Millstone Park

Burwell

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

Millstone Park

Newmarket Road, Burwell CB25 0AE | **01638 438210**

lindenhomes.co.uk

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BURWELL





Welcome to
Millstone Park

This exciting new development is in the historic Cambridgeshire village of Burwell and within easy reach of Cambridge and Newmarket. Burwell benefits from a wide range of residential amenities and services, including a doctor's surgery, day nursery, primary school, post office, public houses, local convenience stores and a café.

Millstone Park is set to meet the needs of new residents whilst welcoming and embracing the existing population, providing a sense of place and community which enhances the existing character of this village location.

At the Millstone Park development you can choose from a selection of 2, 3, 4 and 5 bedroom homes that are designed to suit the needs of today's lifestyle.

The B1102 runs through Burwell and leads to nearby Fordham to the north while connecting to the A14 to the south of the village. The A14 links to the university city of Cambridge and to the M11, which takes you to London.

Burwell is a bustling village with a Co-operative supermarket, petrol station, pharmacy, coffee shop, newsagents and hair and beauty services. Further afield in Newmarket you will find a Tesco Extra, Waitrose and Aldi supermarket just 3.5 miles away.

Go back in time with a visit to Burwell Museum and Windmill. The museum includes an 18th-century barn, filled with reconstructions that depict how living spaces would have been in Burwell in the 1700s. Stevens' Mill, meanwhile, is the village's only surviving mill. It was built in the 1820s and provided flour for villagers and farmers in the area.

If you enjoy a live performance, take in a production at Burwell House. This popular venue dates back to the 1700s and is now an events and educational space that is used by schools and residential groups.

There are also walking routes that take in Burwell Lode. Lovers of walking and hiking can try the 10.6km Burwell Fen Circular, one of the area's more popular trails.

The perfect position

Education for everyone

You can find several primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted in the area. The world-renowned University of Cambridge is half an hour away from Burwell. This historic educational institution consistently ranks among the leading universities in the country.

Addenbrooke's Hospital

30.0 miles | 30 mins drive

30 mins



Tesco Superstore

3.5 miles | 9 mins drive

9 mins



Newmarket Academy

3.5 miles | 10 mins drive

10 mins



Millstone Park

Aldi Supermarket

3.5 miles | 9 mins drive

9 mins



Newmarket Community Hospital

3.6 miles | 10 mins drive

10 mins





Newmarket Leisure

3.5 miles | 10 mins drive

10 mins





Burwell Village College (Primary)

0.8 miles | 3 mins drive

3 mins





Newmarket Train Station

5.3 miles | 15 mins drive

15 mins



Distances and timings are approximate and for reference only.
Calculated using maps.google.co.uk

A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£1.4 million** in local schemes to support the community surrounding your new home in Burwell.

These schemes include:

Improved public transport services



Libraries



> “Linden homes has invested more than **£1.4 million** towards community schemes”

Cycle routes



Public open spaces and play improvement



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

The **Key Worker** scheme is exclusively available to Key Workers and it offers a price discount of £1,000 for every £20,000 you spend on a Linden Home, up to a maximum of £25,000. Plus we'll also include your flooring to help save you even more!

Family Assist

When your friends or family contribute a minimum of 5% to your deposit for a new Linden home, we'll say thanks to them with £2,000 and give you another 5% towards your deposit!

*Please note that all schemes are subject to Terms & Conditions. Schemes are not in conjunction with any other offers. For more details please visit our website or contact the Sales Consultant.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that is a 5-star HBF housebuilder. **This means more than 90% customers would recommend us to a friend.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Millstone Park

Newmarket Road,
Burwell, CB25 0AE

Cover photograph of Burwell. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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Development plan

Millstone Park

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Millstone Park
Burwell



5 bedroom homes

- The Colcutt
- The Fletcher
- The Nash

4 bedroom homes

- The Aslin
- The Knightley
- The Mylne
- The Pembroke
- The Ripley II

3 bedroom homes

- The Eveleigh
- The Wyatt
- The Mountford
- Sage Home

2 bedroom homes

- The Hardwick
- The Glaston

Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes
built by Linden Homes

bcp bin collection point
leap local equipped play area
ss substation **v** visitor space

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Hardwick

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

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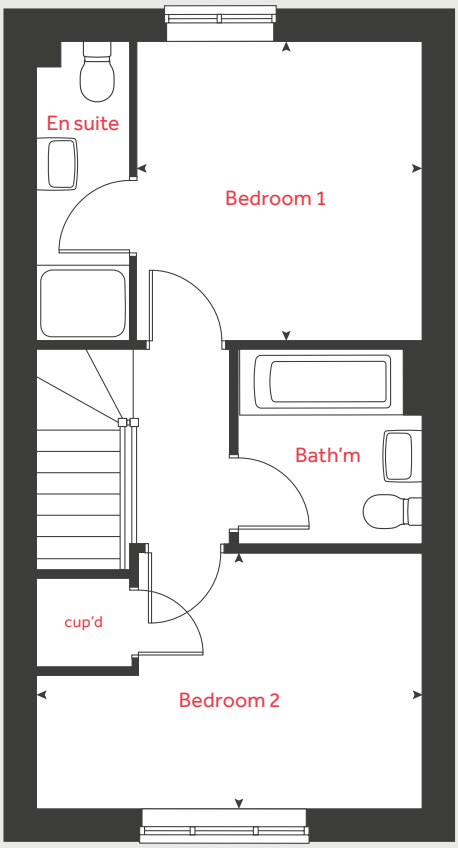
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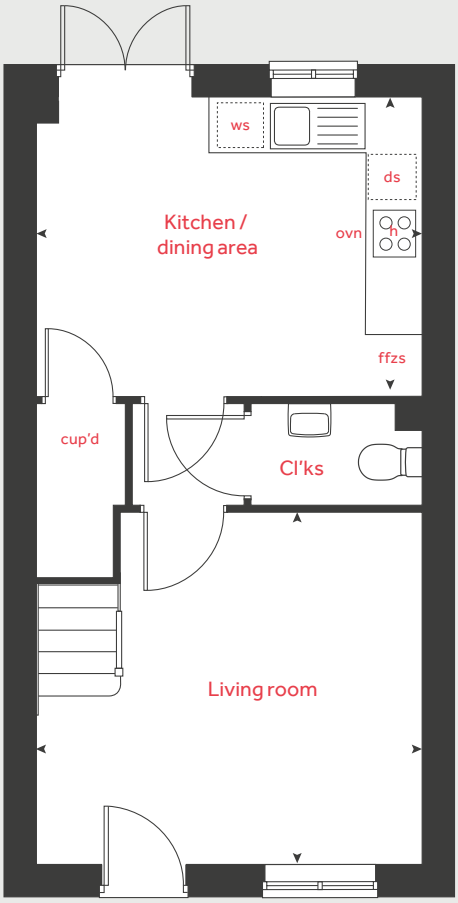
The Hardwick

