

LAWTON GREEN SPECIFICATION

BAIRD | BRANCASTER | CHURCHILL | JENNER | NELSON | WREN

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge/Freezer (4 bedroom properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- USB Socket to Kitchen

BATHROOMS

- Roca 'DEBA' Sanitaryware in White
- Deva Brassware
- Methven Showers to Main Bathroom
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Aqualisa Electric Shower to En-suite (where applicable)

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms

HEATING SYSTEM

- Gas Central Heating to NHBC Specification

OTHER INTERNAL FEATURES

- All Ceilings to be skim finished and painted white
- Walls to be painted soft cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- 1st Fix Wiring for Security Alarm
- USB Sockets to Lounge
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- White PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- External Lights to Front and Rear
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden
- External Socket suitable for Mode 2 EV Charging

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

PLEASE NOTE: All new homes at Lawton Green will be fitted with the latest in energy saving solar power technology† Harnessing energy from natural light the solar panels provide electricity with low carbon emissions, saving householders money on energy bills with the opportunity to benefit from feed-in tariffs.

†Solar energy panels will not be fitted to the Baird, Brancaster, Churchill, Jenner or Wren housetypes.

*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.