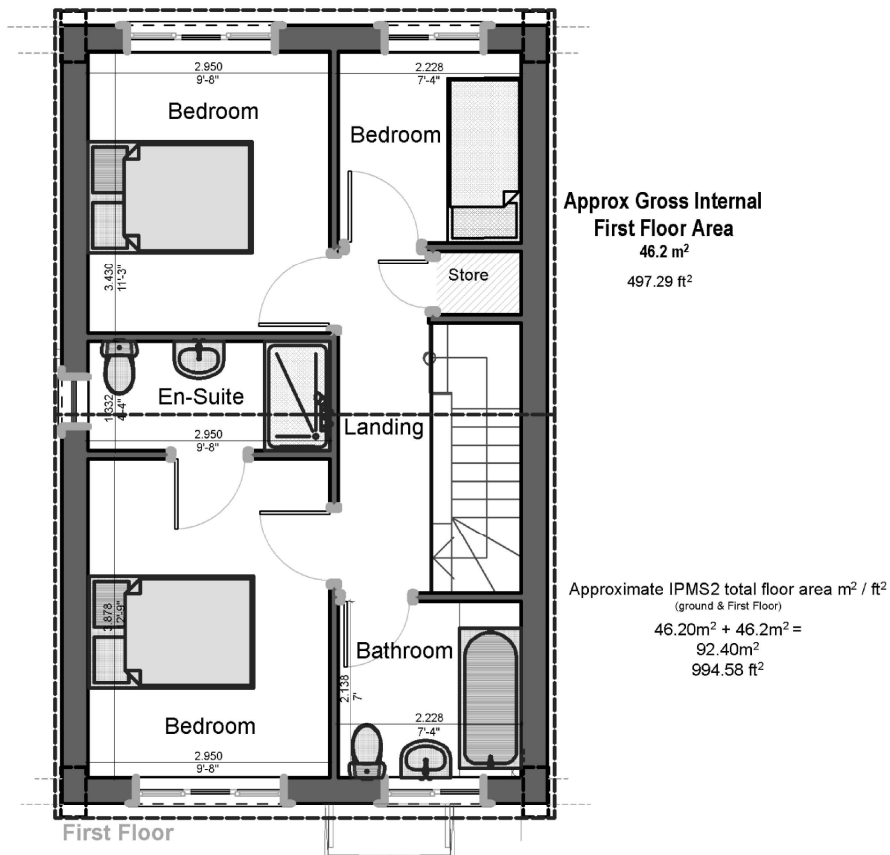
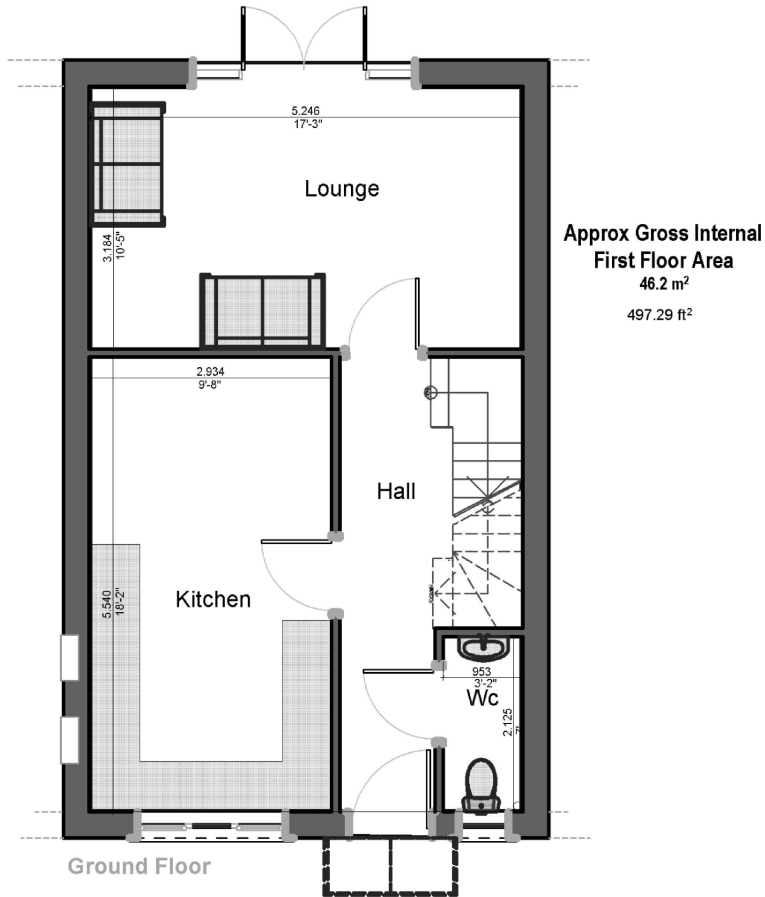
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# The Hatfield



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# The Kellingley

Three Bedroom  
Detached



10yr Building Warranty



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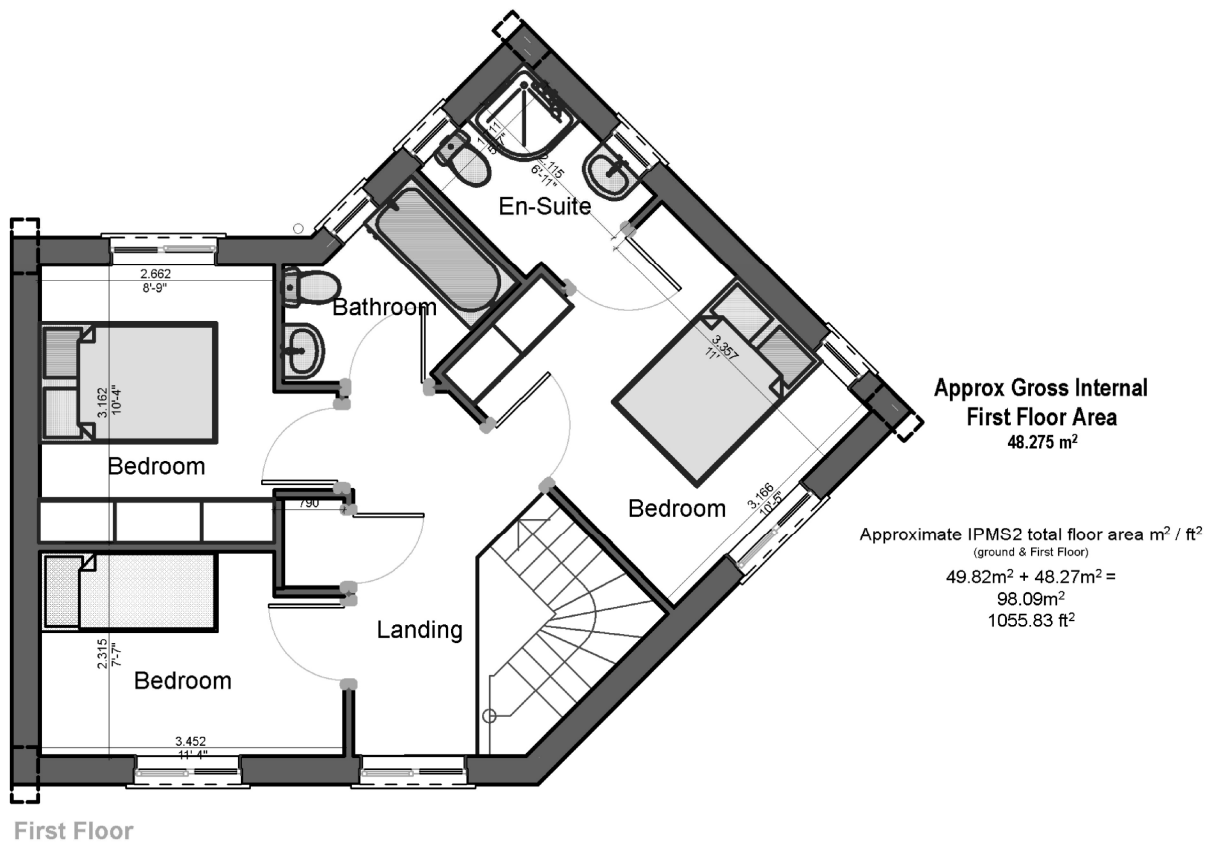
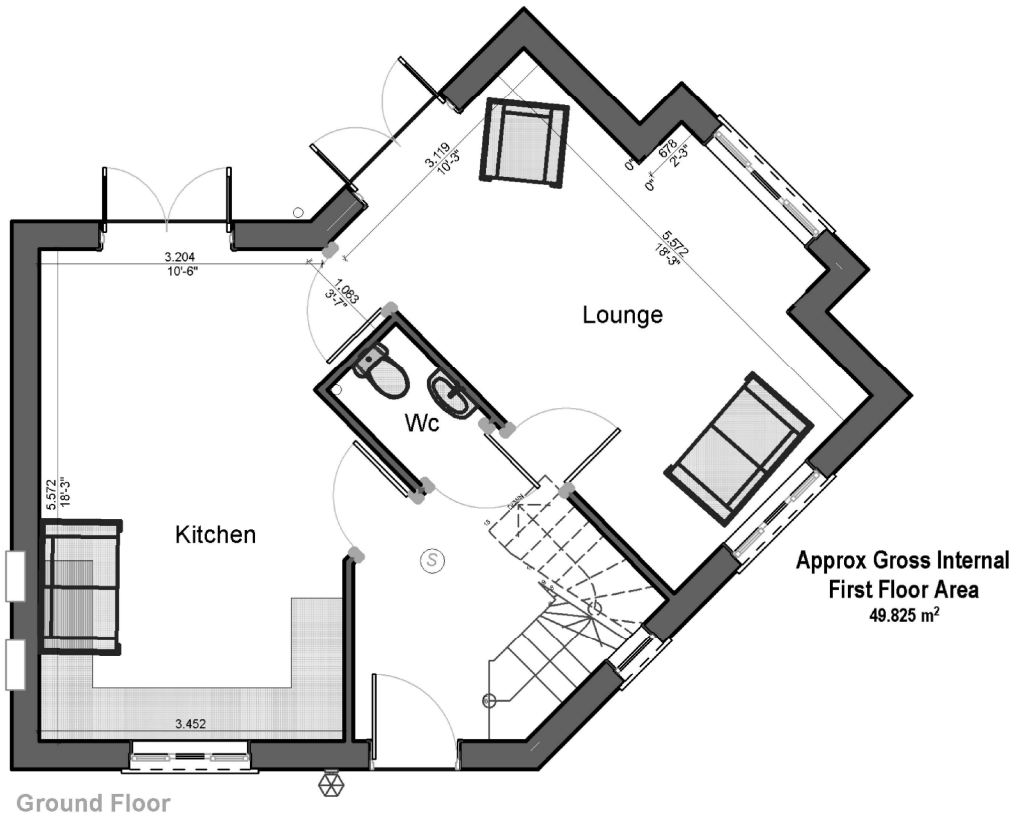
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# The Kellingley