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor		
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Hardwick | Millstone Park |

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The Glaston

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

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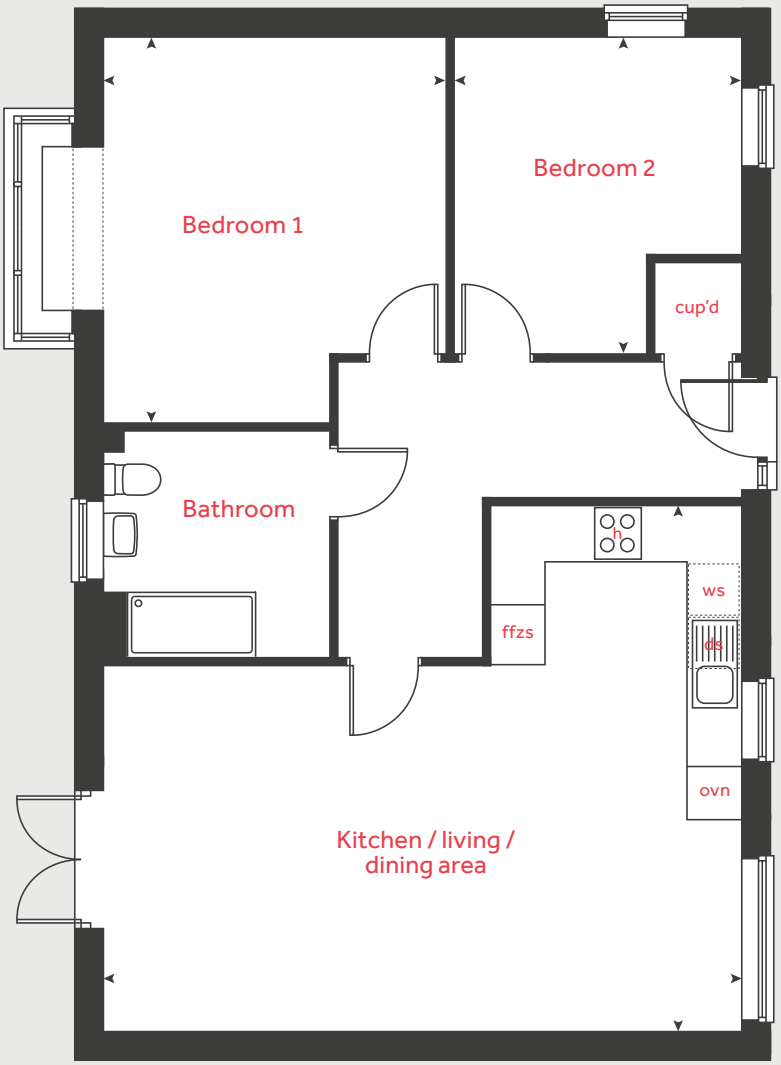
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The Glaston

2 bedroom home

Ground floor



Ground floor

Kitchen / living / family area
7.00m x 5.75m 22' 12" x 18' 10"

Bedroom 1
3.70m x 4.20m 12' 2" x 13' 9"

Bedroom 2
3.10m x 3.40m 10' 2" x 11' 2"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ws	washing machine space		

The Glaston | Millstone Park |

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The Wyatt

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

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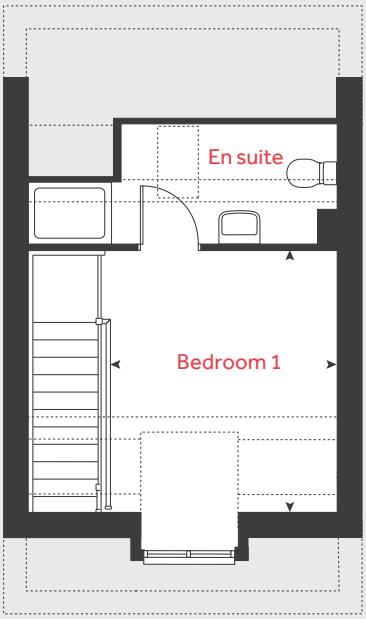
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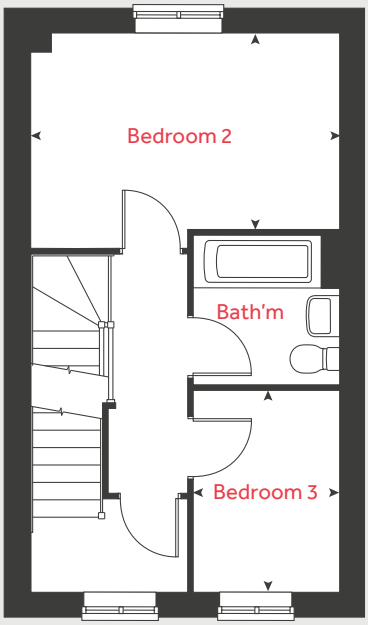
The Wyatt

3 bedroom home

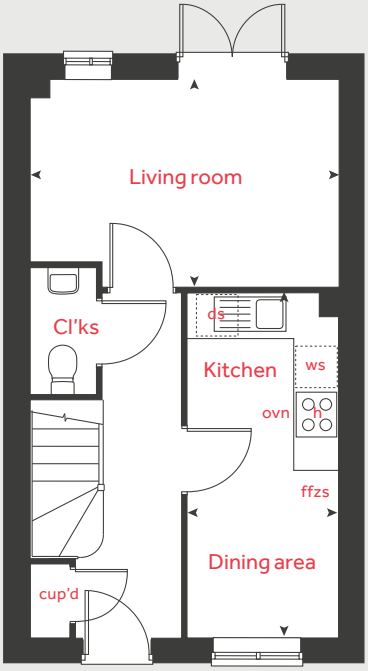
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.00	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor		
Bedroom 2	4.08 x 2.82	13' 5" x 9' 3"
Bedroom 3	2.66 x 1.93	8' 8" x 6' 4"

Second floor		
Bedroom 1	3.21 x 2.99	8' 8" x 9' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Wyatt | Millstone Park |

