



Specification

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.

Stirling Cross

Mepal Road, Sutton CB2 6GL | **01353 260245**

Linden
Homes

Stirling Cross

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.



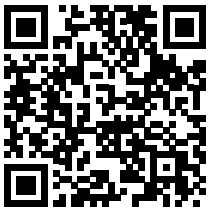
	2 bedroom The Hardwick	3 bedroom The Eveleigh The Mountford	4 bedroom The Mlyne The Leverton The Grainger The Pembroke The Knightley
Kitchen			
Standard range kitchen with laminate worktop	■	■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■ ■ ■ ■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■	
Indesit gas hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■ ■ ■ ■
White batten 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 sanitary ware	■	■ ■	■ ■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■ ■	■ ■ ■ ■ ■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■ ■
White batten light holder	■	■ ■	■ ■ ■ ■ ■
Water waste heat recovery system	■	■ ■	■ ■ ■ ■ ■
Bedrooms			
Dressing area to bedroom 1			■

	2 bedroom The Hardwick	3 bedroom The Eveleigh The Mountford	4 bedroom The Mlyne The Leverton The Grainger The Pembroke The Knightley
Doors and Windows			
Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■ ■ ■
PVCu double glazing to windows	■	■ ■	■ ■ ■ ■ ■
Double glazed PVCu French doors	■	■ ■	■ ■ ■ ■ ■
Internal ladder style doors with satin finish handles	■	■ ■	■ ■ ■ ■ ■
Paving outside French door (where applicable)	■	■ ■	■ ■ ■ ■ ■
General			
PV solar panels	■	■ ■	■ ■ ■ ■ ■
White painted walls and smooth white ceilings	■	■ ■	■ ■ ■ ■ ■
TV point to lounge and family room (where applicable)	■	■ ■	■ ■ ■ ■ ■
Telephone socket to lounge and study where applicable	■	■ ■	■ ■ ■ ■ ■
Ideal combi-boiler with Honeywell heating control	■	■ ■	■ ■ ■ ■ ■
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 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 and the range of choice available.
 Please see a sales consultant for details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions



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Mepal Road, Sutton

Cambridgeshire CB2 6GL

01353 260245

Cover photograph of Ely Cathedral. 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.

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