

THE LINDEN



THE LINDEN 3 BEDROOM HOME

The Linden is a thoughtfully designed home that offers the space and functionality of a larger property while maximising usability.

Upstairs, there are three comfortable bedrooms: two doubles, including one with an en-suite, and a single bedroom. Additional storage is conveniently located off the landing.

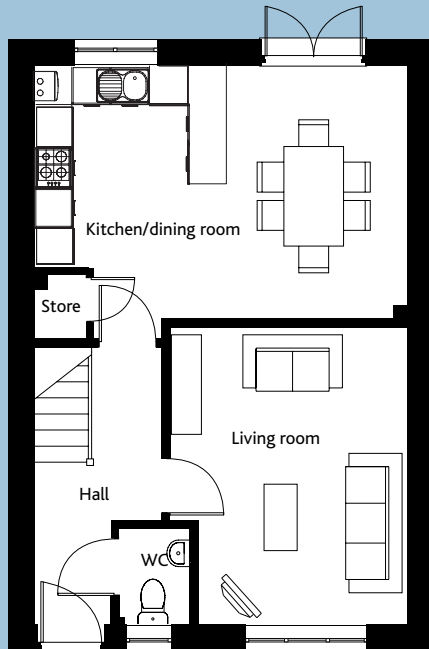
Downstairs, a separate hall leads to a spacious kitchen and dining room, complete with French doors opening to the rear garden, as well as a separate lounge. A cloakroom, accessed from the hall, and under-stair storage add to the home's practicality.

The Linden features a well-equipped kitchen that includes a double oven, induction hob, and brushed stainless steel extractor hood,

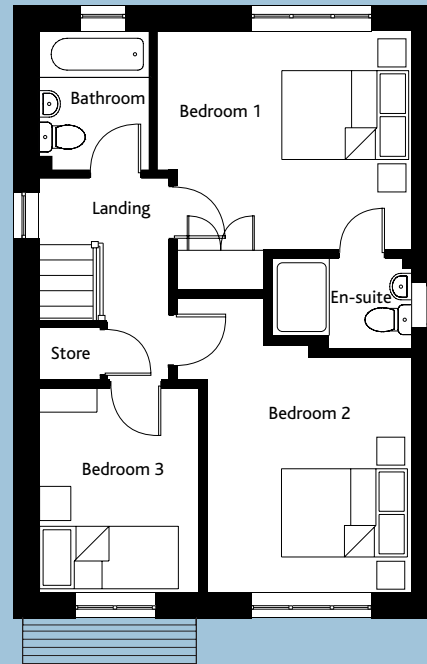
whilst the bathroom and en-suite both feature heated towel rails. Every Linden also includes solar panels for enhanced energy efficiency and an electric car charging point for convenience.

White PVC double-glazed windows and doors with secure locks provide comfort and security, alongside stylish interior doors, chrome handles, and detailed skirting and architraves.

Enjoy peace of mind with the 10-year NHBC "Buildmark" warranty included with every Cannon Kirk home.



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Kitchen/dining room	3,852 x 5,648	12'8" x 18'6"
Living Room	4,507 x 3,595	14'9" x 11'10"
WC	1,466 x 1,079	4'10" x 3'7"
FIRST FLOOR		
Bedroom 1	3,300 x 3,835	10'10" x 12'7"
Bedroom 1 Ensuite	1,400 x 2,122	4'7" x 7'0"
Bedroom 2	3,560 x 3,097	11'8" x 10'2"
Bedroom 3	3,113 x 2,450	10'3" x 8'1"
Bathroom	2,099 x 1,712	6'11" x 5'7"
GROSS INTERNAL FLOOR AREA: 95 sq m (1,023 sq ft)		



All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary, as may porch sizes. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor. This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at this development.

House specification subject to slight changes. Details available in the near future.

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