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The Eveleigh

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

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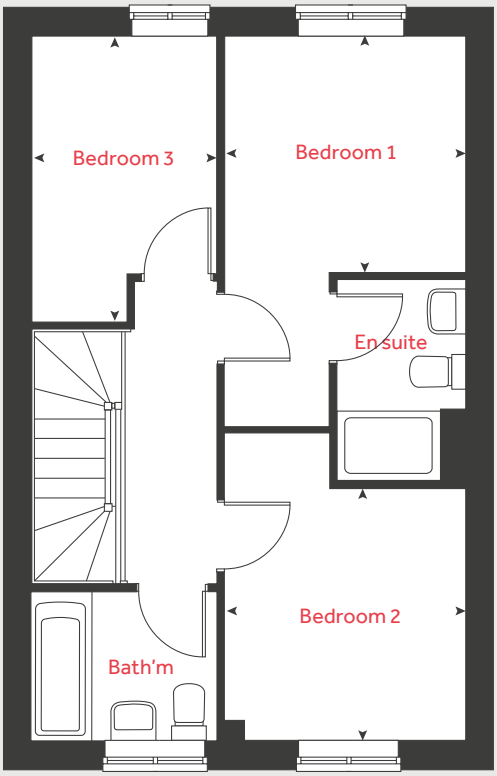
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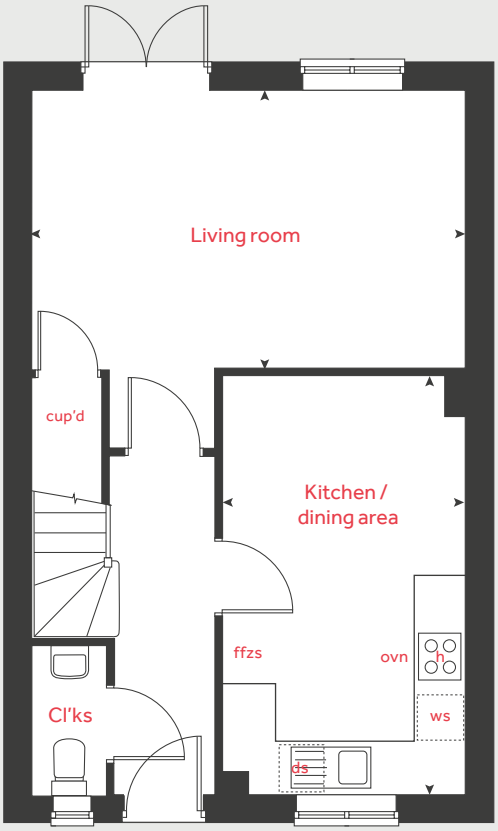
The Eveleigh

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.95 x 3.19	16' 4" x 10' 6"

First floor		
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Eveleigh | Millstone Park |

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The Mountford

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Low flow fittings to reduce water waste

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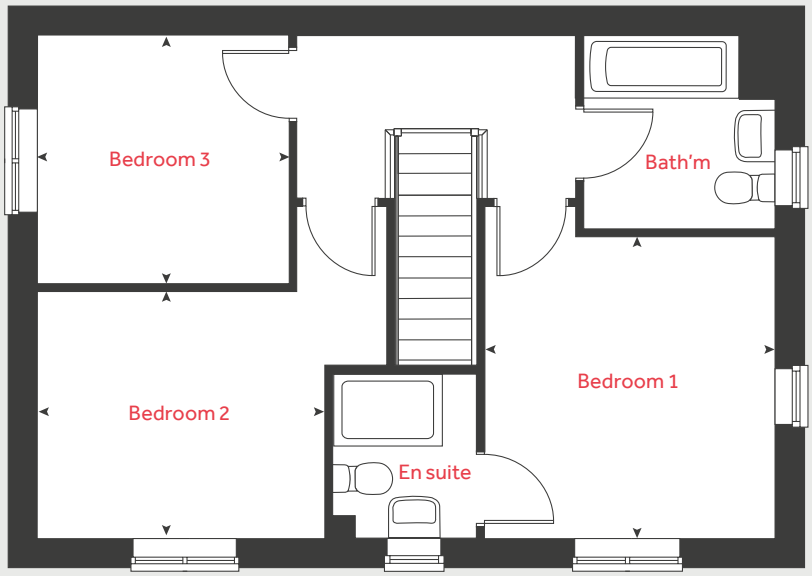
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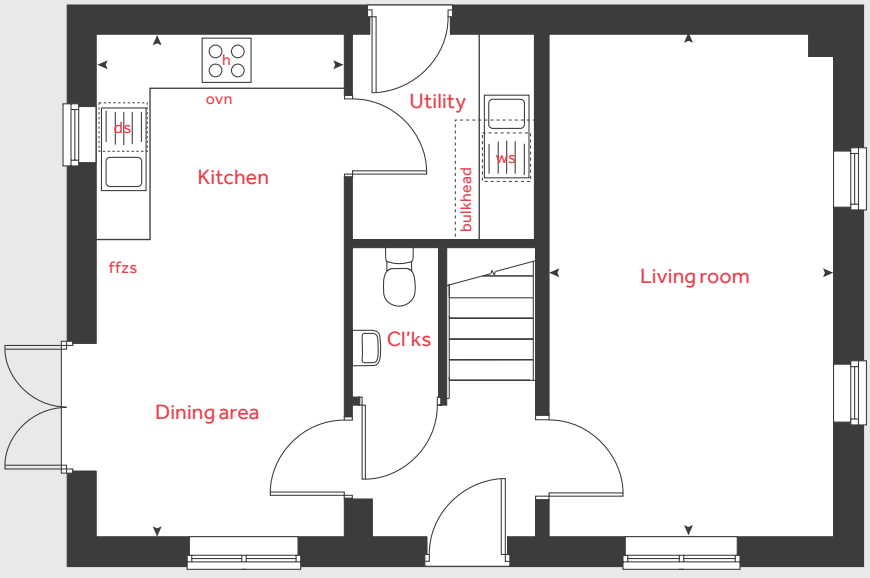
The Mountford

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18' 4" x 8' 9"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor		
Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Mountford | Millstone Park |

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The Aslin

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Low flow fittings to reduce water waste

