



THE ORCHARDS

MARKET RASEN

DEVELOPER SPECIFICATION

ALL
PLOTS

INTERNAL	
General	
Emulsion paint finish to ceilings, colour: white	✓
Emulsion paint finish to walls, colour: absolute white or classic cream	✓
Oak veneer internal doors	✓
Glazed oak veneer internal doors (as per property floor plan)	✓
Chrome door ironmongery	✓
120mm Ogee profile MDF skirting with satinwood paint finish, colour: white	✓
70mm Ogee profile MDF architrave with satinwood paint finish, colour: white	✓
Vinyl floor coverings, included to Hall / Bathroom / Airing Cupboard / Kitchen (Choice of Colours / Styles)	✓
Door well matting, colour: anthracite or brown (Optional)	✓
Luxury vinyl tile floor coverings (Choice of Colours / Styles)	❖
Carpet floor coverings (Choice of Colours / Styles)	❖

Kitchen	
Fitted kitchen units with soft close doors and drawers (Choice of Colours / Styles)	✓
Laminate worktops, with upstands and splashback to hob (Choice of Colours / Styles)	✓
Integrated single oven	✓
Integrated combi microwave, grill & fan oven	✓
4 zone ceramic electric hob	✓
Stainless steel chimney hood	✓
Stainless steel one and half bowl sink with mixer tap	✓
Space for fridge/freezer	✓
Space for dishwasher	✓
Space for washer / dryer	✓

Bathroom	
White WC and cistern	✓
White wash hand basin with mixer tap	✓
Shower tray on legs, thermostatic shower with riser rail and Infinita Sanctum Sliding Door	✓
Fitted bathroom furniture with worktop (Choice of Colours / Styles)	✓
Fibo Aqua-lock wall board to shower enclosure (Choice of Colours)	✓
Shaver socket	✓

Heating and Hot Water (refer to dwelling style internal specification sheet)	
Wall mounted combi-boiler	✓
Prefinished radiators	✓
Thermostatic radiator valves to all habitable rooms	✓
White Towel Radiator to Bathroom	✓

Electrical (refer to dwelling style internal specification sheet)	
White sockets and switches throughout	✓
Chrome sockets to Kitchen	❖
Smoke alarm to current legislation in Hall	✓
Telephone points to Living Room and Master Bedroom (1 point per room)	✓
TV aerial points to Living Room (2 points) and Master Bedroom (1 point)	✓
Chrome downlights to Kitchen	✓
Chrome downlights to Bathroom	✓

ALL
PLOTS

EXTERNAL	
General	
Facing bricks as per External Materials Schedule (Please refer to individual plot specification for details)	✓
Roof tiles as per External Materials Schedule (Please refer to individual plot specification for details)	✓
Security alarm	✓
External tap	✓
External double socket	✓
BT broadband to each property	✓

External Doors & Windows	
Double glazed cream uPVC casement windows with crucifix bars, chrome ironmongery and trickle vents	✓
Composite front door (Please refer to individual plot specification for details)	✓
Cream uPVC glazed rear door	✓
Up and over garage door (Please refer to individual plot specification for details)	✓

Driveways, Paths & Patios	
Paved footpath to front entrance	✓
Block paved driveway	✓
Paved patio to rear	✓

Gardens	
Fencing (Please refer to individual plot specification for details)	✓
Turf to front garden	✓
Rear garden to be rotovated and levelled	✓
Turf to rear garden	❖

External Lighting	
External light mounted adjacent to front entrance	✓
External light mounted on rear external wall	✓

- ✓ Supplied as standard
- ❖ Optional Extra - please speak to the Homes by Stirlin team for further details and costs

Notes

Please speak to the Homes by Stirlin team for the choices / styles noted in this Developer Specification.
All changes / optional extras are subject to availability and the stage of the build.
Homes by Stirlin reserves the right to change the specification / optional extras at any time.

HOMES
BY STIRLIN

Date: 04/07/22