



LINTON HOUSE - PLOT 26

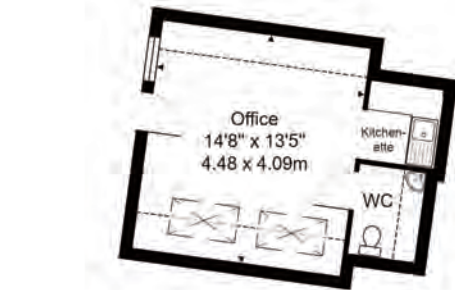
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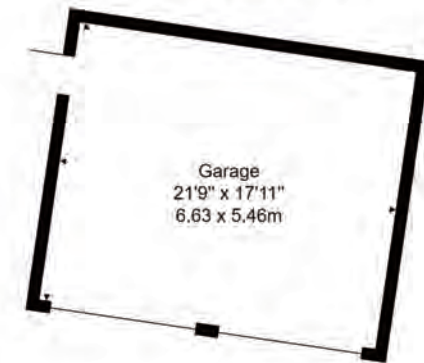
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor



House Approx. Internal Floor Area 2462 sq. ft / 228.73 sq. m  
Garage Approx. Internal Floor Area 639 sq. ft / 59.37 sq. m





### External features

- Landscaped front garden with feature planting.
- Turf to the rear garden and an area of patio.
- External tap provided.
- Garage to have electronically operated 'up and over' doors with remote control, power and light.
- Home office space above garage with power, light, WC and kitchenette.
- Underground stand-alone rainwater harvesting for garden water only.

### Flooring

- Ceramic floor tiles to kitchen/breakfast/family room, utility room, bathroom, en suites and cloakroom.
- Quick step flooring to hallway.
- 42oz Cormar carpets to living room, dining room, stairs, landing and all bedrooms.

### Aftercare

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

### Services

- Electricity, LPG gas and mains drainage.

### Guarantees

- All the homes come with a ten-year LABC warranty.

### Tenure

- Freehold.

EPC = C

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### Kitchen features

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with Quartz worktops, up stand and splash back.
- Fully integrated appliances to include a 5 ring induction hob, 2 x single electric oven, extractor, combi microwave oven, full height fridge, wine cooler and dishwasher.
- Utility room is provided with a range of base units, laminate work surface, stainless steel sink and drainer, integrated full height freezer and space for a washing machine and tumble dryer.

### Bathroom, en suites and cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and master en suite.
- Heated chrome towel rail provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to the bathroom, en suites and cloakroom.

### Electrical and multimedia

- Chrome switch plates and sockets throughout.
- Recessed down lighters or pendent provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).

### Central heating and hot water

- A highly efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

### Peace of mind

- An alarm system is provided to ground floor, landing and master bedroom with PIRs.
- Double glazed PVCu windows and doors with multi point locking system.
- External coach lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

### Finishing touches

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with glazed doors to the kitchen/breakfast/family room, drawing room and dining room.
- French doors provided to the kitchen/breakfast/family room and rear of the drawing room.
- Inglenook fireplace with woodburning stove provided in the drawing room.
- White painted softwood staircase with oak handrail.
- Sliding mirror fronted wardrobe with shelf and hanging space provided in master bedroom and bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.





An exciting development of 39 homes comprising a grand manor house divided into luxury apartments, opulent farm and oast houses, as well as traditionally-inspired semi and detached homes, each with exquisite attention to detail and a meticulous finish.

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