

The Leaton

Your home, a spacious bungalow with a substantial rear garden, this two bedroom home features a kitchen/diner, generous lounge and a master bedroom. This stunning accommodation provides an additional single bedroom and family bathroom.

Specifications

General			
Freeview	All beds, lounge & diner		✓
USB Plates	Master bed		✓
	Kitchen/diner		✓
Media plate	Lounge	CAT 5 connectivity	✓
External Lighting	Front & rear		✓
Sockets/Switches	White plastic sockets		✓
	Satin nickle		*
Door bell			✓
Wall paint	White	Matt emulsion	✓
Ceiling paint	White	Matt emulsion	✓
Woodwork & doors	White	Satin	✓
Internal doors	Vertical 5 Panel	White	✓
Internal door furniture	Satin Nickle		✓
Window, doors & patio doors	Upvc double lockable glazed units with chrome handles		✓
Contemporary wardrobe(s)			*
Electrical Heater to AC			✓
Boiler	Worcester	5-year warranty	✓
Thermostat	Standard programmable		✓
	Honeywell T6	Interactive	*
Heating zones	Single Zone		✓
Kitchen			
Choice of worktop	Premium worktop	Matching upstand	✓
Choice of kitchen door fronts	Koncept range	From our selection	✓
	Gallery range	From our selection	*
Wall tiling	Wall of hob only		✓
	Additional wall tiling		*
Induction hob	Montpellier	590mm	✓
Eye level oven	Zanussi	Single oven	✓
		Double oven	*
Cooker hood	Montpellier	Stainless steel chimney	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Dishwasher	Montpellier	Integrated	*
Washer/dryer	Space only		✓
Flooring	Vinyl	Kitchen	✓
		Diner	✓
Additional flooring	Ceramic, laminate or LVT		*
Under cupboard lighting	LED strip lighting		*
Plinth lighting			*
Integrated EcoBin	Within designated base unit		✓
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
Swan neck tap	Chrome		✓
Spray tap			*
Downlighters	White finish		✓

Bathroom			
Wall tiling	FH (Bath), SB (Sink)		✓
Flooring	Vinyl		✓
	Ceramic tiles		*
Shower	Thermostatic controlled	Zing	✓
Shower screen	Splashguard over bath		✓
Shaver socket	White plastic		✓
Downlighters	White finish		✓
Towel rail	Polished chrome		✓
Contemporary sanitaryware	White		✓
Single lever tap	Chrome		✓
External			
Water tap			✓
Fencing	As per boundary plan		✓
Turf	Rear garden		✓
	Front garden		✓
Outside electrical socket			✓
Patio			✓
Electric supply suitable for car charger	Customer conversion required	230v	✓

KEY:

FH — Full Height

SB — Splashback

* — Optional Extras

* Any optional extras are subject to build stage, are payable at point of order, and are non-refundable. Specifications correct at time of printing. SJ Roberts Homes reserves the right to amend if necessary.