Willow Grange

Mastin Moor

NEW HOMES QUALITY CODE

Linden HOMES



A taste of **local life**

This impressive new development is in the Derbyshire village of Mastin Moor, 7 miles from the popular market town of Chesterfield and within easy reach of the county's beautiful Peak District National Park.

Willow Grange

Bolsover Road, Mastin Moor, Chesterfield S43 3FF | **01246 888271**

Linden Homes

Welcome to **Willow Grange**

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

Mastin Moor is on the A619 which links Chesterfield with the Nottinghamshire town of Worksop and provides a direct link to the M1. The village has its own post office and shop as well as a Chinese takeaway outlet. There's even a local pub within walking distance in the neighbouring village of Woodthorpe - less than a mile away.

So, if you're looking for an impressive new home with excellent transport links and within easy reach of the scenic Derbyshire Peak District, your search ends here!





The perfect **location**

Step into a new chapter at **Willow Grange**, an inspiring collection of beautifully crafted 2, 3 and 4-bedroom homes nestled in the Derbyshire village of Mastin Moor, 7 miles from the popular market town of Chesterfield. Enjoy village life with all that Mastin Moor has to offer on your doorstep.

Willow Grange is just off the A619 Worksop Road which links to Junction 30 of the M1, just 2 miles way. From there, Leeds is 48 miles and Nottingham 29 and if you continue on the A619 Worksop is only 10 miles. From Chesterfield Railway Station trains run to London St Pancras, Liverpool, Leeds, Sheffield, Glasgow, Norwich, Plymouth and Cardiff. National Express coaches also link the town to Leeds, London, Sheffield and Bradford. For air travel, East Midlands Airport is only 39 mile away with Leeds Bradford Airport just 55 miles away.

Everything you need, right on your doorstep

Just a 5-minute drive from Willow Grange is Staveley, a bustling town with a supermarket, pubs, cafes, schools, local shops and services. You'll also find the peaceful Poolsbrook Country Park just outside Staveley with its pretty lakes, birdlife and quiet walks, the ideal place for a summer picnic.

Your nearest large town is historic Chesterfield, known as the gateway to the Peak District. It's a busy town with a thriving centre. Famed for its 800-year-old weekly outdoor market and unique 'Crooked Spire' church, Chesterfield offers history, culture, entertainment and scenic parks and rivers.

In its narrow medieval streets, known as The Shambles, you'll find its oldest pub, Ye Royal Oak, reputedly built in the 12th century. There are also leading brand stores, independent shops, tea rooms, restaurants, two shopping centres, as well as entertainment venues and sports facilities.

The town is surrounded by a variety of country parks and gardens, each offering a unique peek into nature and wildlife. In less than half an hour you can be exploring the hills and valleys of the stunning Peak District. Curbar Edge, a rock escarpment with breath-taking views across Hope Valley is only 14 miles away and the famous stately home of Chatsworth House and Gardens is 17 miles, close to Bakewell, the popular Peak District market town known for its tasty puddings.

Education for everyone

The nearest primary school to Willow Grange is Woodthorpe Primary School, just 1 mile away or, on a dry day, a 20-minute walk! The neighbouring town of Staveley also offers a range of nurseries, primary and senior schools for children aged from 3 up to 16.

St Joseph's Catholic and Church of England Primary School and Poolsbrook Primary Academy both cater for children aged from 3 to 11, while Staveley Junior School takes children aged from 7 to 11 years.

For senior pupils aged 11 to 16 there's Springwell Community College and Netherthorpe School while Chesterfield College offers A-levels, vocational, apprenticeships and university courses.

Willow Grange

- **Mastin Moor Post Office and Shop**
  0.3 miles | 2 mins walk
- **Woodthorpe Primary School**
  0.9 miles | 20 mins walk
- **Healthy Living Leisure Centre, Staveley**
  1.8 miles | 7 mins drive
- **Morrisons Supermarket**
  1.8 miles | 7 mins drive
- **Poolsbrook Country Park**
  2.5 miles | 7 mins drive
- **Springwell Community Centre**
  2.7 miles | 8 mins drive
- **Bolsover Castle**
  4.5 miles | 10 mins drive
- **Chesterfield Railway Station**
  5.8 miles | 16 mins drive
- **Vicar Lane Shopping Centre**
  6.2 miles | 16 mins drive
- **Chesterfield Market**
  6.5 miles | 15 mins drive









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

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

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!

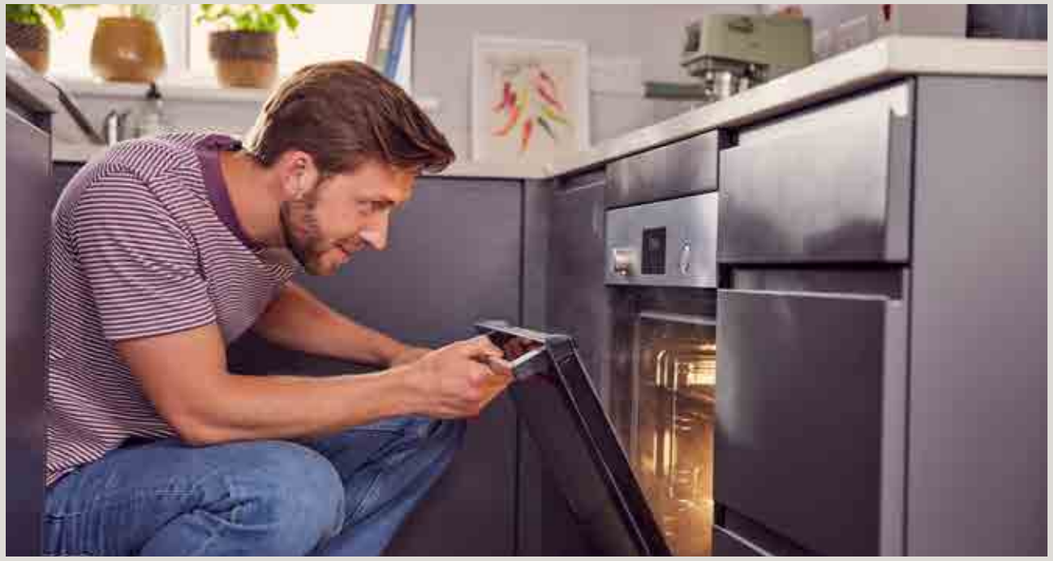
From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

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**.