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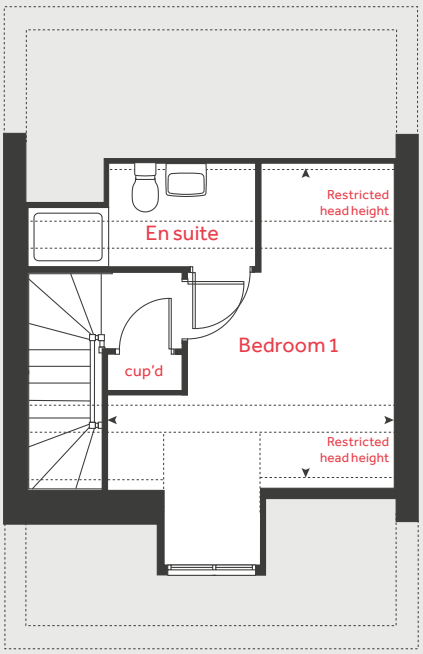
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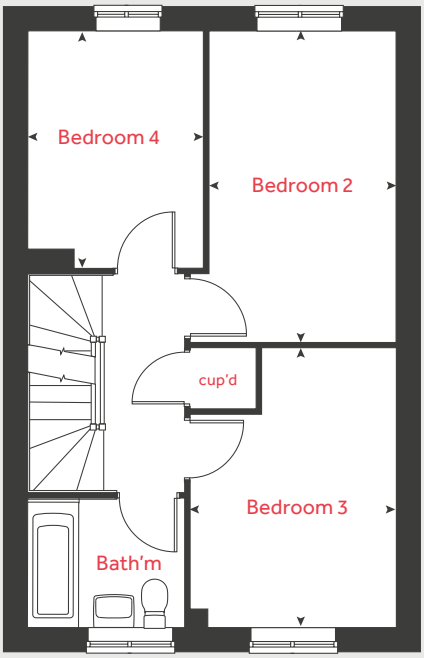
The Aslin

4 bedroom home

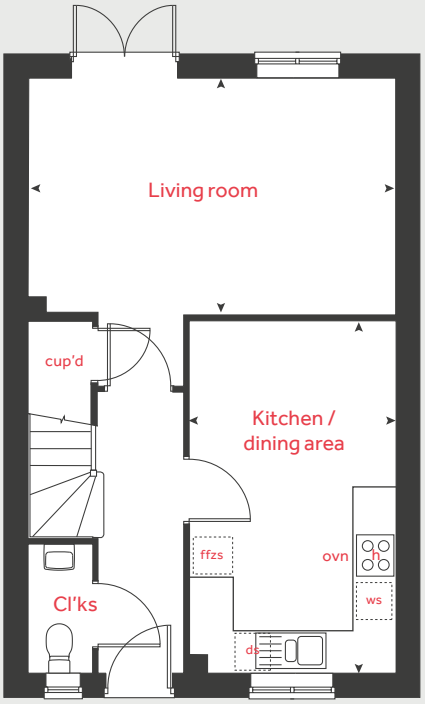
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 4"

First floor		
Bedroom 2	4.19 x 2.52	13' 9" x 8' 3"
Bedroom 3	3.78 x 2.77	12' 5" x 9' 1"
Bedroom 4	3.19 x 2.37	10' 6" x 7' 9"

Second floor		
Bedroom 1	4.29 x 3.88	14' 1" x 12' 9"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points

The Aslin | Millstone Park |

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The Mylne

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Low flow fittings to reduce water waste

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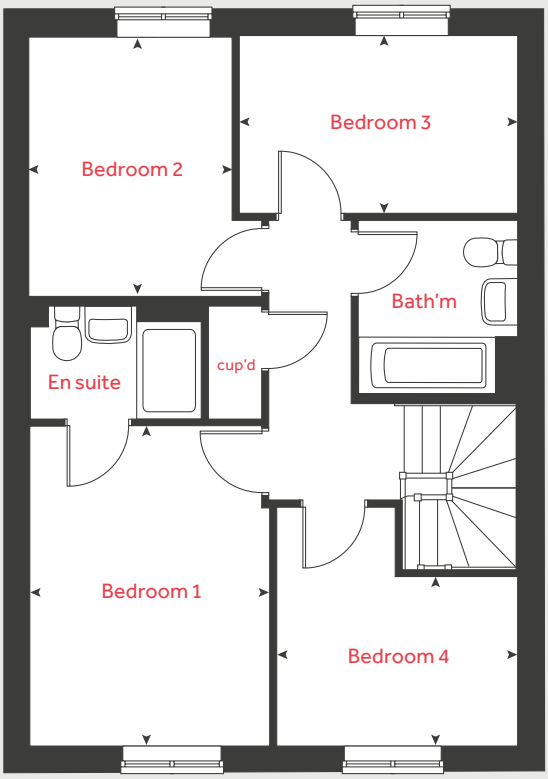
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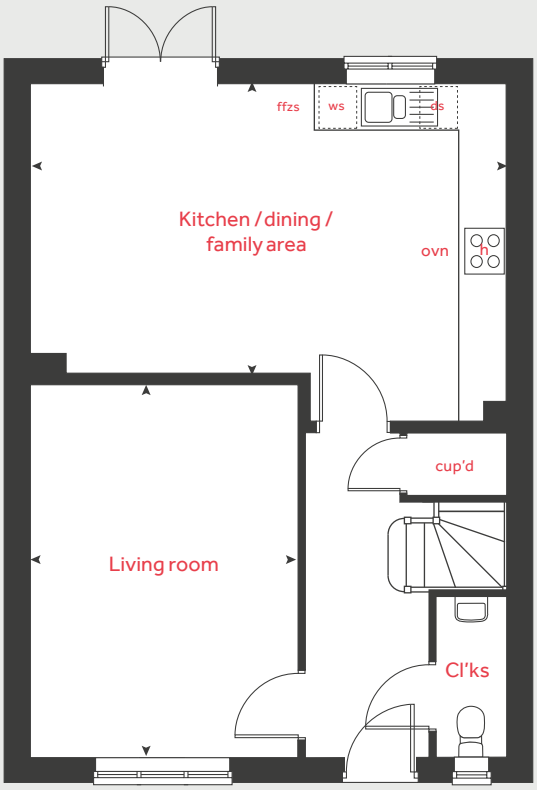
The Mylne

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.76	19' 10" x 12' 4"
Living room	4.85 x 3.39	15' 11" x 11' 2"

First floor		
Bedroom 1	3.93 x 2.95	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 11" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Mylne | Millstone Park |

