

LINLEY GRANGE SPECIFICATION

ETON | NEWTON | OXFORD | 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
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Stainless Steel Sink & Standard Tap to the Utility (Oxford, Shakespeare and Stephenson only)
- Stainless Steel AEG Double Oven, AEG 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat (Eton, Oxford and Shakespeare only)
- Honeywell T3 Thermostat (Newton and Stephenson only)

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 Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen and Study (where applicable)
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

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

** Upgraded Kitchen 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. The buyer is responsible for ordering their own phoneline and internet connection. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^ Smart features subject to subscription ▲ Unless stipulated otherwise on the working drawings.



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (September 2023)



LINLEY GRANGE SPECIFICATION

BAIRD | BELL | JENNER | SHACKLEBY | TREVITHICK | WRENNICK | WRENTON

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
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Stainless Steel Zanussi Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bedroom properties only)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 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 Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors (where applicable)
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

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- 2 Year Wain Homes Warranty

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LINLEY GRANGE SPECIFICATION

CHINLEY APARTMENTS

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
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room

BATHROOMS

- Roca 'Victoria Plus' Sanitaryware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

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
- USB Sockets to Lounge, Kitchen and all Bedrooms
- Each property will have access to broadband speeds of up to 300Mbps*
- 1st Fix Wiring for Security Alarm

EXTERNAL FEATURES

- White PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- External Lights to Front and Rear
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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*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.



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