GREENER BY DESIGN

Green living **starts here**

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.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Green initiatives found at Willow Grange:

WASTE WATER HEAT RECOVERY SYSTEMS	163 VEHICLE CHARGING POINTS	10 BAT BOXES
163 AIR SOURCE HEAT PUMPS	163 PLOTS WITH TIMBER FRAME CARBON REDUCTION	160 SWIFT BRICKS



A community to be **proud** of

At Linden Homes, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses - we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar - they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Linden Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Linden Homes, we're not just building for today - we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!







Timber Frame Homes -
The future of home building

At Linden Homes, we strive to continually innovate in the way we build homes. We know it should support the way you live, every single day. That's why we're embracing timber frame construction, a modern method that offers speed, sustainability, and superior comfort. By building with precision-engineered timber, we create homes that are warmer and ready for you sooner, so your life can begin the moment you move in.



Timber frame homes are built faster, which means you could be moving into your dream home sooner than you think. And because timber is a natural insulator, your home stays warmer in winter and cooler in summer - helping you save on energy bills while staying comfortable all year round.

We use responsibly sourced timber from certified sustainable forests, so you can feel good knowing your home is kinder to the planet. In fact, timber stores carbon, making it one of the most environmentally friendly building materials available.

Every timber panel is precision-engineered in a factory-controlled environment, ensuring a consistently high-quality finish with fewer defects. That means less disruption, less waste, and more confidence that your home is built to last.

Choosing a timber frame home isn't just a smart decision - it's a step toward a better, more sustainable future. It's a home that works for your lifestyle, your values, and your peace of mind.

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2026

Scan me
for directions

Willow Grange

Bolsover Road,

Mastin Moor,

Chesterfield

S43 3FF

01246 888271

Cover photograph of Peak District National Park. 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 North Midlands region
Osprey House, Castle Donington, Derby DE74 2TQ. Telephone: 0116 282 1100

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Linden Homes



Development **plan**

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Linden Homes

Willow Grange

Mastin Moor



The Glaven
2 bedroom home

The Churn
3 bedroom home

The Wampool
3 bedroom home

The Nar
3 bedroom home

The Beaulieu
3 bedroom home

The Blackwater
4 bedroom home

The Wansbeck
4 bedroom home

The Coln
4 bedroom home

The Blythe
4 bedroom home

bcp bin collection point

PRE Pre-sold homes

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.

N

Sunset Sunrise

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for directions

Willow Grange

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Mastin Moor,

Chesterfield

S43 3FF

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Linden Homes



The Glaven

2 bedroom home

- Contemporary kitchen / dining area for everyday living
- Bright and spacious living room plus storage
- Two well-proportioned bedrooms
- Modern family bathroom
- Electric vehicle charging point

Willow Grange

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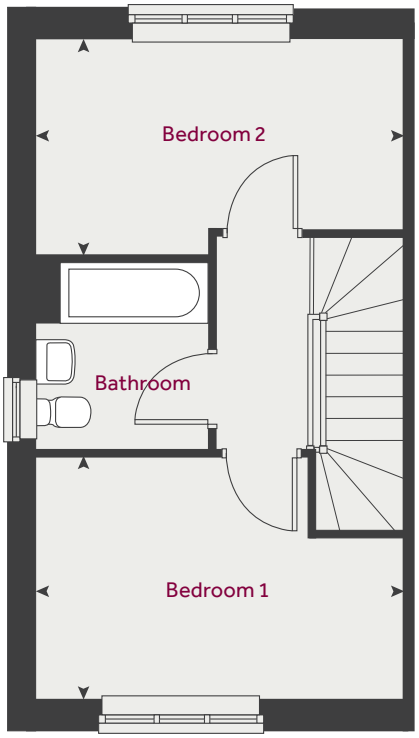
Linden Homes

The Glaven

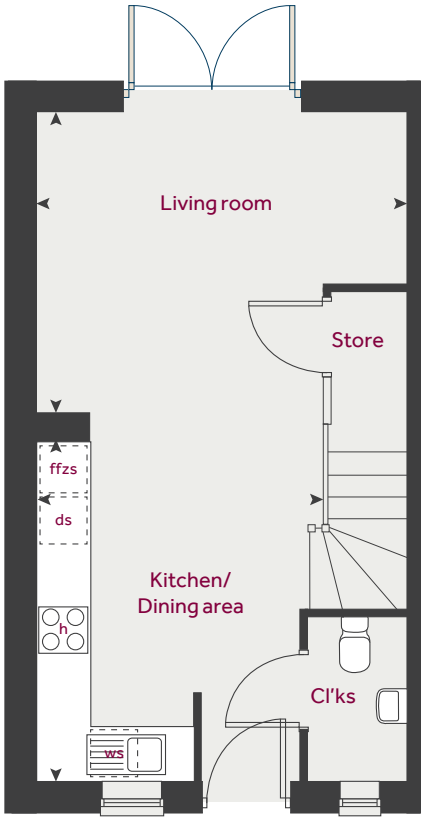
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	3.85 x 2.99	12' 8" x 9' 10"
Living room	4.15 x 3.73	13' 8" x 12' 3"

First floor		
Bedroom 1	4.21 x 2.79	13' 10" x 9' 2"
Bedroom 2	4.21 x 2.47	13' 10" x 8' 1"

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

The Glaven Semi

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Linden Homes



The Beaulieu

3 bedroom home

- Contemporary open plan kitchen / dining area, plus French doors to the rear garden
- Separate family living room for added privacy
- Bedroom 1 features stylish en-suite shower room
- Dedicated study ideal for home working
- Practical utility room and downstairs WC
- Integral garage includes electric vehicle charging point

Willow Grange

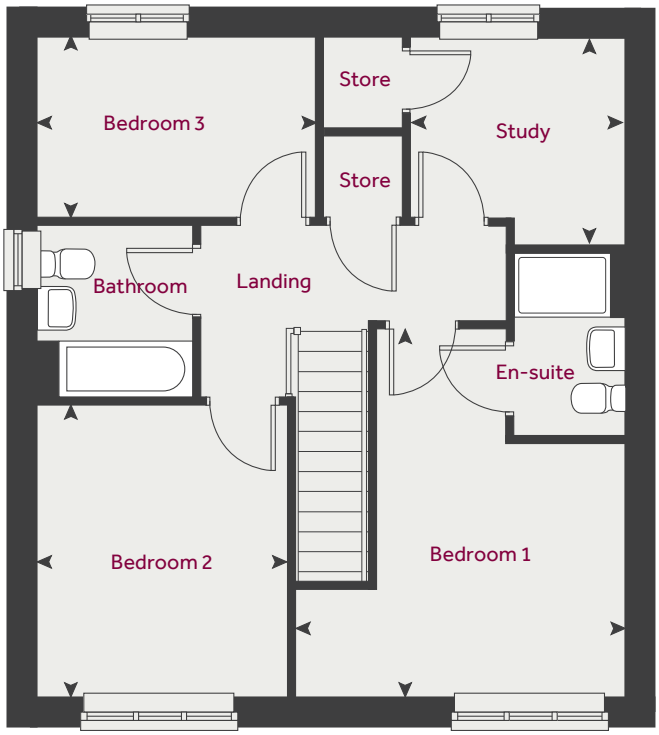
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Linden Homes

