## Great Homes, Great Locations

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## **HEATH VIEW**

Specification









HEATH VIEW Waddington, Lincoln LN5 9YW	Windsor	Richmond	Regent	Hampton	Grosvenor	Hyde	Brockwell	Kingsbourne /Osbourne	Burgess	Greenwich	Eltham
SPECIFICATION	>	~	Ž.	I	U	I	B	₹ Á	B	U	
SUSTAINABLE FEATURES INCLUDED IN ALL HOMES:-											
Air Source Heat Pumps (ASHP) and hot water cylinder	1	1	1	1	1	1	1	1	1	1	1
Solar Photovoltaic Panels (PV) Whole House Mechanical Ventilation Heat Recovery (MVHR)	<i></i>	√ √	√ √	√ √	√ √	✓ ✓	✓ ✓	✓ ✓	√ √	√ √	✓ ✓
Triple glazed UPVC cream windows, white internals	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>√</b>	✓ <b>/</b>	<b>✓</b>	✓ ✓	<b>✓</b>	<b>✓</b>
Triple Glazed Patio Doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EV Charger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	<i>\</i>	✓ ✓	✓ ✓	✓ ✓	√ √	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	√ N/A
Brushed chrome down lighters to kitchen only	<i>y</i>	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	/	✓ ✓	<i>\</i>	✓ ✓	/
Choice of square edge laminate worktop	*	*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of quartz worktop (can include upstands or tiling)	✓	✓	*	*	*	*	*	*	*	*	*
Choice of LVT flooring	√ N//	√ N/A	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Ceramic tiling behind hob  Ceramic tile splash back above worktop	N/A ✓	N/A ✓	✓ ✓	✓ ✓	✓ ✓	<i>\</i>	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
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	/	<b>✓</b>	/	<b>✓</b>	/
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	N/A
Undermounted sink	<b>√</b>	<b>√</b>	*	*	*	*	*	*	*	*	*
Integrated dishwasher Integrated fridge/freezer	<i>J</i>	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	*	*
Integrated washing machine	*	*	*	*	*	*	*	*	*	*	*
Integrated tumble dryer	*	*	*	*	*	*	*	*	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//0	✓ 21/2
Integrated double tower oven 4 Zone Ceramic Hob	V N/A	√ N/A	√ N/A	√ N/A	√ N/A	√ N/A	✓ ✓	✓ ✓	✓ ✓	N/A ✓	N/A ✓
4 Zone Induction hob	IN/A	IN/A	IN/A	IN/A	IN/A ✓	IN/A ✓	*	*	*	*	*
Wine cooler 300ml	*	*	*	*	*	*	*	*	N/A	N/A	N/A
BATHROOM											
White bathroom suite with chrome taps inc shower bath with pivot shower screen	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	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	✓	✓	✓	✓	✓	1	1	✓	✓	✓	1
Choice of vinyl flooring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of LVT flooring	✓	✓	*	*	*	*	*	*	*	*	*
Fitted vanity furniture	<i>\</i>	√	✓ ✓	✓ ✓	√	N/A	✓ ✓	*	N/A ✓	N/A	N/A
Brushed chrome LED down lighters Shaver socket within Vanity Unit	✓ ✓	✓ ✓	<i>y</i>	<i>✓</i>	✓ ✓	*	✓ ✓	*	*	√ N/A	√ N/A
Fixed Fuse Spur above sink (where appropriate)	✓ <b>/</b>	/	/	/	✓	✓	/	✓	/	*	*
ENSUITE/SHOWER ROOM											
Shower cubicle, white basin and wc	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
Rainfall shower head	*	*	*	*	*	*	*	*	*	*	N/A
Ceramic wall tiles with edging trim, to be fitted as per property floor plan	*	<b>√</b> *	<b>√</b> *	<b>√</b> *	<b>√</b> *	<b>√</b> *	*	<b>√</b> *	<b>√</b> *	<b>√</b> *	N/A
Additional wall tiling i.e. half height/full height White heated towel rail	~ ✓	· /	· /		· /	· /	<i>'</i>	· /	· /		N/A N/A
Choice of vinyl flooring	✓ <b>/</b>	✓	✓	✓	✓ /	1	/	<b>✓</b>	✓ <b>/</b>	✓	N/A
Choice of LVT Flooring	✓	✓	*	*	*	*	*	*	*	*	N/A
Fitted vanity furniture	✓	✓	✓	✓	✓	*	✓	*	N/A	N/A	N/A
Brushed chrome LED down lighters	<i></i>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b> *	*	*	√ N/A	√ N/A	N/A
Shaver socket with Vanity Unit Fixed Fuse Spur above sink (where appropriate)	✓ ✓	✓ ✓	√ √	√ √	✓ ✓	· /	· /	· /	N/A	N/A ✓	N/A N/A
ENSUITE 2	•	•	•	•	•	•	•	•	•	•	14//
Shower cubicle, white basin and wc	/	N/A	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	N/A
Choice of LVT Flooring	✓	N/A	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 N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A
Fixed Fuse Spur above sink	<b>V</b>	IN/A	IN/A	IN/A	IN/A	IN/A	IN/A	IN/A	IN/A	IN/A	N/A
BEDROOMS  Wardrobe with sliding doors to Master Bedroom	N/A	N/A	1	/	/	/	/	*	*	*	*
Wardrobe with soft close sliding doors to Master Bedroom	<b>√</b>	<b>√</b>	*	*	*	*	*	*	*	*	*
GENERAL											
Carpets with door matt to front door entrance	*	*	*	*	*	*	*	*	*	*	*
LVT flooring to additional rooms	*	*	*	*	*	*	*	*	*	*	*
White emulsion to all internal walls and ceilings	1	<b>√</b>	<b>/</b>	<b>/</b>	<b>√</b>	<b>√</b>	/	<b>/</b>	<b>√</b>	<b>/</b>	✓
White satinwood to all skirting boards, architraves and window sills White satinwood painted staircase and handrial	1	/	/	/	/	1	/	/	/	/	1
Internal oak veneered cottage style doors	<i>y</i>	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	<i>y</i>	✓ ✓	<i>\</i>	✓ ✓	✓ ✓
Glazed door(s) as per property floor plan	✓ <b>/</b>	/	✓ <b>/</b>	/	✓ <b>/</b>	<b>✓</b>	/	*	*	*	*
ELECTRICAL											
Fibre broadband to each property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Television aerial points to principal rooms as per property electrical plan	1	<b>✓</b>	<b>/</b>	<b>/</b>	<b>√</b>	<b>✓</b>	/	<b>✓</b>	<b>✓</b>	<b>/</b>	1
Integrated USB double sockets to principle rooms as per property electrical plan	✓	✓	✓	✓	✓	1	1	✓	✓	✓	✓
EXTERNAL  External tan						,	,	,			,
External tap  Turf and landscaping to front garden (plot dependant)	<i>J</i>	✓ ✓	✓ ✓	✓ ✓	√ √	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	<i></i>
Turf to rear garden	*	*	*	*	*	*	*	*	*	*	*
rair to rear garacii										,	/
Path to front and rear door and paved patio	1	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Path to front and rear door and paved patio External light to front and rear door	√ √	√ √	√ ✓	√ ✓	√ √	√ √	✓ ✓	✓ ✓	✓ ✓	✓ ✓	1
Path to front and rear door and paved patio External light to front and rear door Block paved driveway	1	√ √	√ √	√ √	√ √	√ √	√ ✓	√ √	√ √	√ √	√ √
Path to front and rear door and paved patio External light to front and rear door	1	✓	✓	1	✓	✓	✓	1	✓	✓	✓

**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\*.