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# The Maltby

Two Bedroom

Detached & Semi-Detached Available



10yr Building Warranty



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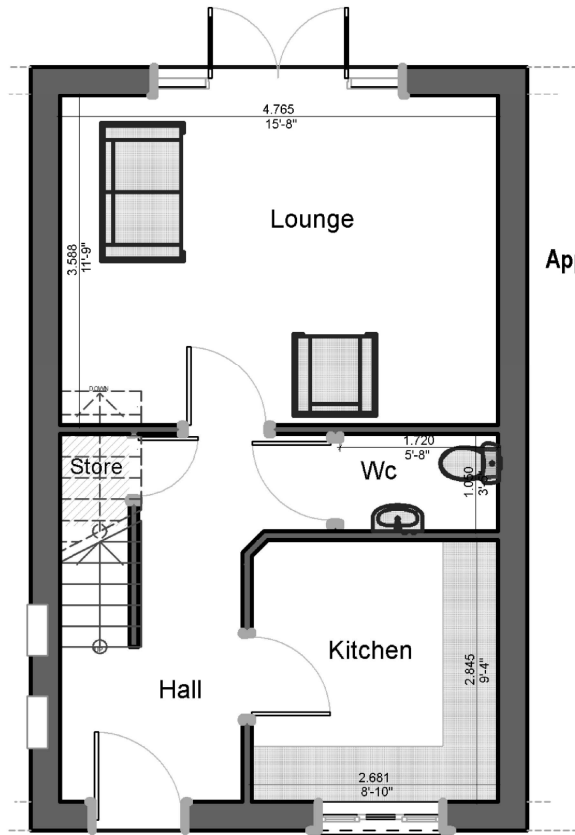
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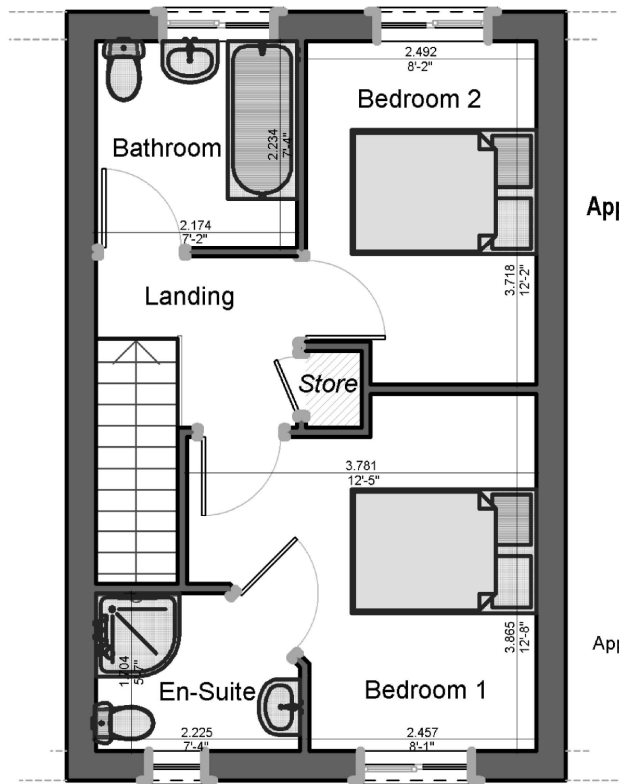
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# The Maltby



**Approx Gross Internal  
First Floor Area**  
36.6 m<sup>2</sup>  
393.95 ft<sup>2</sup>

Ground Floor



**Approx Gross Internal  
First Floor Area**  
36.6 m<sup>2</sup>  
393.95 ft<sup>2</sup>

**Approximate IPMS2 total floor area m<sup>2</sup> / ft<sup>2</sup>**  
(ground & First Floor)  
36.60m<sup>2</sup> + 36.60m<sup>2</sup> =  
73.20m<sup>2</sup>  
787.91 ft<sup>2</sup>