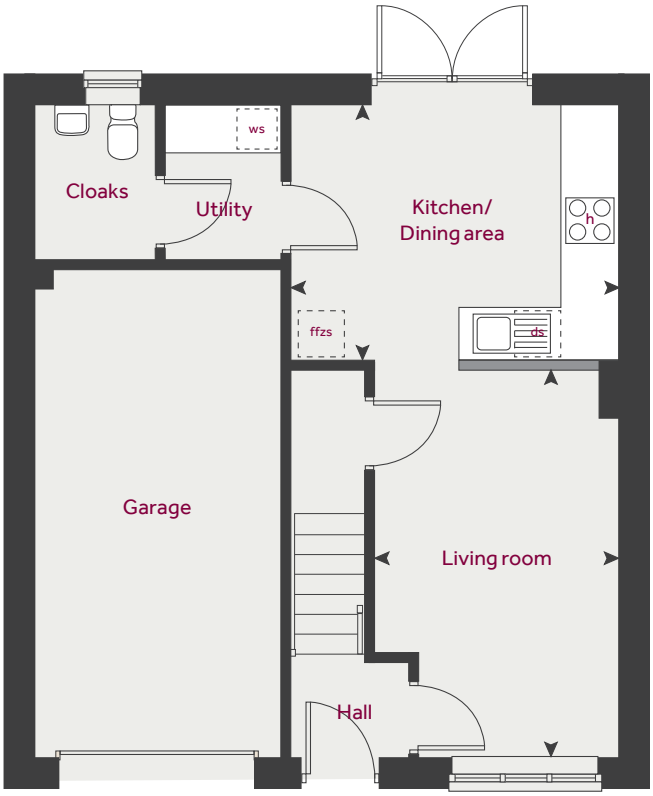
The Beaulieu

3 bedroom home

First floor



Ground floor





Ground floor	metres	feet / inches
Kitchen/Dining area	4.13 x 3.25	13' 7" x 10' 8"
Living room	4.92 x 3.09	16' 2" x 10' 2"

First floor		
Bedroom 1	4.62 x 4.13	15' 2" x 13' 7"
Bedroom 2	3.67 x 3.14	12' 0" x 10' 4"
Bedroom 3	3.50 x 2.26	11' 6" x 7' 5"
Study	2.69 x 2.60	8' 10" x 8' 6"

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

The Beaulieu |

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Linden Homes



The Churn Detached

3 bedroom home

- Stylish open plan kitchen / dining area with French doors to the garden
- Separate private living room plus extra storage
- Bedroom 1 features a convenient en-suite
- Two further well-proportioned bedrooms
- Contemporary family bathroom
- Electric vehicle charging point

Willow Grange

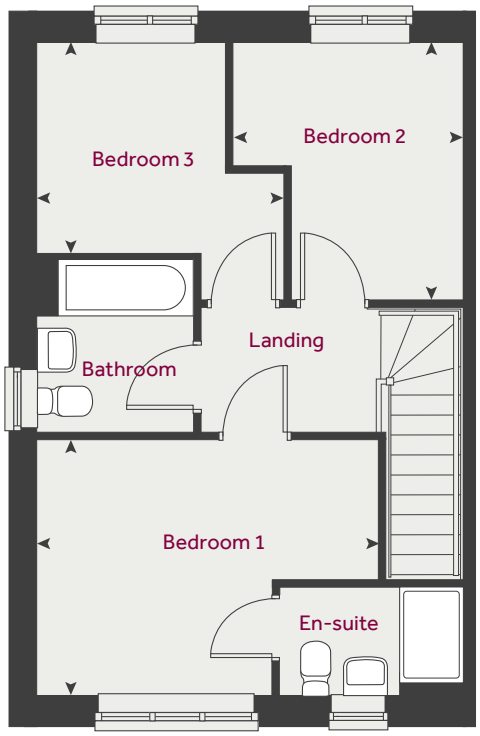
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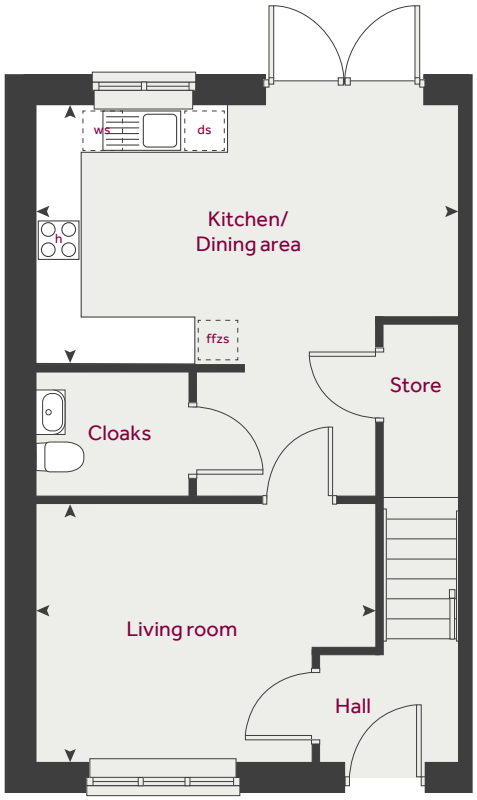
The Churn
Detached
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	5.29 x 3.27	17' 4" x 10' 9"
Living room	4.30 x 3.23	14' 1" x 10' 7"

First floor		
Bedroom 1	4.29 x 3.25	14' 0" x 10' 8"
Bedroom 2	3.26 x 2.89	10' 8" x 9' 5"
Bedroom 3	3.10 x 2.68	10'2" x 8' 9"

h	hob	ws	washing machine space
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Churn Detached

