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MANOR FIELDS

Specification



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Washingborough, Lincoln LN4 1FY

SPECIFICATION

KITCHEN/DINER/UTILITY

Fitted kitchen with soft close doors and drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Utility room with fitted units to match kitchen with electrics, plumbing and appliance space	✓	✓	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A	N/A
Brushed chrome down lighters to kitchen only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of square edge laminate worktop	*	*	*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of quartz worktop (can include upstands or tiling)	✓	✓	✓	*	*	*	*	*	*	*	*	*
Choice of LVT flooring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic flooring	*	*	*	*	*	*	*	*	*	*	*	*
Stainless steel splash back behind hob	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tiling behind hob	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splash back above worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel single bowl and drainer sink with monochrome mixer tap in stainless steel	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	✓
Stainless Steel one and a half bowl sink and drainer with monochrome mixer tap	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	N/A	N/A
Composite one and a half bowl and drainer sink with monochrome mixer tap in stainless steel	N/A	N/A	N/A	*	*	*	*	*	*	*	N/A	N/A
Undermounted sink	✓	✓	✓	*	*	*	*	*	*	*	*	*
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*
Integrated washing machine	*	*	*	*	*	*	*	*	*	*	*	*
Integrated tumble dryer	*	*	*	*	*	*	*	*	N/A	N/A	N/A	N/A
Stainless steel chimney hood	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceiling hood	✓	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Integrated single under counter oven	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓
Integrated double tower oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
4 burner gas hob	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 zone induction hob	N/A	N/A	N/A	*	*	*	*	*	*	*	*	*
6 burner gas hob	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6 zone induction hob	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wine cooler	✓	✓	✓	*	*	*	*	*	N/A	N/A	N/A	N/A

BATHROOM

White bathroom suite with chrome taps inc shower bath with pivot shower screen	N/A	N/A	N/A	✓	N/A	✓	✓	✓	✓	✓	✓	✓
White bathroom suite with chrome taps inc bath and separate shower cubicle	✓	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rainfall shower head	✓	✓	✓	*	*	*	*	*	*	*	*	*
Ceramic wall tiles with edging trim, to be fitted as per property floor plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Additional wall tiling i.e. half height/full height	*	*	*	*	*	*	*	*	*	*	*	*
White heated towel rail	*	*	*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail	✓	✓	✓	*	*	*	*	*	*	*	*	*
Choice of vinyl flooring	*	*	*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of LVT flooring	✓	✓	✓	*	*	*	*	*	*	*	*	*
Fitted vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	*	*	N/A	N/A
Brushed chrome LED down lighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

ENSUITE

Shower cubicle, white basin and wc (bath included in Sandringham house type only)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A	N/A
Rainfall shower head	✓	✓	✓	*	*	*	*	*	*	*	*	N/A
Larger walk in shower	✓	✓	✓	✓	N/A	N/A	✓	✓	N/A	✓	N/A	N/A
Ceramic wall tiles with edging trim, to be fitted as per property floor plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Additional wall tiling i.e. half height/full height	*	*	*	*	*	*	*	*	*	*	*	N/A
White heated towel rail	*	*	*	✓	✓	✓	✓	✓	✓	✓	✓	N/A
Chrome heated towel rail	✓	✓	✓	*	*	*	*	*	*	*	*	N/A
Choice of vinyl flooring	*	*	*	*	*	✓	✓	✓	✓	✓	✓	N/A
Choice of LVT Flooring	✓	✓	✓	*	*	*	*	*	*	*	*	N/A
Fitted vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	*	*	N/A	N/A
Brushed chrome LED down lighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A

ENSUITE 2

Shower cubicle, white basin and wc	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ceramic wall tiles with edging trim, to be fitted as per property floor plan	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Choice of LVT Flooring	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Brushed chrome LED down lighters	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shaver socket	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BEDROOMS

Fitted walk in wardrobe no doors (inside dressing room)	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wardrobe with sliding doors to Master Bedroom	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓	*	*	*
Wardrobe with soft close sliding doors to Master Bedroom	✓	N/A	✓	*	*	*	*	*	*	*	*	*

GENERAL

Carpets with door matt to front door entrance	*	*	*	*	*	*	*	*	*	*	*	*
LVT flooring to additional rooms	*	*	*	*	*	*	*	*	*	*	*	*
Gardenia or white emulsion to all internal walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White emulsion to ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coving to all upstairs rooms	*	*	*	*	*	*	*	*	*	*	*	*
Coving to all downstairs rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White satinwood to all skirting boards, architraves and window sills	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal oak veneered cottage style doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White satinwood painted staircase with oak handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed door(s) as per property floor plan	✓	✓	✓	✓	✓	N/A	✓	✓	N/A	N/A	N/A	✓

HEATING

Grade A Gas combination boiler with thermostatic radiator valves and programmer	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	✓	✓	✓
Grade A Gas boiler & hot water cylinder with thermostatic radiator valves and programmer	✓	✓	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A	N/A
Underfloor heating (to ground floor only)	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hive controls	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wood burning stove with hearth and mantle	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ELECTRICAL

BT & Virgin fibre broadband to each property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone points to principal rooms as per property electrical plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Television aerial points to principal rooms as per property electrical plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated USB double sockets to principle rooms as per property electrical plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*

EXTERNAL

Double glazed UPVC cream windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bifold doors	✓	✓	✓	✓	✓	N/A	✓	✓	N/A	N/A	N/A	N/A
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water butt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	*	*	*	*	*	*	*	*	*	*	*	*
Path to front and rear door and paved patio	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External 240v double socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring only for future car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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*