



STICKNEY CHASE - ANCASTER SPECIFICATIONS

* Denotes upgrades available (subject to build stage)

GENERAL

Kitchen	✓
Dining Area	✓
Utility	✓
Lounge	✓
Study	✓
WC Cloakroom	✓
No. of Bedrooms	4
En-suite	1
Family Bathroom	1

KITCHEN

Fitted kitchen with comprehensive choice of ranges *	✓
Worktop and upstand *	✓
1.5 bowl stainless steel sink & mixer tap *	✓
Splashback to cooker hood	✓
Plumbing and electrics for Dishwasher	✓
Bosch Integrated Dishwasher	✓
Bosch Integrated Fridge Freezer	✓
Bosch Single oven x2 , Hob and Hood *	✓
Spotlights	✓

DINING AREA

Bi-fold Doors	✓
Lantern Roof Light	✓
Flooring *only	X
Spotlights	✓

UTILITY

Worktop and Upstand *	✓
1.0 bowl stainless steel sink and mixer tap *	✓
Plumbing /electrics for Washing M/chine & Tumble Dryer	✓
Washing M/chine & Tumble Dryer *only	X
Spotlights	✓

WC

White sanitaryware	✓
Vanity Unit / worktop *	✓

HALLWAY

Flooring *only	X
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FAMILY BATHROOM

White sanitaryware	✓
Vanity Unit / Worktop *	✓
Fully tiled Shower cubicle with dual head shower	✓
Shaver Socket	✓

EN-SUITE

White sanitaryware	✓
Vanity Unit / Worktop *	✓
Fully tiled shower cubicle with dual head shower	✓
Shaver Socket	✓

GARAGE

Double Garage	✓
Garage Up & Over Door *	✓
Composite Pedestrian Door	✓

ELECTRICS / LIGHTING

Light switches & sockets are white as standard *	
Pendant lights to all bedrooms, lounge & study	
Spotlights to WC, Main Bathroom & En-Suite	
Mains operated smoke detectors with battery back-up	
Extractors to Utility, WC, En-suite & Family Bathroom	
External Lighting to Front Door and Bi-fold Doors	
Loft Light	
Light & 2x Double Sockets in Garage	

BT/TV POINTS

Cat 6 in Study (additional rooms *)	
TV point in Lounge & all bedrooms (additional points *)	
BT point under stairs cupboard	
Freeview Aerial *only	

HEATING

Daikin Air Source Heat Pump	
Underfloor heating to the Ground Floor	
Radiators to the First Floor	
Zoned Thermostatic Controls	

INTERNAL DOORS

White 5 panel doors with choice of handle	
Locks to WC, Family bathroom & En-suite	

EXTERNAL

UPVc windows / Composite door to front & utility	
Landscaping to front of property	
Turf/Seeding to rear of property *only	
Closeboard fencing - dependant on plot position	
Side Gate	
Block Paved Driveway	
Paved pathways - dependant on plot position *	
Patio to rear of property *	
Outside tap	
House number plaque	

FLOORING

LVT to Kitchen, Utility, WC, Family Bathroom & En-suite *	
Carpeting *only	

DECORATION

White emulsion to walls & ceilings	
White Satin wood to interior woodwork *	



** Lindensium Homes reserve the right to make alterations to the specification without notice, and the details contained in this leaflet do not form part of an offer or contract. Purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy **