



SPECIFICATION
THE LEAS

HALLWAY/STAIRS

- ✓ Chrome downlights
- Choice of flooring

W/C

- ✓ White sanitary ware with stylish vanity unit & chrome mixer tap
- ✓ Choice of contemporary tiled splashback
- ✓ Chrome downlights
- ✓ Chrome heated towel warmer
- Choice of flooring

KITCHEN/DINING AREA

- ✓ Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers
- Upgraded kitchen doors
- ✓ Granite/quartz/conglomerate worktops with 100mm upstands
- ✓ Cutlery drawer
- ✓ Extractor hood
- ✓ Ceramic hob
- Induction hob
- ✓ Integrated dishwasher
- ✓ Granite/quartz/conglomerate splashback behind hob
- ✓ Double integrated fridge freezer
- ✓ Double integrated oven
- ✓ Integrated microwave
- ✓ 1 1/2 Composite bowl and drainer
- ✓ Choice of stylish chrome mixer tap
- ✓ Chrome downlights
- ✓ Under unit lighting
- Plinth lighting
- ✓ Choice of flooring
- ✓ Digital tv aerial

- ✓ **These items are included as standard in your new home**

UTILITY ROOM

- ✓ Fully fitted designer units in a range of colours & styles with soft close doors & drawers
- Upgraded doors
- ✓ Laminate worktops with 100mm upstands
- Upgraded granite/quartz/conglomerate worktops with 100mm upstands
- ✓ Single composite bowl and drainer
- ✓ Choice of stylish chrome mixer tap
- ✓ Chrome downlights
- ✓ Choice of upgraded flooring

LIVING ROOM/LOUNGE

- ✓ Digital TV and Satellite Aerial
- Choice of flooring
- ✓ Log Burner

LIVING AREA

- Choice of flooring
- ✓ Chrome downlights
- ✓ Digital TV Aerial

STUDY/OFFICE

- Choice of flooring

PRINCIPAL BATHROOM

- ✓ Back to wall bath with chrome mixer taps (where applicable)
- ✓ Shower with chrome and glass screen
- ✓ White sanitaryware & vanity unit with chrome mixer tap
- ✓ Mirrored wall unit
- ✓ Chrome towel warmer
- ✓ Chrome downlights
- ✓ Shaver socket
- ✓ Tiling to wet area including splashback
- ✓ Tiling to floor
- ✓ Half height tiling to all other walls or full height tiling to two walls
- Choice of upgraded ceramic floor and wall tiles

MASTER BEDROOM

- ✓ Digital TV Aerial
- Choice of flooring
- Wardrobes

DRESSING AREA (WHERE APPLICABLE)

- ✓ Chrome downlights
- Choice of flooring
- Wardrobes

ALL OTHER BEDROOMS

- ✓ Digital TV Aerial
- Choice of flooring
- Wardrobes

EN-SUITE

- ✓ Shower with glass doors
- ✓ White sanitaryware with vanity unit and chrome mixer tap
- ✓ Mirrored wall unit
- Chrome towel warmer
- ✓ Chrome downlights
- ✓ Shaver socket
- ✓ Tiling to wet area including splashback
- ✓ Tiling to floor
- ✓ Half height tiling to all other walls or full height tiling to two walls
- Choice of upgraded ceramic floor and wall tiles

INTERNAL

- ✓ Oak style doors
- ✓ Ceilings finished in white and walls finished with natural hessian throughout
- ✓ Staircase - oak handrail and spindles, softwood painted newel posts
- ✓ Skirting and architrave
- ✓ Oil heating and radiators to first floor
- ✓ Zone controlled under floor heating to ground floor
- ✓ Loft and exterior wall insulation
- ✓ Intruder alarm
- ✓ Smoke detectors
- ✓ White sockets and switches
- Brushed chrome sockets and switches
- ✓ Digital tv aerial living room and bedrooms
- ✓ Satellite system wired separately to living room compatible with sky plus

EXTERNAL

- ✓ Front courtesy light
- ✓ Rear courtesy light
- Outside tap to garden
- Weatherproof socket
- ✓ Electric roller shutter garage door
- ✓ Power and light to garage
- ✓ Front of house landscaped to meet planning requirements
- ✓ Double glazed windows
- ✓ Rotivated rear garden
- Turf to rear

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Choices from selected ranges, subject to build stage. Mandale Homes reserve the right to modify, alter or omit the specification at any time without notice.