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The Churn Mid-Terrace

3 bedroom home

- Open plan kitchen / dining area with French doors to the rear garden
- Separate living room providing a cosy retreat
- Extra Storage for added convenience
- Bedroom 1 boasts private en-suite
- Two further well-proportioned bedrooms
- Contemporary family bathroom
- Electric vehicle charging point

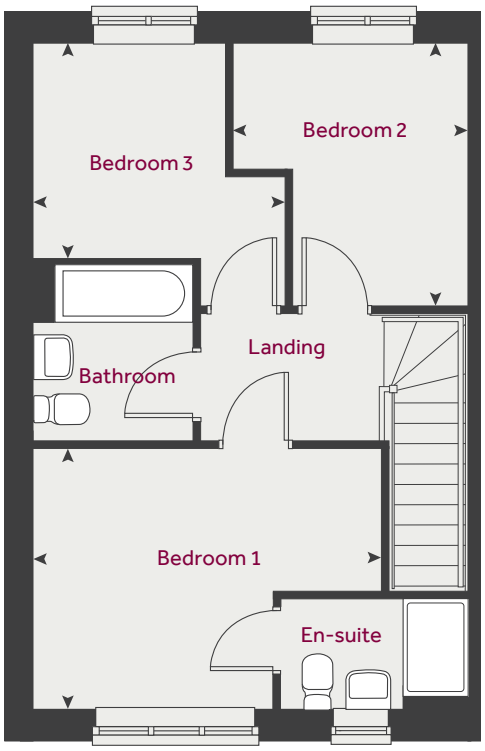
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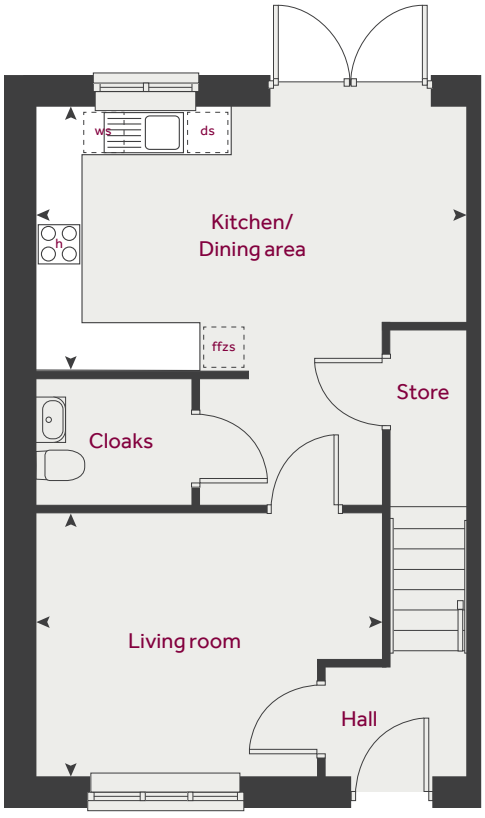
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The Churn
Mid-Terrace
3 bedroom home

First floor



Ground floor





Ground floor	metres	feet / inches
Kitchen/Dining area	5.29 x 3.27	17' 4" x 10' 9"
Living room	4.30 x 3.23	14' 1" x 10' 7"

First floor		
Bedroom 1	4.29 x 3.25	14' 0" x 10' 8"
Bedroom 2	3.26 x 2.89	10' 8" x 9' 5"
Bedroom 3	3.10 x 2.68	10'2" x 8' 9"

h	hob	ws	washing machine space
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Churn Mid

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The Churn Semi-Detached

3 bedroom home

- Stylish open plan kitchen / dining area with French doors to the garden
- Separate living room offering a cosy space to relax
- Bedroom 1 with private en-suite
- Contemporary family bathroom
- Extra storage for added convenience
- Electric vehicle charging point

Willow Grange

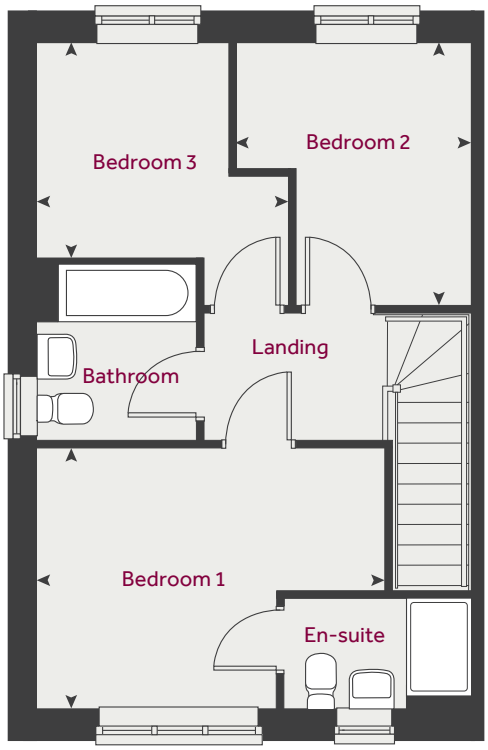
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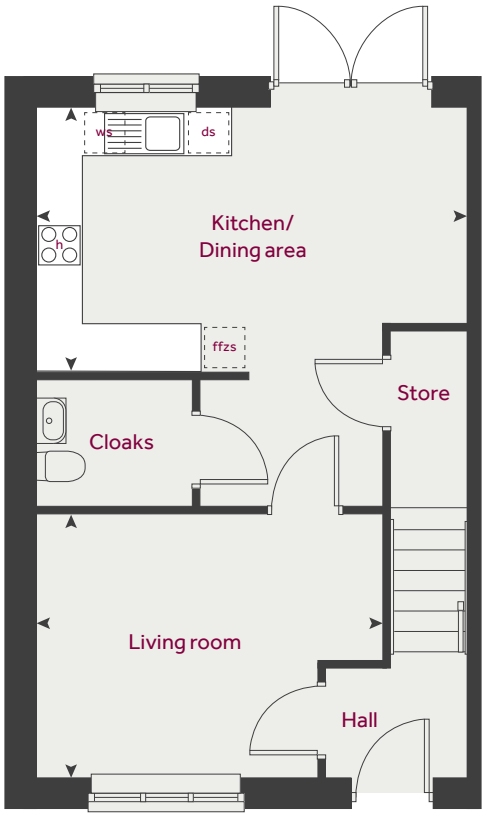
The Churn
Semi-Detached
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	5.29 x 3.27	17' 4" x 10' 9"
Living room	4.30 x 3.23	14' 1" x 10' 7"

