



Lioncourt Homes

Malvhina Court - ASH, CHERRY, HAZEL, LAUREL, (Homes UPTO 1,200 square feet)

Kitchen

Symphony fitted kitchen with soft close hinges/drawers

Worktop upstand with stainless steel splashback behind hob

Hotpoint stainless steel double oven (Built In or Under see kitchen design), 4 burner gas hob and 60cm chimney extractor hood*

60cm space for fridge/freezer

60cm space with plumbing for washing machine (where house has no utility)

60cm removable kitchen unit with plumbing for dishwasher

Rangemaster Leisure Euroline stainless steel 1½ bowl sink with Aquaflow chrome mixer tap

Utility (where applicable)

Symphony fitted kitchen with soft close hinges

Worktop upstands

60cm space with plumbing for washing machine

60cm space for tumble dryer (if possible)

Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap

Bathroom

Ideal Standard Tempo basin and bath with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC

Tiled splash back to basin, half height tiling to bath

Shaver socket

Ensuite

Ideal Standard Tempo basin with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC

Mira Agile thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure

Tiled splash back to basin with full height tiling to shower

Shaver socket

Cloakroom

Ideal Standard Tempo basin with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC

Tiled splashback to basin

Electrical

White electrical switches and sockets

1no. Double USB socket in kitchen above worktop

TV Sockets to lounge and master bedroom

BT sockets to lounge and master bedroom

Low energy lighting

Mains door bell

External PIR lighting to front and rear elevations



Lioncourt Homes

Malvhina Court - ASH, CHERRY, HAZEL, LARCH, LAUREL, (Homes UPTO 1,200 square feet)

Heating

- Gas fired central heating
- Zoned heating with thermostatic control
- Digital heating/hot water programmer
- Compact radiators with thermostatic control
- Provision of electric fused spur for future fire (fire not provided)

Windows and Doors

- White PVCu double glazed windows/french doors (where specified)
- Black composite prefinished front door and steel prefinished side/rear door (where applicable)
- Black prefinished steel garage up & over door (where applicable)
- White painted 4 panel internal doors
- Serozzetta chrome internal door furniture
- White painted softwood staircase

Decoration

- Almond white emulsion to walls (white emulsion to bathroom and ensuite)
- White emulsion to ceilings
- White painted woodwork

Security

- Multi point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Carbon monoxide detectors to Building Regulation requirements
- Through door viewer and door chain

Externals

- Black PVCu gutter and downpipes
- Front garden graded and turfed/planted
- Rear fencing - 1.8m closeboard fencing where applicable
- Grey riven paths and paving as indicated on site layout
- Tarmac or block paved access drive/hardstanding as indicated on site layout



Malvhina Court - MULBERRY, TIBBERTON, WALNUT (Homes OVER 1,200 square feet)

Kitchen
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with Glass Splashback
Under cupboard wall unit lighting
Built In Hotpoint stainless steel single oven & Integrated Microwave , 5 burner gas hob and 90cm chimney extractor hood*
60cm integrated fridge/freezer
60cm integrated washer/dryer (where house has no utility)
60cm integrated dishwasher
Rangemaster Glendale stainless steel 1½ bowl sink with Aquavogue chrome mixer tap
Utility (where applicable)
Symphony fitted kitchen with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap
Bathroom
Ideal Standard Tempo bath & basin with chrome Bristan Hourglass monobloc tap. Ideal Standard Tempo WC with soft close seat
Chrome towel rail
Half height wall tiling to all walls with full height tiling to shower cubicle (where applicable)
Shaver socket
Ensuite(s)
Ideal Standard Tempo basin with chrome Bristan Hourglass monobloc tap. Ideal Standard Tempo WC with soft close seat
Mira Agile ERD thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
Cloakroom
Ideal Standard vanity unit with chrome Bristan Hourglass monobloc tap. Ideal Standard Tempo WC with soft close seat
Tiled splashback to basin
Electrical
Brushed chrome electrical switches and sockets to kitchen and utility with white to the remainder of the house
1no. Double USB socket in kitchen above worktop brushed chrome
TV Sockets to lounge and master bedroom
BT sockets to lounge and master bedroom
Low energy lighting throughout with LED downlighters to Kitchen, Bathroom, Ensuite and WC
Chrome mains door bell
External PIR lighting to front and rear elevations



Lioncourt Homes

Malvhina Court - MULBERRY, TIBBERTON, WALNUT (Homes OVER 1,200 square feet)

Heating
Gas fired central heating
Zoned heating with thermostatic control
Digital heating/hot water programmer
Compact radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
Windows and Doors
White PVCu double glazed windows/french doors (where specified)
Black composite prefinished front door & steel prefinished side/rear door (where applicable)
Black prefinished steel garage up & over door (where applicable)
Oak internal single doors and oak glazed double doors
Serozzetta chrome internal door furniture
White painted softwood staircase with oak handrail and newel posts
Decoration
Almond white emulsion to walls (white emulsion to bathroom and ensuite)
White emulsion to ceilings
White painted woodwork
Security
Multi point locking system to front/rear doors
Smoke detectors to Building Regulation requirements
Carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
Externals
Cold water outside tap to rear of property
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m closeboard fencing where applicable
Grey riven paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout