ONE at Charterholme

Lincoln LN6 0HX

SPECIFICATION

	The De La Haye	The Smythson	The Whittle	The Taylor	The Newton	The Scorer	The Blomfield	The Tritton	The Rudkin	The Hennell	The Swift
Sustainable Features included in all homes											
Air Source Heat Pump & Hot Water Cylinder	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar Photovoltaic Panels (PV)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	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 tiling behind hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splash back above worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel single bowl and drainer sink with monochrome mixer tap in stainless steel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Composite single bowl and drainer sink with monochrome mixer tap in stainless steel	✓	✓	✓	✓	*	*	*	*	*	*	*
Undermounted sink	*	*	*	*	*	*	*	*	*	*	*
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	*
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a	n/a
Integrated washing machine	*	*	*	*	*	*	*	*	*	*	*
Integrated tumble dryer	*	*	n/a	*	n/a	n/a	*	*	*	n/a	n/a
Hob extractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated single under counter oven	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
Integrated single oven in tower with microwave	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
4 zone ceramic hob	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
4 zone induction hob	✓	✓	✓	✓	*	*	*	*	*	*	*
Bathroom											
White bathroom suite with chrome bath & shower mixer tap inc. shower bath with pivot shower screen	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	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	*	*	*	*	*	*	*	*	*	*	*
Choice of vinyl flooring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of LVT flooring	✓	✓	*	*	*	*	*	*	*	*	*
Vanity Sink	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brushed chrome LED down lighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ensuite											
Shower cubicle, white basin and wc	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a
Single Shower Head	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	n/a
Double Shower Head - inc. Rainfall	✓	✓	✓	✓	*	*	*	*	*	*	n/a
Ceramic wall tiles with edging trim, to be fitted as per property floor plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a
Additional wall tiling i.e. half height/full height	*	*	*	*	*	*	*	*	*	*	n/a
Choice of vinyl flooring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a
Choice of LVT Flooring	✓	✓	*	*	*	*	*	*	*	*	n/a
Vanity Sink	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brushed chrome LED down lighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a
Bedrooms											
Wardrobe with sliding doors to Master Bedroom	*	*	*	*	*	*	*	*	*	*	*
Wardrobe with soft close sliding doors to Master Bedroom	*	*	*	*	*	*	*	*	*	*	*
General											
Carpets with door matt to front door entrance	*	*	*	*	*	*	*	*	*	*	*
LVT flooring to additional rooms	*	*	*	*	*	*	*	*	*	*	*
White emulsion to all internal walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White emulsion to ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White satinwood to all skirting boards, architraves and windowsills	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White satinwood painted staircase with handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal white cottage style doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical											
Openreach fibre broadband to each property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Television aerial points to principal rooms as per property electrical plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated USB double sockets to principal rooms as per property electrical plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External											
Double glazed UPVC 'Silver Grey' windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf and/or Landscaping to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	*	*	*	*	*	*	*	*	*	*	*
Path to front door, rear door and paved patio	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveway / parking space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External 240v double socket	✓	✓	✓	*	*	*	*	*	*	*	*
Ring Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ 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.