First floor		
Bedroom 1	4.29 x 3.25	14' 0" x 10' 8"
Bedroom 2	3.26 x 2.89	10' 8" x 9' 5"
Bedroom 3	3.10 x 2.68	10'8" x 8' 9"

h	hob	ws	washing machine space
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Churn Semi-Detached

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The Nar

3 bedroom home

- Open plan kitchen / dining area, with French doors to the rear garden
- Dual aspect separate living room filled with natural light
- Bedroom 1 spanning the full depth of the home
- Two additional well-sized bedrooms
- Downstairs cloakroom
- Electric vehicle charging point

Willow Grange

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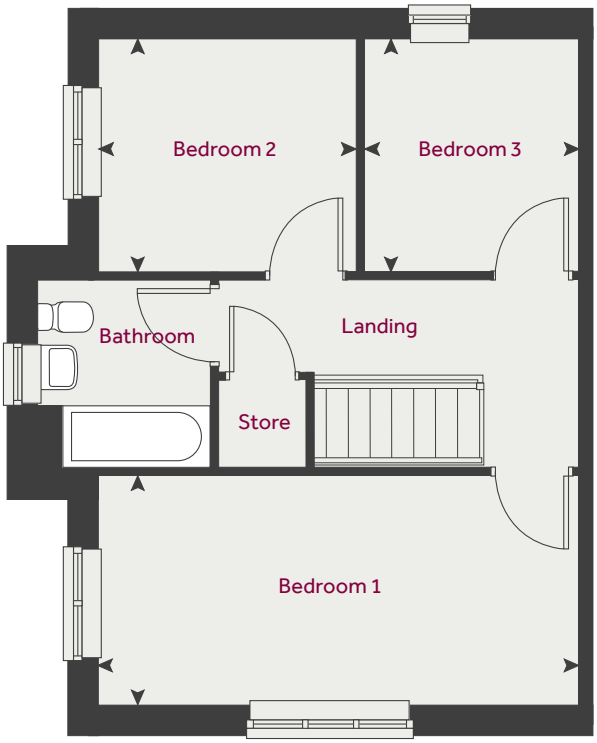
Linden Homes

The Nar

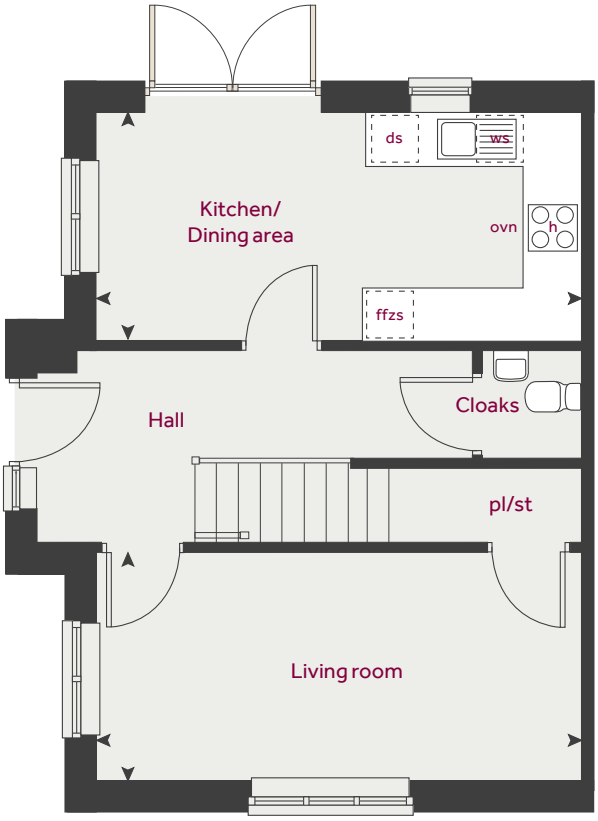
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	5.45 x 2.59	17' 10" x 8' 6"
Living room	5.50 x 2.57	18' 0" x 8' 5"

First floor		
Bedroom 1	5.50 x 2.61	18' 0" x 8' 7"
Bedroom 2	2.95 x 2.64	9' 8" x 8' 8"
Bedroom 3	2.64 x 2.46	8' 8" x 8'1"

h	hob	ws	washing machine space
ovn	oven	pl/st	plant room/store
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Nar

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The Wampool

3 bedroom home

- Open plan kitchen, living and dining area for flexible living
- French doors to the rear garden
- Bright and sociable main living space
- Three well-proportioned bedrooms
- Modern family bathroom and downstairs WC
- Electric vehicle charging point

Willow Grange

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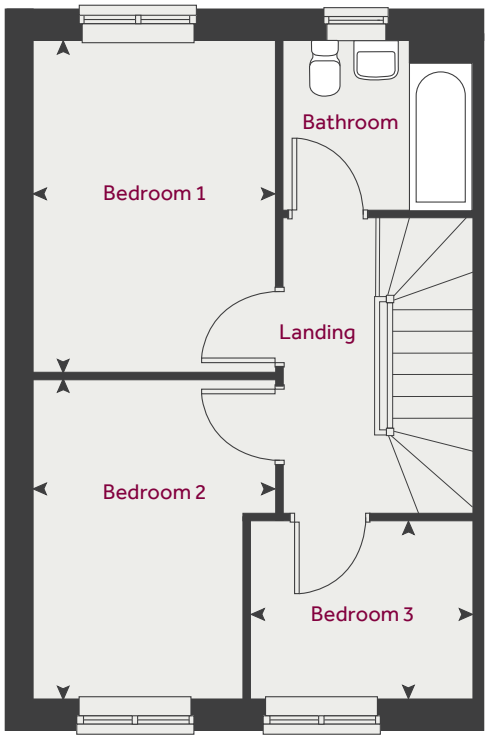
Linden Homes