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The Pembroke

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

Millstone Park

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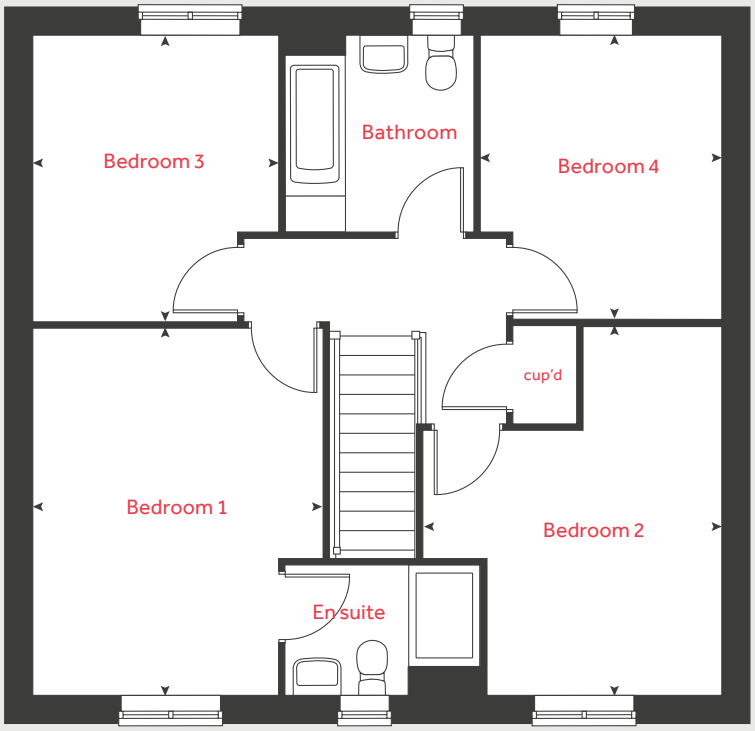
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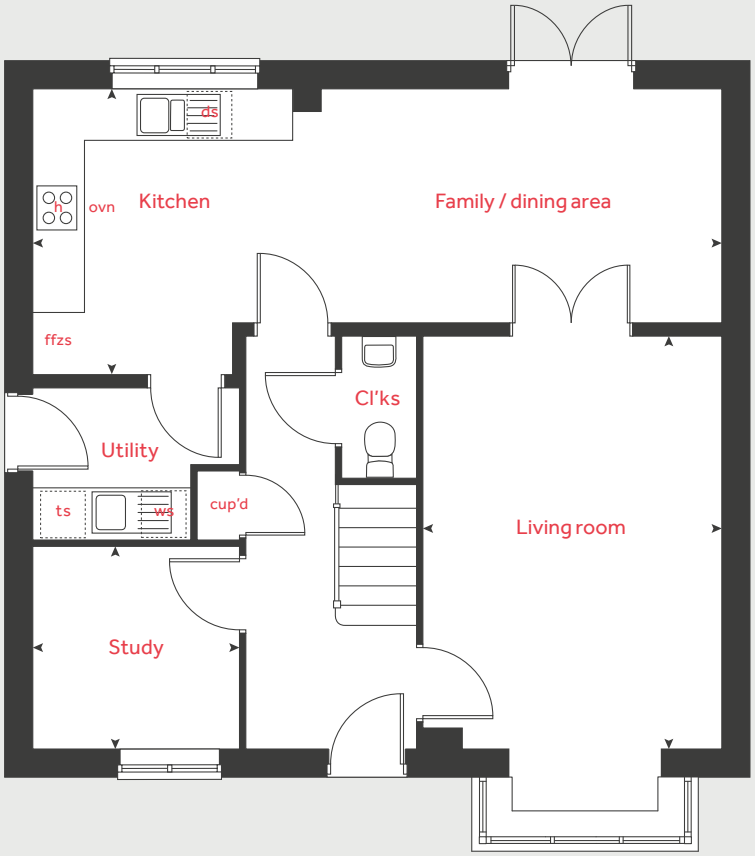
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor		
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 3.48	14' 2" x 11' 5"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Pembroke | Millstone Park |

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The Knightley

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

Millstone Park

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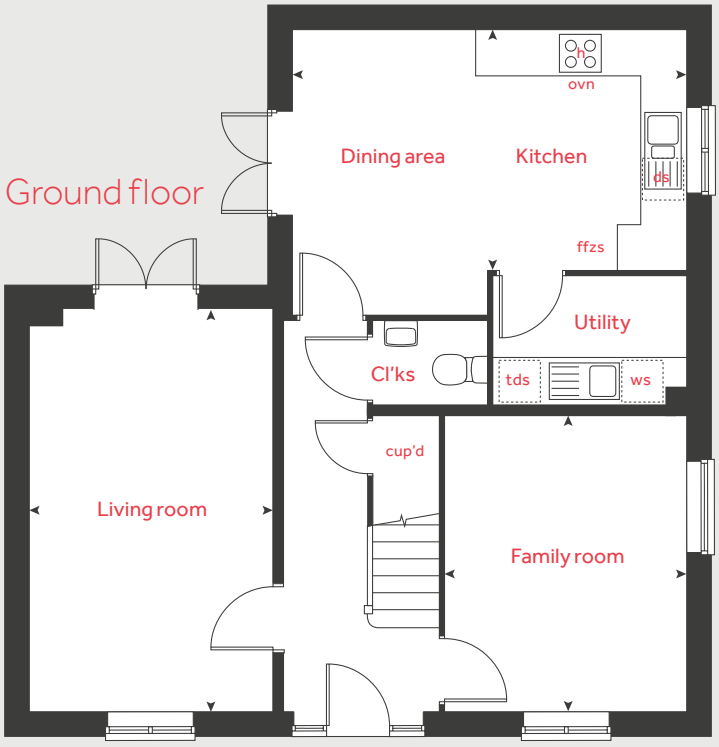
The Knightley

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 2" x 10' 5"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Family room	3.95 x 3.21	12' 11" x 10' 5"

First floor		
Bedroom 1	3.20 x 2.98	10' 6" x 9' 10"
Bedroom 2	3.58 x 3.21	10' 7" x 11' 9"
Bedroom 3	3.17 x 3.01	10' 5" x 9' 11"
Bedroom 4	3.52 x 2.15	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	tds	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Knightley v4 | Millstone Park |

