WEST THORNE GRANGE Scothern, Lincoln LN2 2TZ

SPECIFICATION

ELECTRICAL & CONNECTIVITY

Modern conveniences are thoughtfully integrated throughout your home.

As standard, your home includes:

- TV aerial points to principal rooms
- Integrated USB double sockets to principal rooms (as shown on the property plan)
- External 240V double power socket
- External lighting to front and rear entrances
- Wireless video doorbell
- Superfast fibre broadband infrastructure to property

ENERGY EFFICIENT FEATURES

Designed for modern, sustainable living, every home includes a range of energy-efficient features as standard, helping to reduce running costs and environmental impact.

- Air Source Heat Pump (ASHP) with hot water cylinder
- Solar Photovoltaic (PV) panels
- Triple-glazed uPVC cream windows with white internal finish
- Triple-glazed French doors
- Electric Vehicle (EV) charging point

QUALITY FLOORING

Quality flooring to complete your home.

Flooring finishes for your new home:

- Luxury Vinyl Tile (LVT) or vinyl flooring to the kitchen, utility room, cloakroom and bathrooms
- A choice to upgrade to carpets throughout the remaining rooms
- An Upgrade Plus package featuring Luxury Vinyl Tile (LVT) to additional living areas and Herringbone as an option.

QUALITY FINISHES

Every Lindum Home is finished to a high standard, with timeless décor and carefully selected features ready for you to make your own.

As standard, your home includes:

- White emulsion finish to walls and ceilings
- White satinwood finish to skirting boards, architraves and window sills
- White satinwood painted staircase and handrail
- Internal oak veneered cottage-style doors
- Outside tap
- Landscaping to front gardens

KITCHEN & UTILITY AREAS

Our contemporary kitchens combine quality craftsmanship with practical features, creating a stylish and functional heart of the home.

As standard, they include: Soft-close fitted kitchen cupboards and drawers. integrated oven, hob and extractor hood, brushed chrome LED downlights, sink with chrome mixer tap, ceramic tiling above worktops or upstands along with a choice of kitchen finishes (subject to build stage) and flooring.

	Sandringham	Kensington	Windsor	Richmond	Regent	Hampton	Grosvenor	Hyde	Kingsbourne /Osbourne	Burgess	Clarence	Greenwich	Eltham
Choice of square edge laminate worktop	*	*	*	*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of quartz worktop	✓	✓	✓	✓	*	*	*	*	*	*	*	*	*
Single bowl sink and drainer with monochrome mixer tap	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓
One and a half bowl sink and drainer with monochrome mixer tap	n/a	n/a	n/a	n/a	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a
Undermounted sink	✓	✓	✓	✓	*	*	*	*	*	*	*	*	*
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*	*
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*	*
Integrated single oven	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓
Integrated double oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a	n/a	n/a
Integrated microwave	✓	✓	*	*	*	*	*	*	*	*	✓	n/a	n/a
Ceramic Hob	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓
Induction hob	✓	✓	✓	✓	✓	✓	✓	✓	*	*	*	*	*
Wine cooler 300ml	✓	✓	*	*	*	*	*	*	*	n/a	n/a	n/a	n/a

BATHROOMS/ENSUITE(S)/SHOWER ROOM

Thoughtfully designed with quality fixtures and contemporary finishes, our bathrooms and en-suites provide a practical and relaxing space to enjoy every day.

As standard, they include: Contemporary white sanitaryware, bath with shower over, or separate shower enclosure (subject to house type), ceramic wall tiling to selected areas as per house type plans, white heated towel rail, brushed chrome LED downlights, shaver socket and choice of flooring.

Rainfall shower head (double shower head subject to house type)	*	*	*	*	*	*	*	*	*	*	*	*	*
Additional wall tiling i.e. half height/full height	*	*	*	*	*	*	*	*	*	*	*	*	*
Fitted vanity furniture	✓	✓	✓	✓	✓	✓	✓	n/a	*	n/a	✓	n/a	n/a
BEDROOMS													
Wardrobe with sliding doors to Master Bedroom	✓	✓	✓	✓	✓	✓	✓	✓	*	*	*	*	*
FINISHES													
Carpets with door matt to front door entrance	*	*	*	*	*	*	*	*	*	*	*	*	*
LVT flooring to additional rooms	*	*	*	*	*	*	*	*	*	*	*	*	*
Glazed door(s) as per property floor plan	✓	✓	✓	✓	✓	✓	✓	✓	*	*	*	*	*
EXTERNAL													
Turf to rear garden	*	*	*	*	*	*	*	*	*	*	*	*	*

KEY: ✓ Supplied as standard * Optional extra. Please speak to a sales advisor for further details and cost. **n/a** This is not available in this house type.

Please Note:
Full property plans can be obtained from the sales office. All changes are subject to availability and the stage of build of the property. Lindum Homes reserves the right to change the specification and extras at any time. The current version of the specification and floor plans will be provided in your reservation pack. Lindum Homes reserves the right to change the brand of appliances to an alternative brand if the current product is unavailable. * Principal rooms referred to are kitchen/diner/garden room, lounge and bedroom 1 as appropriate*.