The Wampool

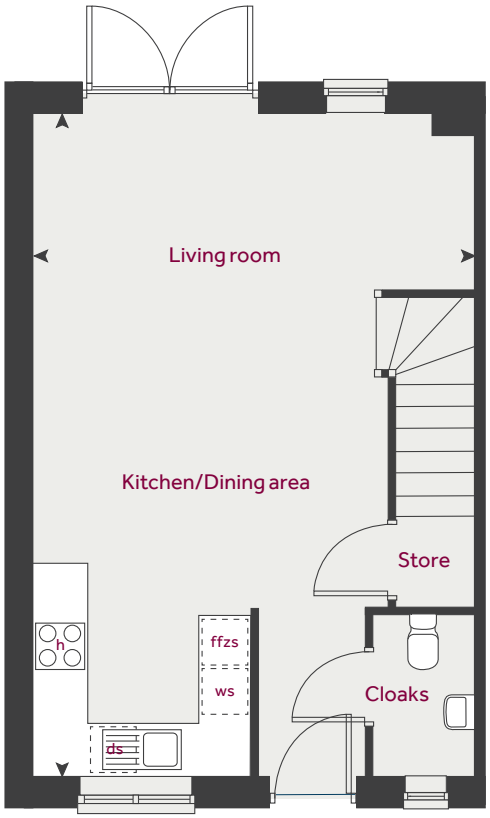
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / Living / Dining	7.58 x 5.00	24' 10" x 16' 5"

First floor		
Bedroom 1	3.82 x 2.76	12' 6" x 9' 1"
Bedroom 2	3.67 x 2.38	12' x 7' 10"
Bedroom 3	2.53 x 2.05	8' 4" x 6' 9"

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

The Wampool

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The Blackwater

4 bedroom home

- Generous open plan kitchen / dining area plus French doors to the rear garden
- Bright and spacious separate living room
- Bedroom 1 with contemporary en-suite
- Private study ideal for home working
- Useful utility room and downstairs WC
- Separate garage plus an electric vehicle charging point

Willow Grange

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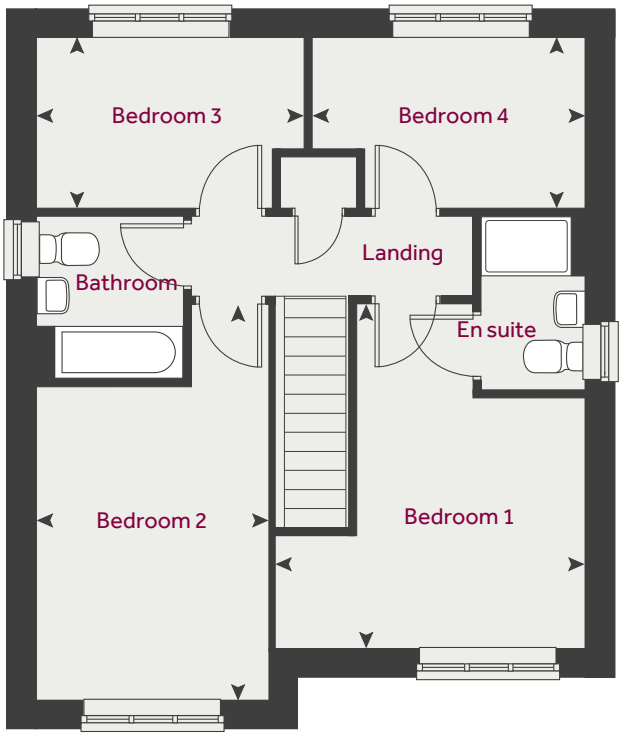
Linden Homes

The Blackwater

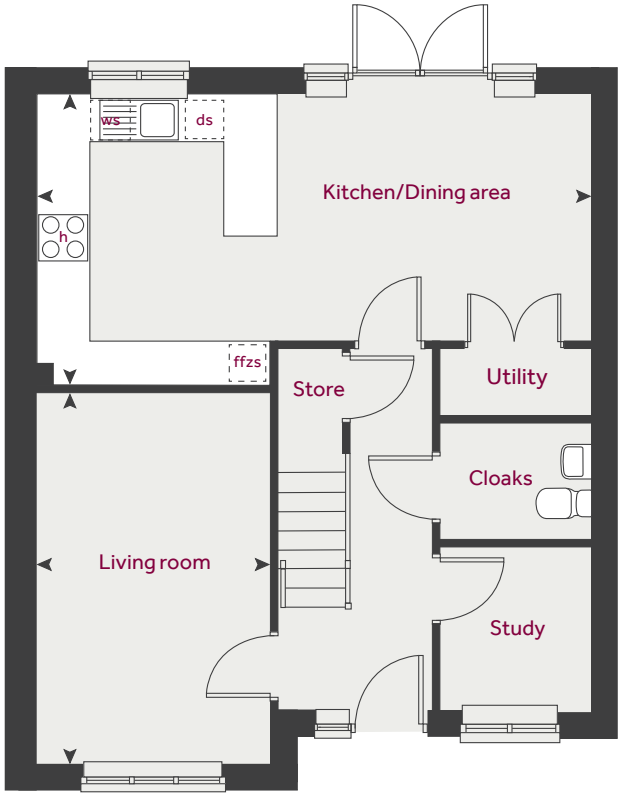
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	7.24 x 3.78	23' 9" x 12' 5"
Living room	4.80 x 3.08	15' 9" x 10' 1"
Study	2.14 x 1.95	7' 0" x 6' 5"

First floor		
Bedroom 1	4.53 x 4.08	14' 10" x 13' 5"
Bedroom 2	5.20 x 3.07	17' 1" x 10' 1"
Bedroom 3	3.54 x 2.25	11' 7" x 7' 5"
Bedroom 4	3.61 x 2.25	11' 10" x 7' 5"

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

The Blackwater

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The Wansbeck

4 bedroom home

- Expansive open plan kitchen/dining area with French doors
- Separate living room spans the full depth of the property
- Stay organised with a practical utility room
- Bedroom 1 boasts a stylish en-suite
- Spacious landing offers access to three further bedrooms
- Separate garage* with electric vehicle charging point

*Selected plots only

Willow Grange

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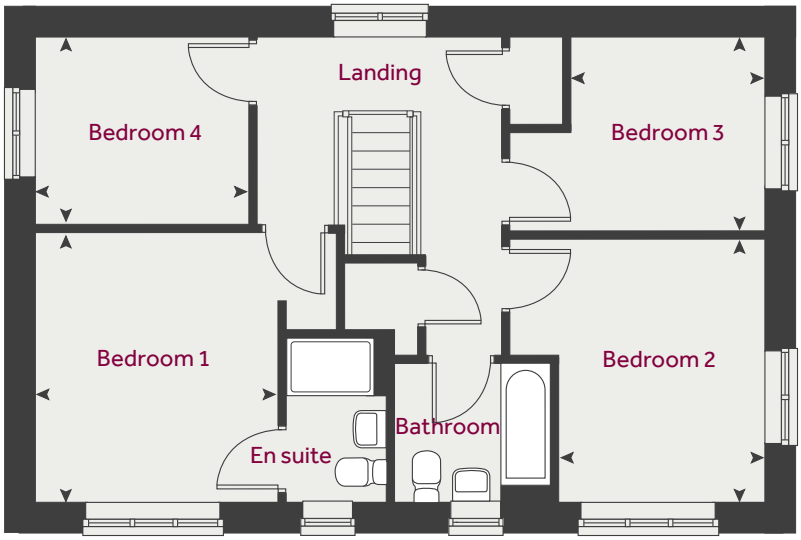
Linden Homes

