



The Workshop Slippery Gowt Lane Wyberton Boston Lincs PE21 7AA
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Property Specification – Frampton

EXTERNAL:

- Timber front doors with polished chrome furniture.
- uPVC windows & doors as indicated on architects' drawings.
- Riven Sandstone patios, footpaths and steps.
- Bricks & Roof tiles as indicated on architects' drawings.
- Grass seed to front and rear lawn areas.
- 6ft close board fence & post and rail as per site finishes.
- 2no Lighting Bollards to private driveways.

ELECTRICAL:

- Brushed steel face plates throughout.
- Downlights to Kitchen, dining space, living space, utility, GFWC, Bathroom & Ensuites.
- Pendant lights to all other rooms.
- Digital TV aerial with TV points to Living room, living space and all bedrooms
- Cat 5 outlets to Living room, living space and all bedrooms with central Data patch panel (patch cables by client if required).
- Smoke/heat & carbon monoxide detection to meet current building regulations.
- Mechanical extraction to kitchen and bathrooms to meet current building regulations.
- Intruder alarm with PIR sensors and key pad to external entrance doors.
- Home multi camera CCTV system and hard drive (can be linked to customers own viewing device via internet).
- Lighting to Front Entrance Doors.
- Lighting to main patio area.
- Lighting & power to garage.

PLUMBING & HEATING:

- Gas fired central heating with wall hung boiler.
- Underfloor heating system to ground floor with individual room thermostats.
- Thermostatically controlled radiators to upper floors.
- Heated towel rail to bathroom & ensuites.
- Wood/solid fuel burning stove.
- External tap.

JOINERY:

- 3 panel oak veneered doors with polished chrome furniture.
- Oak staircase with oak handrails and oak or painted spindles (dependant on house type).
- Softwood skirting & architraves.

KITCHEN/UTILITY:

- Fully fitted kitchen & utility to the value of £20,500.00 including installation. This allowance is to include all units, worktops, sink, taps & appliances and is to be chosen from our preferred supplier.

BEDROOMS:

- All bedrooms suitable for double beds.
- Dressing room to all master bedrooms.
- Electrical points near bed to have USB connection as standard.

INTERNAL FINISHES:

- Cornices to living Room, study, ground floor entrance & dining room.
- Brilliant white emulsion to ceilings and cornices.
- Linen white emulsion to walls.
- Brilliant white gloss to softwood door frames and moulded joinery.
- Lear varnish to oak joinery.

BATHROOMS, ENSUITES & GROUND FLOOR WC:

- Sanitaryware package to be chosen from our preferred supplier to the value of £6,500.00 (excluding installation).
- Backlit shaving mirror to main bathroom & master ensuite (to be included within above allowance), spurs for second ensuite & ground floor WC.

FLOORING:

- An allowance of £20 per m2, excluding fitting, for flooring to all bathrooms, ensuites and ground floor WC.
- Floor covering to kitchen & utility areas only to the value of £20 per m2 excluding fitting
- All other areas of flooring are excluded

WALL TILING:

- Tiles to be selected from our preferred supplier, areas allowed for:
- 1200 x 1200 behind all WCs
- 600 x 300 splash back to single basins
- 1200 x 300 splash back to double basin
- 2.4 m full height to shower enclosures
- 1.8 + 0.8 x 900mm high to baths
- Allowance for all Bathrooms, ensuites & ground floor WC £20 per m2 excluding fitting.

GARAGE:

- Automatic garage door(s).
- Ceiling Lighting.
- Power.
- Linked to intruder alarm.

* ALL PRODUCT, PRODUCT SPECIFICATIONS AND DATA ARE SUBJECT TO CHANGE WITHOUT NOTICE TO IMPROVE RELIABILITY, FUNCTION, DESIGN OR OTHERWISE.

**OPTIONS ON FIXTURES AND FITTINGS ARE DEPENDANT ON BUILD STAGE.