

BAYEUX FIELDS

at terlingham village

Development plan



Terlingham Village Phase 3B Section 7 plots 634-649



- Lincoln 3 bedroom homes plots 634, 635, 640, 641, 644-647
- Stirling 3 bedroom homes plots 636-639, 642, 643, 648, 649



Please refer to our Sales Manager for details and plot specific measurements.

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Specification



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GENERAL SPECIFICATION

NHBC - 10 year warranty	■
Brick and block traditional cavity wall construction	■
Partial fill cavity wall insulation	■

KITCHENS

Choice of kitchen unit door fronts from Pentland range	■
Choice of laminate worktops and upstands to kitchen from Pentland range	■
Stainless steel hob splashback	■
Downlighters	■
Integrated appliances (single electric oven, 4 burner gas hob, microwave, fridge/freezer and dishwasher)	■
Space and plumbing for washing machine	■
Washer/dryer upgrade	■

BATHROOMS, CLOAKROOMS AND EN-SUITES

White coloured sanitaryware	■
Contemporary brassware	■
Mirrors above all wash hand basins	■
Shaver points to en-suites and bathroom	■
Downlighters to en-suites and bathroom	■
Towel warmer to en-suites and bathroom	■

HEATING AND INSULATION

Gas fired central heating system	■
Energy efficient condensing boiler	■
Thermostatic radiator valves to some radiators	■
Underfloor heating to ground floor only	■

ELECTRICAL, LIGHTING AND SECURITY SYSTEMS

TV points in all bedrooms	■
Telephone points in all bedrooms	■
Networked satellite TV points to all outlets	■
TV aerial fitted as standard	■
Mains wired smoke detectors fitted to Building Regulation standards	■
Wiring for burglar alarm	■
Full SSAIB alarm system upgrade	■

DECORATIVE FINISHES

Choice of single matt emulsion wall colour throughout	■
Smooth ceilings throughout	■
Internal joinery painted eggshell white	■
Coving upgrade	■
Splashback tiling to whb and bath, full height to shower areas from Pentland range	■

JOINERY

Double glazed PVCu windows throughout	■
Built-in wardrobes with sliding doors, shelf and hanging rail to 2 bedrooms	■
100mm deep bullnose skirting	■
MDF window boards	■
Smooth white 2 panel internal doors **	■
Choice of door furniture from Pentland range	■

FLOOR FINISHES

Choice of ceramic tiling to kitchen floor from Pentland range	■
Choice of additional ceramic tiling to cloaks, bathroom and en-suite floors from Pentland range	■
Choice of carpets from Pentland range	■
Choice of additional ceramic tiling to ground floor from Pentland range	■

EXTERIOR

Exterior light fitting to front entrance	■
Light fitting points to other external door locations	■
Turfing and planting to external landscape scheme	■
Riven stone effect paths and patios	■
External tap	■
Power and lighting to garage	■

**plain doors to some cupboards

■ Standard

■ Cost option available



Pentland Homes

Quality for Life

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Lincoln



3 bedroom home

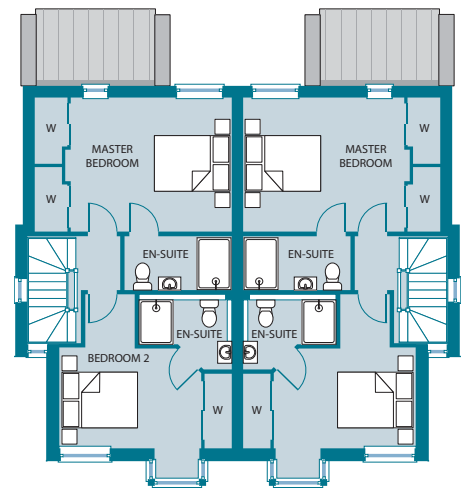
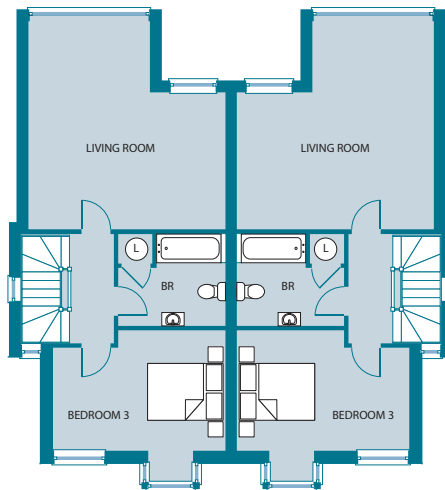
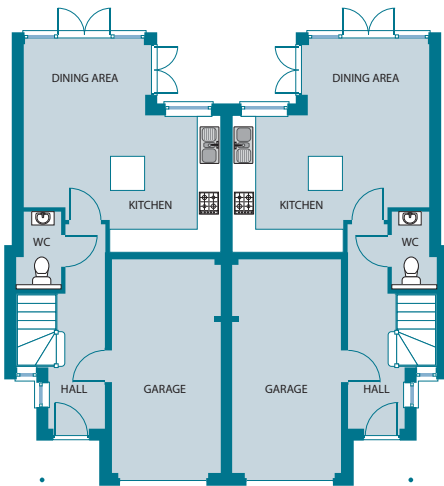
1491 ft²

Plots 634, 635, 640, 641, 644-647

ground floor

first floor

second floor



Kitchen/dining area
5.50m (18'0") max x 5.21m (17'1") max

Living room
5.50m (18'0") max x 5.21m (17'1") max
Bedroom 3
4.56m (14'11") max x 3.18m (10'5") max (plus bay)

Master bedroom
4.22m (13'9") x 3.62m (11'10")
Bedroom 2
4.16m (13'7") max (plus bay) x 3.76m (12'3")

BR - Bathroom W - Wardrobe L - Linen

All dimensions and areas are taken to finished surfaces.

Bedroom dimensions are to wardrobe doors. Please refer to our Sales Manager for details and plot specific measurements.



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Quality for Life

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Stirling

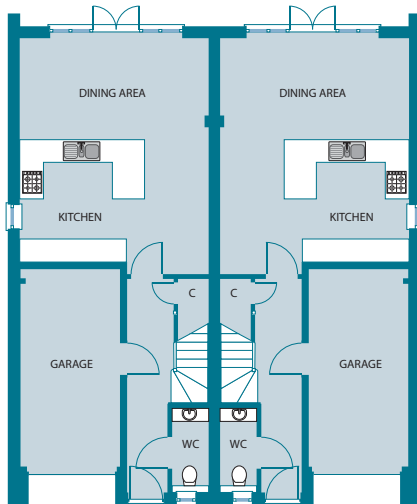


3 bedroom home

1506 ft²

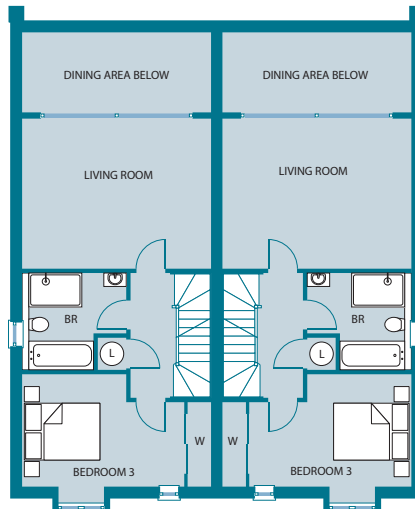
Plots 636-639, 642, 643, 648, 649

ground floor



Kitchen/dining area
6.23m (20'5") max x 4.99m (16'4")

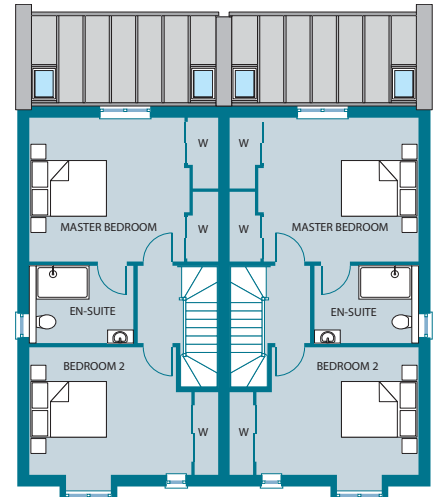
first floor



Living room
4.99m (16'4") x 3.96m (13'0")

Bedroom 3
4.27m (14'0") max x 2.97m (9'9") max (plus bay)

second floor



Master bedroom
4.10m (13'5") x 3.88m (12'9")

Bedroom 2
4.24m (13'10") max x 3.44m (11'3") plus bay

BR - Bathroom W - Wardrobe L - Linen C - Cupboard

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