

LATUNE GARDENS SPECIFICATION

HAVERSHAM | HATHERLEIGH | NEWTON | PRIESTLEY | SHAKESPEARE | STEPHENSON

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi Stainless Steel Double Oven
- Zanussi Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi Integrated Fridge Freezer

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- En-Suites to be Half Tiled to Sanitaryware walls with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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

* Upgraded Choices available **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^Unless stipulated otherwise on the working drawings.

LATUNE GARDENS SPECIFICATION

BRAHMS | BRUNSWICK | ELLINGTON | HOLBROOKE | JENNER | NELSON
TREVITHICK | WREN | WRENBURY

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi Stainless Steel Single Oven
- Zanussi Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi Integrated Fridge Freezer (4 bedroom homes only)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range* if no En-Suite.
- Shower Enclosures in En-Suites to be Fully Tiled and a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/ French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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- 2 Year Wain Homes Warranty

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Wain
HOMES

LATUNE GARDENS SPECIFICATION

AFFORDABLE HOMES

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi Stainless Steel Single Oven
- Zanussi Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

BATHROOMS

- Roca Havana Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Deva Brassware
- Aqualisa Electric Shower to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range*.
- Splashback Tiling behind the Sink in Bathroom and Cloakroom with a Choice from our Porcelanosa Standard Range*

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

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