



Cooper Croft, Branston - (2/3bed - Premier Spec)

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

Cooper Croft, Branston - (2/3bed - Premier Spec)

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



Coopers Croft (4/4bed - Deluxe Spec)

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

Chrome towel rail

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

Coopers Croft (4/4bed - Deluxe Spec)

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

Serozetta 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