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The Nash

5 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

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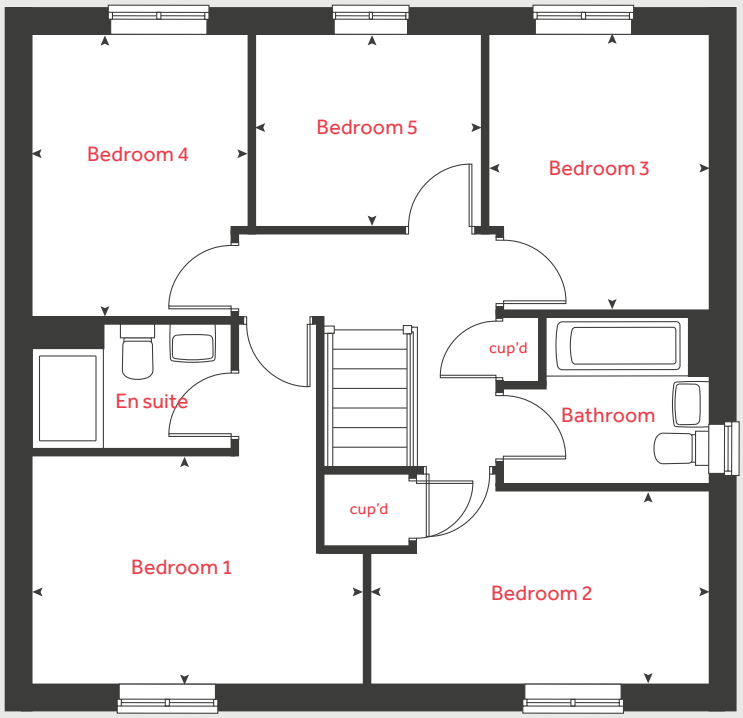
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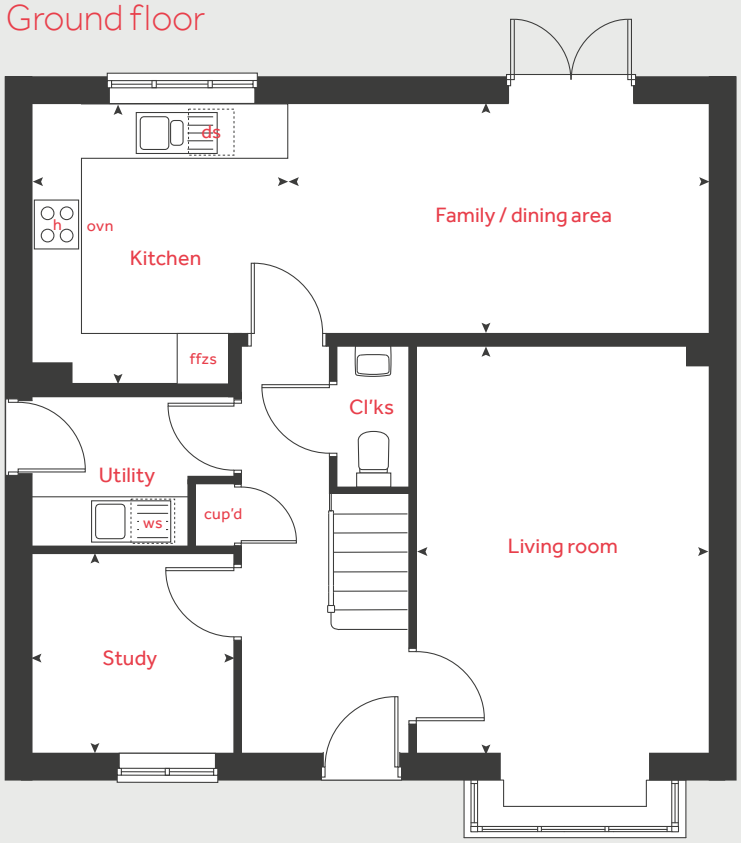
The Nash

5 bedroom home

First floor



Ground floor



Ground floor

Kitchen
3.35 x 3.05 — 10' 11" x 10' 0"

Living room
4.83 x 3.49 — 16' 0" x 11' 5"

Family / dining area
5.02 x 2.75 — 16' 5" x 9' 0"

Study
2.40 x 2.36 — 7' 10" x 7' 9"

First floor

Bedroom 1
3.94 x 2.71 — 12' 11" x 8' 10"

Bedroom 2
4.04 x 2.30 — 13' 3" x 7' 7"

Bedroom 3
3.28 x 2.63 — 10' 9" x 8' 7"

Bedroom 4
3.35 x 2.58 — 11' 0" x 8' 5"

Bedroom 5
2.70 x 2.28 — 8' 10" x 7' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Nash | Millstone Park |

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The Ripley II

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Highly efficient heating system

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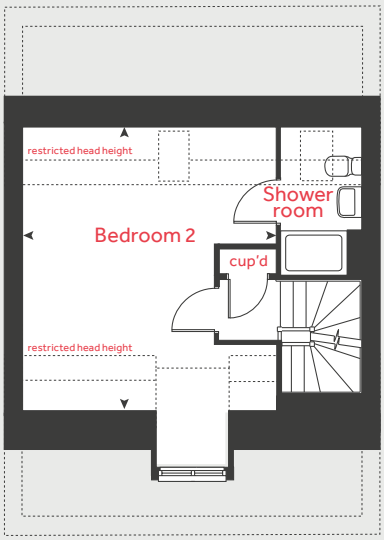
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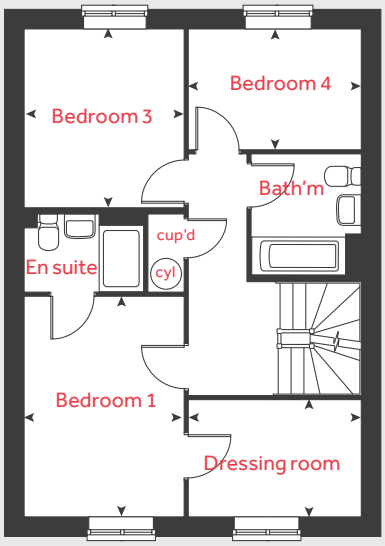
The Ripley II

4 bedroom home

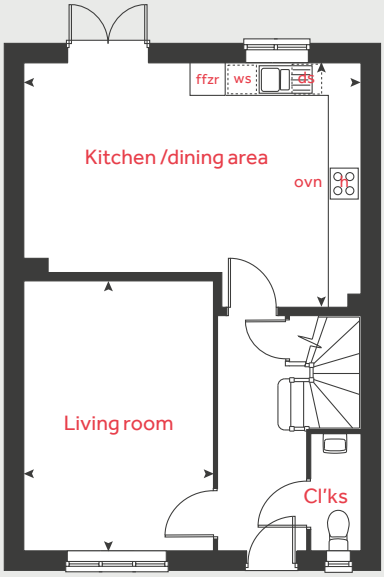
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
6.04m x 4.40m 19' 8" x 14' 5"

Living room
4.83m x 3.39m 15' 10" x 11' 1"

First floor

Bedroom 1
3.95m x 2.86m 12' 11" x 9' 5"

Bedroom 3
3.20m x 2.86m 10' 6" x 9' 5"

Bedroom 4
3.10m x 2.16m 10' 2" x 7' 1"

Dressing room
3.10m x 2.10m 10' 2" x 6' 10"

Second floor

Bedroom 2
4.97m x 4.50m 16' 3" x 14' 8"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Ripley II | Millstone Park |

