

New Home Specification

Osgathorpe Grange

Dawson Road, Osgathorpe, Leicestershire, LE12 9SZ

Warranty

- 10 year Premier Guarantee structural warranty

Externals

- Composite front entrance door with multipoint locking system
- Lockable uPVC windows and French doors
- Block paved driveway
- Slabbed pathways and patio area
- Turfed rear gardens
- Outside tap and power supply
- Garage with power supply and door with electrical operation to Plots 1 - 8
- Covered parking barn to Plots 9 - 16

Internal Finish

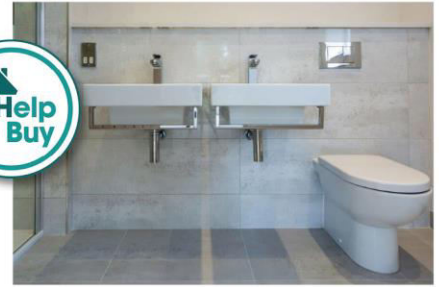
- Oak finished internal doors with brushed chrome furniture
- Staircases with oak balustrade, handrails and newel posts
- Coving to hallway, landings, dining area, living room and master bedroom
- 7" skirting with architraves finished in Satin White
- Walls and ceilings finished in emulsion in either magnolia, Wimborne white, skimming stone or white
- Thermostatic heating controls and central heating boiler with a separate hot water tank to all four and five bedroom homes and a combination boiler to two and three bedroom homes
- Underfloor heating to ground floor

Kitchens

- Kitchen units with soft close doors and under unit lighting available from our standard choices
- Granite worktops and upstands with 1.5 bowl undermount sink
- Integrated double oven, five burner induction hob with extractor hood and glass splashback to three, four and five bedroom homes. Single oven & four burner induction hob to the two bedroom homes.
- Integrated dishwasher and fridge freezer

To all four and five bedroom homes

- Wine cooler
- Integrated boiling and filtered water tap
- Stylish angled extractor hood and integrated microwave
- Utility with plumbing and power supply for two appliances
- Gas or electric fire and feature surround to living room available from our standard choices



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Contact us

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AEG **BLANCO** **BRISTAN** **CAMARO** **G·E·M·I·N·I** **Ideal** **Symphony**

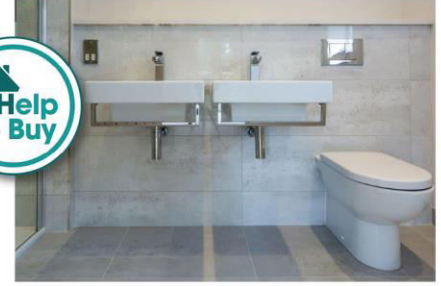
DISCLAIMER

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*Please ask our sales adviser for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

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Bathrooms & Ensuites

- White sanitary ware with half height tiling behind
- Basin with storage and Monobloc tap
- Thermostatic shower controls to all two, four and five bedroom homes
- To three bedroom homes: electric shower controls to bathroom and thermostatic controls to ensuites
- Dual thermostatic shower with fixed rain shower and hand spray to master bedroom ensuite (where applicable)
- Full height tiling to bath area, available from our standard choices
- Underfloor heating and heated towel rail
- Shaver point



Electrical

- Integrated Intruder alarms
- Brushed chrome finish power sockets and light switches
- Ceiling recessed spotlights to entrance porches, hallways, wet rooms and kitchen
- Spotlights with dimmer switch to the master bedroom
- TV Points in living room, kitchen and all bedrooms
- BT Points in hallway, living room, study and master bedroom
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space



All Flooring included and available from our standard choices.

- Carpet or wood strip flooring to kitchen and hallway
- Ceramic floor tiles to cloakroom, bathroom and ensuites
- Carpet to all other rooms



Rev A

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