Lioncourt Homes

Barley Fields, Uttoxeter - House Types Cherry, Hawthorn, Hazel, Holly, Ivy

Kitchen
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel single oven, 4 burner gas hob and 60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine
60cm removable kitchen unit with plumbing for dishwasher (45cm unit for Hawthorn house type)
Rangemaster Leisure Euroline stainless steel 1½ bowl sink with Aquaflow chrome mixer tap
Principle Bathroom
Ideal Standard Alto basin and bath with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Tiled splash back to basin, half height tiling to bath (or full height around bath if house has no ensuite)
Shaver socket
Ensuite (where applicable)
Ideal Standard Alto basin with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Mira Element thermostastic 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 Alto basin with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Tiled splashback to basin
Electrical
White electrical switches and sockets
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

Barley Fields, Uttoxeter - House Types Cherry, Hawthorn, Hazel, Holly, Ivy

Heating
Gas fired central heating
Zoned heating with thermostatic control
Digital heating/hot water programmer
Compact radiators with thermostatic control
Provison of electric fused spur for future 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 foil (Swish) PVCu fascia boards and soffit
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

Lioncourt Homes

Barley Fields, Uttoxeter - House Types Alder, Ash, Aspen, Laurel, Lime

Kitchen
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven, 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
Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap
Bathroom
Ideal Standard Alto basin and bath with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Tiled splash back to basin, half height tiling to bath (or full height around bath if house has no ensuite)
Shaver socket
Ensuite
Ideal Standard Alto basin with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Mira Element thermostastic 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 Alto basin with chrome Ceraplan monobloc tap. Ideal Standard Tempo WC
Tiled splashback to basin
Electrical
White electrical switches and sockets
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

Barley Fields, Uttoxeter - House Types Alder, Ash, Aspen, Laurel, Lime

Heating
Gas fired central heating
Zoned heating with thermostatic control
Digital heating/hot water programmer
Compact radiators with thermostatic control
Provison of electric fused spur for future 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 foil (Swish) PVCu fascia boards and soffit
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

Lioncourt Homes

Barley Fields, Uttoexter - House Types Beech, Birch, Cedar, Chestnut, Cottonwood, Knightsbridge, Newent, Oak, Regent, Sycamore, Walnut

Kitchen
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Under cupboard wall unit lighting
2no. Hotpoint stainless steel single ovens, 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 Alto bath & Tempo basin with chrome Active 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 (where applicable)
Shaver socket
Ensuite(s)
Ideal Standard Alto bath & Tempo basin with chrome Active monobloc tap. Ideal Standard Tempo WC with soft close seat
Chrome towel rail
Mira Agile ERD thermostastic 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 Active monobloc tap. Ideal Standard Tempo WC with soft close seat
Tiled splashback to basin
Electrical
Chrome electrical switches and sockets to kitchen and utility with white to the remainder of the house
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
Alarm (3 PIR and 1 door contact)
Chrome mains door bell
External PIR lighting to front and rear elevations

Lioncourt Homes

Barley Fields, Uttoexter - House Types Beech, Birch, Cedar, Chestnut, Cottonwood, Knightsbridge, Newent, Oak, Regent, Sycamore, Walnut

Heating
Gas fired central heating
Zoned heating with thermostatic control
Digital heating/hot water programmer
Compact radiators with thermostatic control
Provison of electric fused spur for future 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
Internal oak doors have a clear finish with all other woodwork painted white
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 foil (Swish) PVCu fascia boards and soffit
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