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The Fletcher

5 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

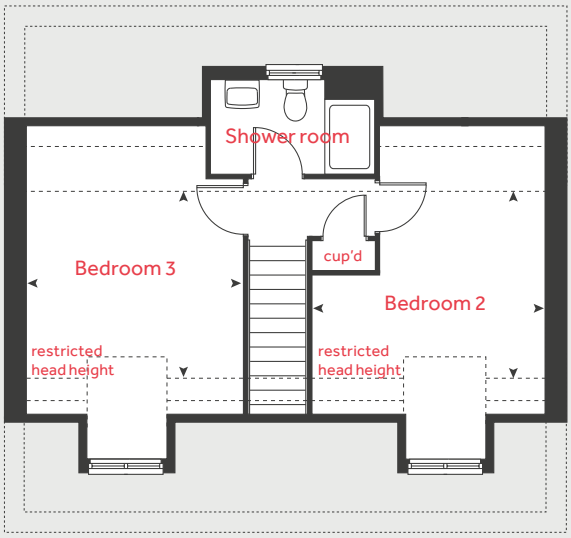
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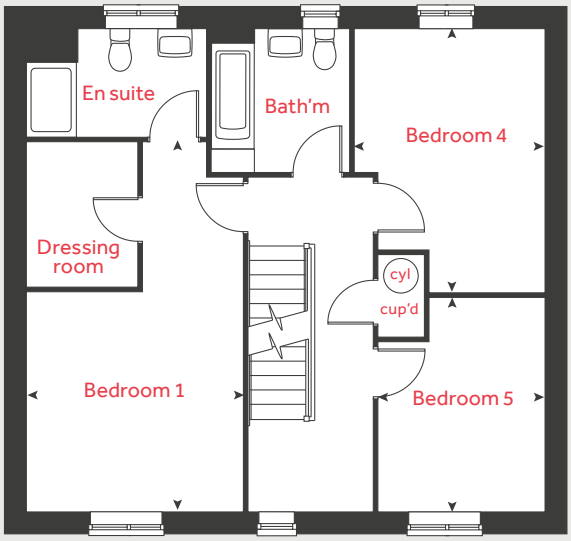
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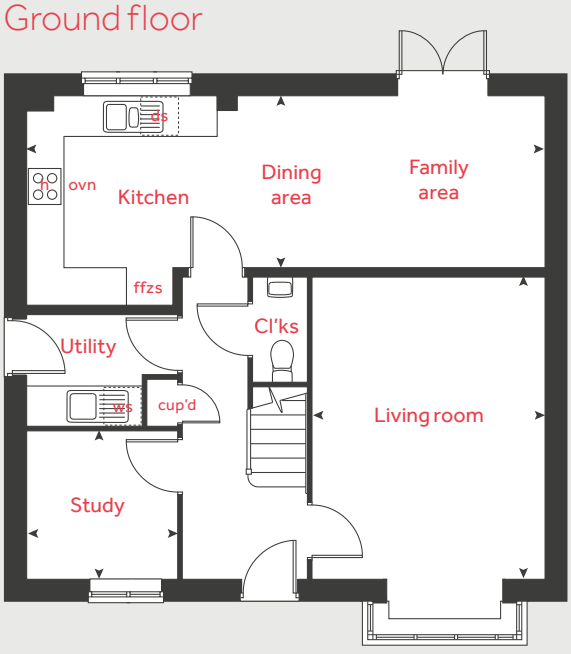
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor

Kitchen / dining / family area
8.29m x 3.35m 27' 2" x 11' 0"

Living room
4.83m x 3.71m 15' 10" x 12' 2"

Study
2.40m x 2.36m 7' 10" x 7' 9"

First floor

Bedroom 1
3.52m x 3.45m 11' 5" x 11' 3"

Bedroom 4
4.22m x 3.04m 13' 8" x 9' 9"

Bedroom 5
3.42m x 2.67m 11' 3" x 8' 9"

Second floor

Bedroom 2
3.96m x 3.66m 13' 0" x 12' 0"

Bedroom 3
3.96m x 3.45m 13' 0" x 11' 4"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Fletcher | Millstone Park |

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The Collcutt

5 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

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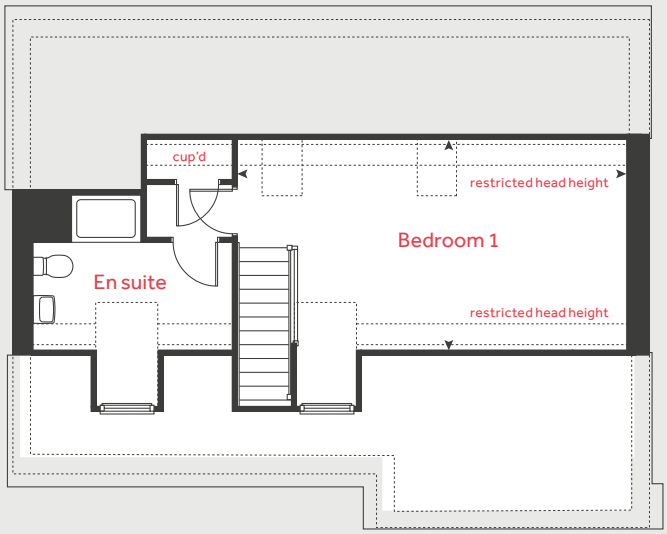
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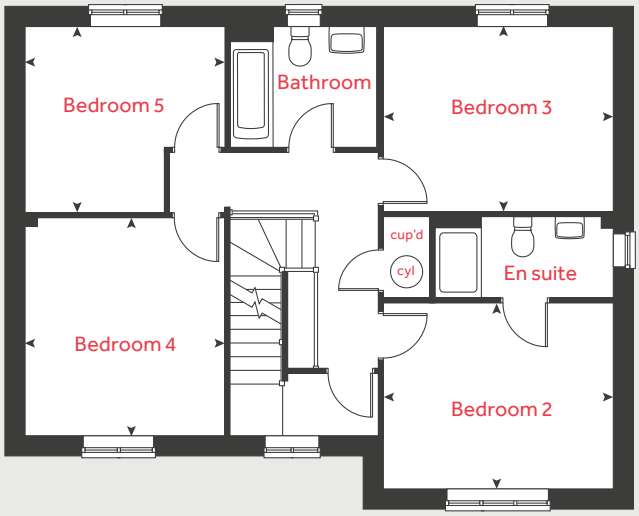
The Collcutt

5 bedroom home

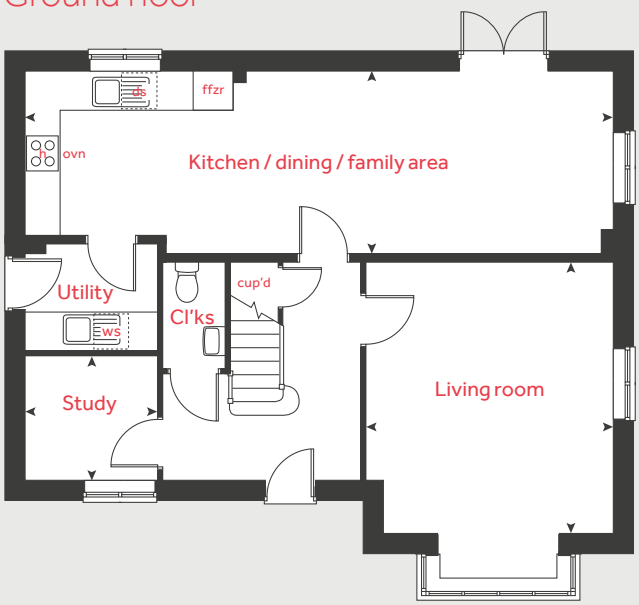
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining / family area
9.97m x 3.09m 32' 8" x 10' 1"