The Wansbeck

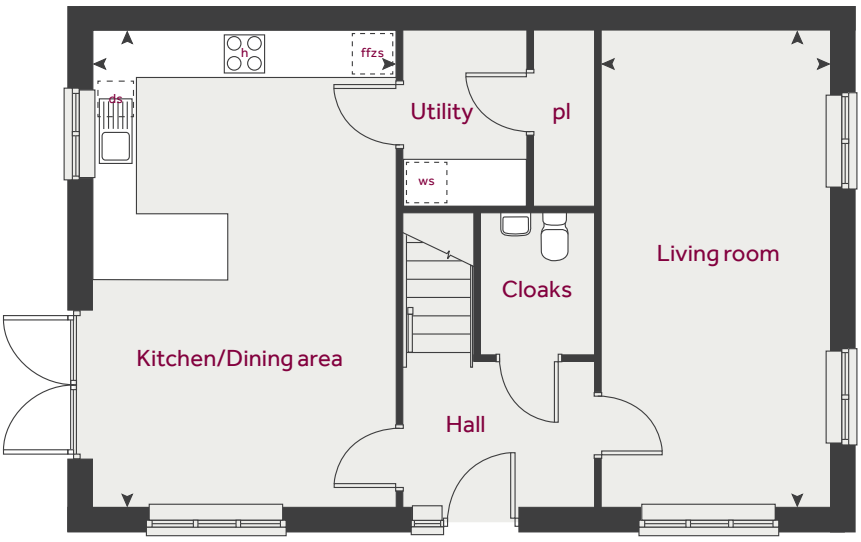
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	6.46 x 4.13	21' 2" x 13' 7"
Living room	6.46 x 3.09	21' 2" x 10' 2"

First floor		
Bedroom 1	3.74 x 3.37	12' 3" x 11' 1"
Bedroom 2	3.64 x 3.55	11' 11" x 11' 8"
Bedroom 3	3.55 x 2.73	11'8" x 8' 11"
Bedroom 4	2.97 x 2.63	9' 9" x 8' 8"

h	hob	ws	washing machine space
ovn	oven	pl	plant room
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Wansbeck

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The Coln

4 bedroom home

- Spacious open plan kitchen / dining area ideal for entertaining
- Separate living room plus formal dining room
- French doors access the garden from the kitchen and living room
- Bedroom 1 boasts private en-suite
- Three further generously sized bedrooms
- Garage with electric vehicle charging point

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The Coln

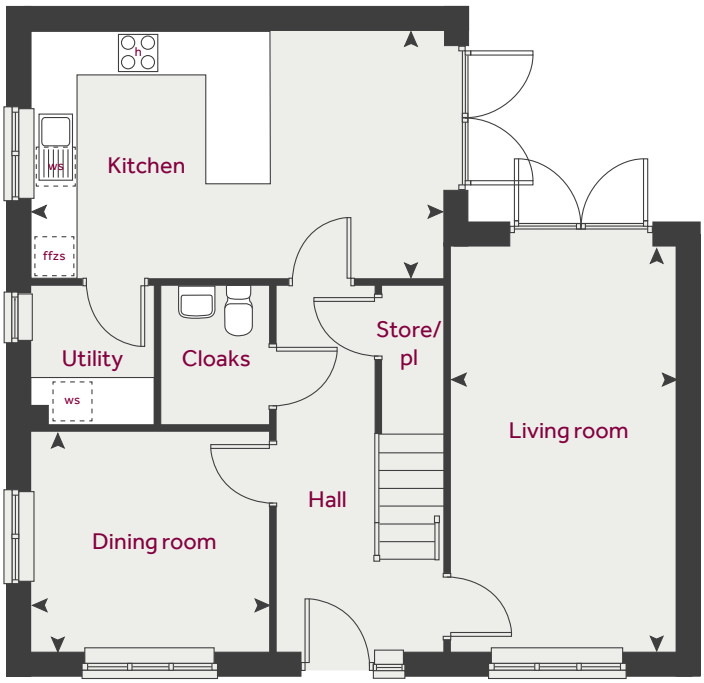
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	5.78 x 3.45	19' 0" x 11' 4"
Living room	5.67 x 3.14	18' 7" x 10' 3"
Dining room	3.35 x 3.09	11' 0" x 10' 2"

First floor		
Bedroom 1	5.67 x 3.18	18' 7" x 10' 5"
Bedroom 2	4.67 x 3.43	15' 3" x 11' 3"
Bedroom 3	3.14 x 2.95	10' 4" x 9' 8"
Bedroom 4	2.95 x 2.55	9'8" x 8' 5"

h	hob	ws	washing machine space
ffzs	fridge freezer space	Store/pl	plant room
ds	dishwasher space	◄ ►	measuring points

The Coln

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The Blythe

4 bedroom home

- Light and airy open plan kitchen / dining area, plus French doors to the garden
- Versatile separate living room
- Bedroom 1 boasts an en-suite shower room
- Spacious landing allows access to three further bedrooms
- Useful utility room for everyday convenience
- Integral garage includes electric vehicle charging point

