

Lumley Grange, Bilsthorpe

Specification

- Energy Efficient - Cavity Wall, Floor & Loft Insulation, Double Glazed Windows, Low energy Light Fittings mean lower fuel bills.
- Warranty - 10 Year NHBC Warranty runs from the day you purchase your property.
- Safety - Intruder Alarms, Smoke detectors, Multi Point Door Locks & Window Locks.
- Customise Your Home - We carry out modifications that most other builders won't.

Kitchen

Appliances	Stainless steel oven, hob and chimney cooker hood.
Units	Kitchen units, choice from our sample range.
Sink & Taps	Monobloc mixer tap with one & a half bowl, single drainer sink. Choice from our sample range.
Worktops	Worktops, choice from our sample range.
Ceramic wall tiling	Three courses above the worktop and to the cooker space.

Utility

Units	Kitchen units, choice from our sample range.
Sink and taps	Monobloc mixer tap with single bowl, single drainer sink. Choice from our sample range.
Ceramic wall tiling	Splash back to the sink unit.
Plumbing	Plumbing and an electrical point are included for a washing machine.

Lounge/Dining

Patio door	Sealed double glazed in a hardwood sub-frame.
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Cloakroom

Fittings	Chromium plated taps.
Ceramic wall tiling	Splash back.

Bathroom

Fittings	Chromium plated taps, light and shaver point.
Ceramic wall tiling	Splash back to bath and vanity unit/sink.

En-suite

Fittings	Chromium plated taps, light and shaver point. Shower in cubicle.
Ceramic wall tiling	Splash back, except to the shower cubicle which is full height.

Exterior

Garden	Front & back gardens are turfed.
Patio	Slabbed patio area.
Boundary line	Screen fence as shown on the site plan. Intermediate boundaries are fenced with 6' x 6' wooden fence panels.