Living room
4.60m x 4.20m 15' 1" x 13' 9"

Study
2.24m x 2.10m 7' 4" x 6' 10"

First floor

Bedroom 2
3.90m x 3.12m 12' 9" x 10' 3"

Bedroom 3
3.90m x 3.10m 12' 9" x 10' 2"

Bedroom 4
3.70m x 3.35m 12' 2" x 11' 0"

Bedroom 5
3.35m x 3.12m 10' 11" x 10' 3"

Second floor

Bedroom 1
8.02m x 3.56m 26' 4" x 11' 8"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	◄ ►	measuring points
ws	washing machine space		

The Collcutt | Millstone Park |

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3 bedroom Sage Home

Homes 8, 10, 119, 126 & 129

Sage Homes built by Linden HOMES

3 bedroom Sage Home

Homes 8, 10, 119, 126 & 129

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18′ 4″ x 8′ 9″
Living room	5.59 x 3.14	18′ 4″ x 10′ 3″

First floor		
Bedroom 1	3.35 x 3.17	11′ 0″ x 10′ 4″
Bedroom 2	3.14 x 2.74	10′ 3″ x 9′ 0″
Bedroom 3	2.76 x 2.76	9′ 1″ x 9′ 1″

ovn	oven	**ffzs**	fridge freezer space
h	hob	**cup'd**	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

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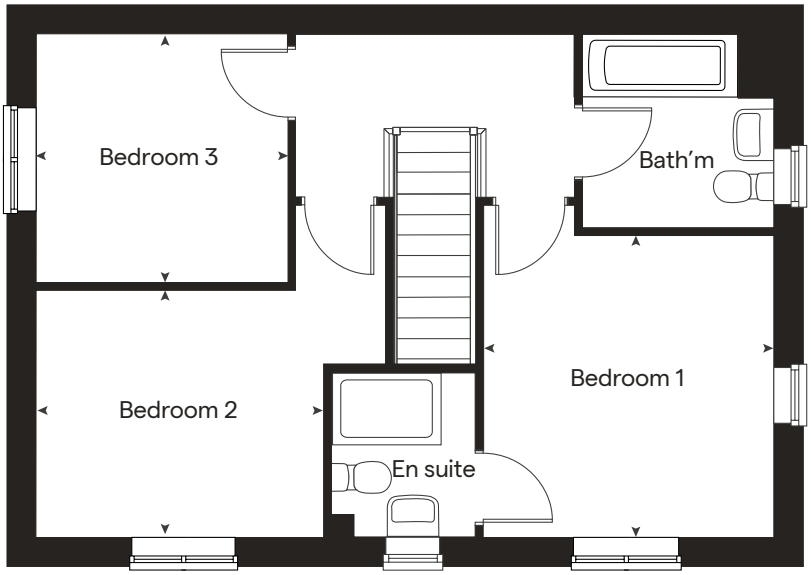
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Sage Homes

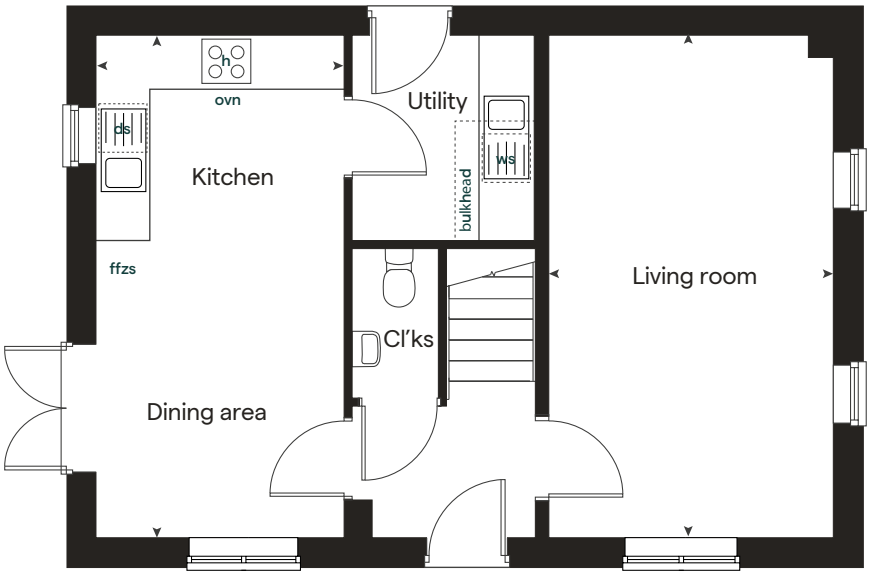
built by

Linden HOMES

First floor



Ground floor





Specification

Millstone Park

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Linden HOMES

Millstone Park

Burwell

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		3 bedroom			4 bedroom					5 bedroom		
	The Hardwick	The Glaston	The Wyatt	The Eveleigh	The Mountford	The Aslin	The Mylne	The Pembroke	The Knightley	The Ripley II	The Nash	The Fletcher	The Colcutt
Kitchen													
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 hood	▪	▪	▪	▪	▪								
Indesit hob (60 cm) with built-in Indesit single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						▪	▪	▪	▪	▪	▪	▪	▪
White pendant light holder	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Fridge / freezer space	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Space for 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)													
Ideal Standard contemporary white sanitaryware	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
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	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Choice of standard Saloni wall tiling (splashback, 500mm height over bath, and full-height to shower cubicle)*	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
White batten light holder	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Waste water recovery system to shower cubicles	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Bedrooms													
Dressing area to bedroom 1									▪			▪	▪
Doors and Windows													
Front door with multi-point security locking system and security chain	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
PVCu double glazing to windows	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪

	2 bedroom		3 bedroom			4 bedroom					5 bedroom		
	The Hardwick	The Glaston	The Wyatt	The Eveleigh	The Mountford	The Aslin	The Mylne	The Pembroke	The Knightley	The Ripley II	The Nash	The Fletcher	The Colcutt
Double glazed PVCu French doors	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Internal 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													
PV solar panels	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
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	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Ideal 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)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
External light fitted to front porch and wiring for external light to rear door	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Mains wired smoke detectors with battery back-up	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
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)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Patio area to rear garden	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Provision for installation of EV charger	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
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 is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. T: 01733 396 600

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