

*Building quality homes*



*for over 50 years*

## Blacksmith's Lane Specification



### Main Features

- NHBC 10 Year Warranty
- Quality Timber Windows with 30 Years Guarantee
- Low Maintenance feature Brickwork to gables and eaves
- Mains Sewer connections
- Fibre to the Premises Ultra Fast Broadband
- Ground Floor Under Floor Heating System
- Front and Rear Turfed Lawns
- All Garages plastered
- Quality moulded skirting boards and architraves
- Quality internal doors and furniture
- Property painted accordingly
- Outside tap
- Ample power points and TV outlets throughout
- Doorbell fitted to front door
- Electric operated insulated garage doors
- Quality external lighting fitted to property

### PC Allowance

- |                   |        |
|-------------------|--------|
| • Kitchen/Utility | £13000 |
| • Bathroom & WC   | £ 8000 |
| • Fireplace       | £ 2500 |



**PRIDE IN  
THE JOB  
AWARDS 2020**

REGIONAL AWARD



**PRIDE IN  
THE JOB  
AWARDS 2021**

QUALITY AWARD



Please note this specification applies to Plots 3, 4, 5, 6, & 10