First Floor

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# The Thoresby

Three Bedroom  
Detached



10yr Building Warranty



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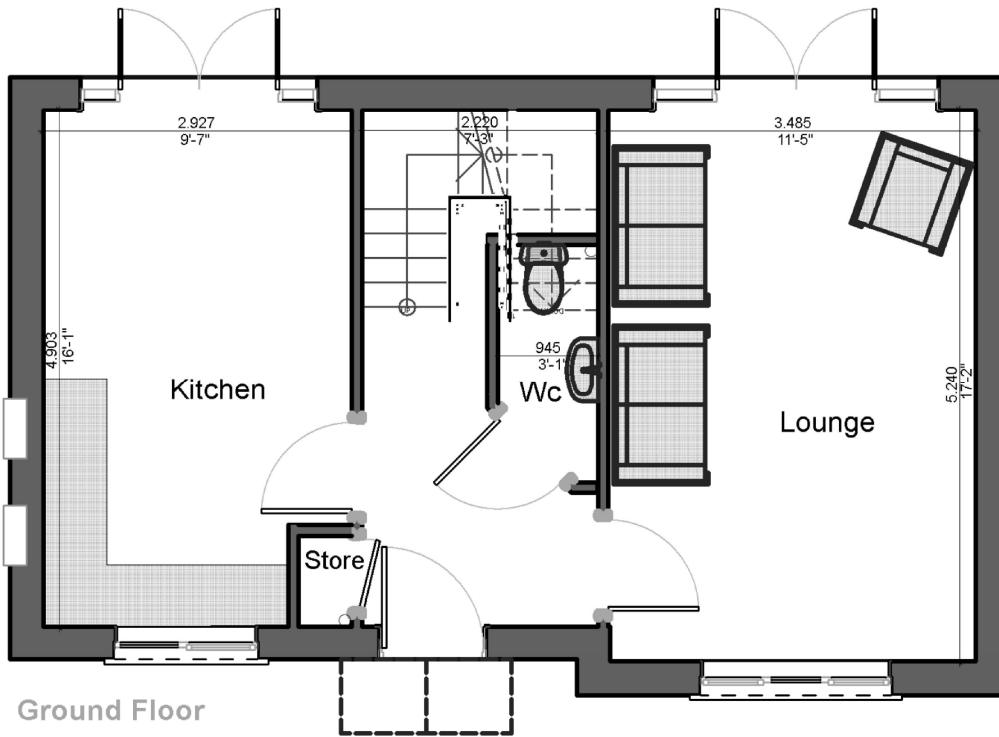
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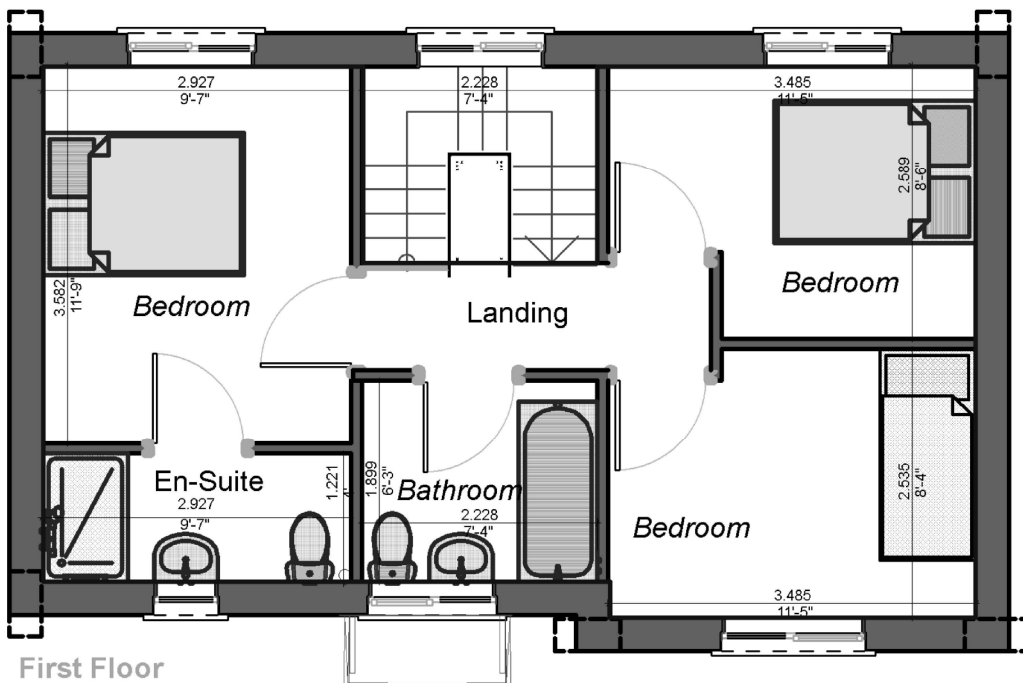


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# The Thoresby



Approx Gross Internal  
First Floor Area  
44.075 m<sup>2</sup>  
474.41 ft<sup>2</sup>



Approx Gross Internal  
First Floor Area  
44.075 m<sup>2</sup>  
474.41 ft<sup>2</sup>

Approximate IPMS2 total floor area m<sup>2</sup> / ft<sup>2</sup>  
(ground & First Floor)  
44.075m<sup>2</sup> + 44.075m<sup>2</sup> =  
88.15m<sup>2</sup>  
948.83 ft<sup>2</sup>

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