Willow Grange

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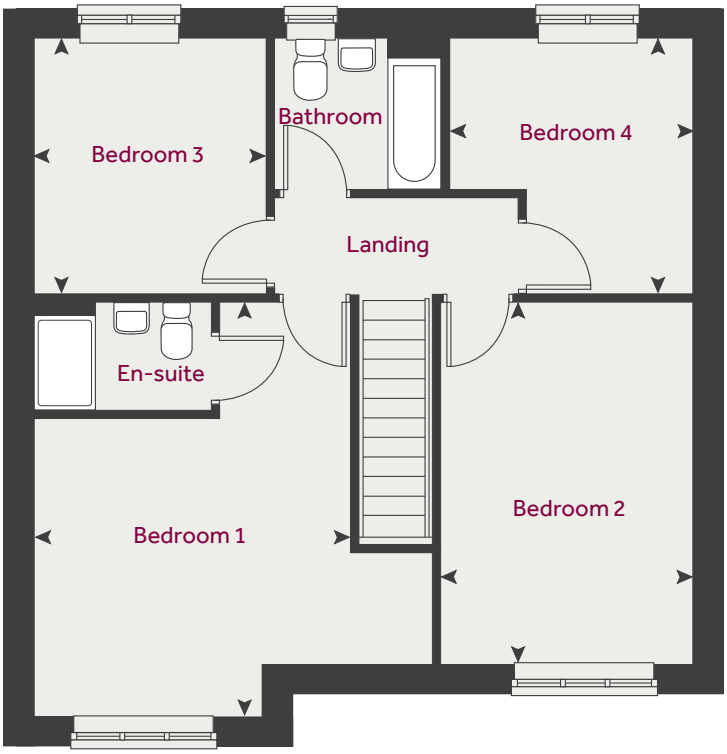
Linden Homes

The Blythe

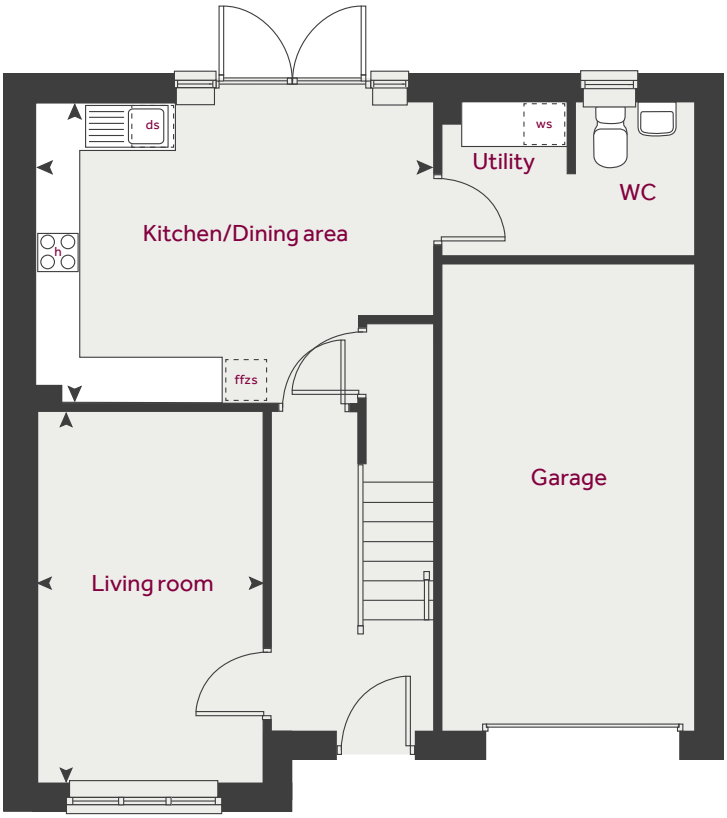
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen/Dining area	5.13 x 3.84	16' 10" x 12' 7"
Living room	4.74 x 2.97	15' 7" x 9' 9"

First floor		
Bedroom 1	4.09 x 3.84	13' 5" x 12' 7"
Bedroom 2	4.65 x 3.26	15' 3" x 10' 8"
Bedroom 3	3.29 x 3.01	10' 10" x 9' 10"
Bedroom 4	3.29 x 3.15	10'10" x 10' 4"

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

The Blythe

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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.

Willow Grange

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Willow Grange

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 Glaven	3 bedroom	The Wampool	The Nar	The Churn	The Beaulieu	4 bedroom	The Coln	The Wansbeck	The Blackwater	The Blythe
Kitchen												
Standard range kitchen with laminate worktop	■		■	■	■	■		■	■	■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■		■	■	■	■						
Stainless steel sink and drainer (bowl and 1/2) with chrome mixer tap								■	■	■	■	
Indesit induction hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■		■	■	■	■						
Indesit induction hob (60 cm) with built-in single High-level, with stainless steel splashback and 60cm stainless steel chimney hood.								■	■	■	■	
White pendant light holder	■		■	■	■	■		■	■	■	■	
Fridge / freezer space	■		■	■	■	■		■	■	■	■	
Space for integrated 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 ensuite			■	■	■	■		■	■	■	■	
Shower over the bath (where no en-suite)	■		■	■								
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■		■	■	■	■		■	■	■	■	
White batten light holder	■		■	■	■	■		■	■	■	■	

	2 bedroom	The Glaven	3 bedroom	The Wampool	The Nar	The Churn	The Beaulieu	4 bedroom	The Coln	The Wansbeck	The Blackwater	The Blythe
Doors and Windows												
Front door with multi-point security locking system and security chain	■		■	■	■	■		■	■	■	■	
Chrome plated front door numerals	■		■	■	■	■		■	■	■	■	
PVCu double glazing to windows	■		■	■	■	■		■	■	■	■	
Double glazed PVCu French doors	■		■	■	■	■		■	■	■	■	
Internal ladder door style pre-primed with Brass Satin finish handles	■		■	■	■	■		■	■	■	■	
General												
Paving outside French doors	■		■	■	■	■		■	■	■	■	
PV Solar Panels	■		■	■	■	■		■	■	■	■	
White painted walls and smooth white ceilings	■		■	■	■	■		■	■	■	■	
Combined usbc/double sockets in kitchen & Bed 1	■		■	■	■	■		■	■	■	■	
TV point to lounge and family room (where applicable)	■		■	■	■	■		■	■	■	■	
Master telephone socket to lounge and study where applicable	■		■	■	■	■		■	■	■	■	
Air Source Heat Pump	■		■	■	■	■		■	■	■	■	
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/ walled rear garden, and garden gate (where applicable).	■		■	■	■	■		■	■	■	■	
Landscaped front garden	■		■	■	■	■		■	■	■	■	
NHBC Buildmark cover	■		■	■	■	■		■	■	■	■	
First two years' customer service support from Linden Homes	■		■	■	■	■		■	■	■	■	
Car Chargers	■		■	■	■	■		■	■	■	■	

■ Fitted as standard - included in the property

* Subject to stage of construction

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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

Scan me
for directions

Willow Grange

Bolsover Road, Mastin
Moor, Derbyshire
S43 3FF

01246 888 271

Cover photograph of Willow Grange. 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 North Midlands
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