


Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

LATUNE GARDENS DEVELOPMENT PLAN



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LATUNE GARDENS SPECIFICATION

HAVERSHAM | HATHERLEIGH | NEWTON | PRIESTLEY | SHAKESPEARE | STEPHENSON

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Double Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Integrated Fridge Freezer

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- En-Suites to be Half Tiled to Sanitaryware walls with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

* Upgraded Choices available **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^Unless stipulated otherwise on the working drawings.

LATUNE GARDENS SPECIFICATION

BRAHMS | BRUNSWICK | ELLINGTON | HOLBROOKE | JENNER | NELSON
TREVITHICK | WREN | WRENBURY

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Single Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Integrated Fridge Freezer (4 bedroom homes only)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range* if no En-Suite.
- Shower Enclosures in En-Suites to be Fully Tiled and a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

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LATUNE GARDENS SPECIFICATION

AFFORDABLE HOMES

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Single Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

BATHROOMS

- Roca Havana Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Deva Brassware
- Aqualisa Electric Shower to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range*.
- Splashback Tiling behind the Sink in Bathroom and Cloakroom with a Choice from our Porcelanosa Standard Range*

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

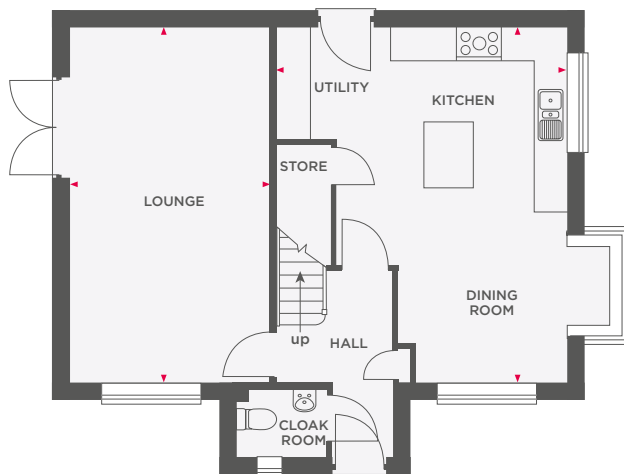
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- 2 Year Wain Homes Warranty

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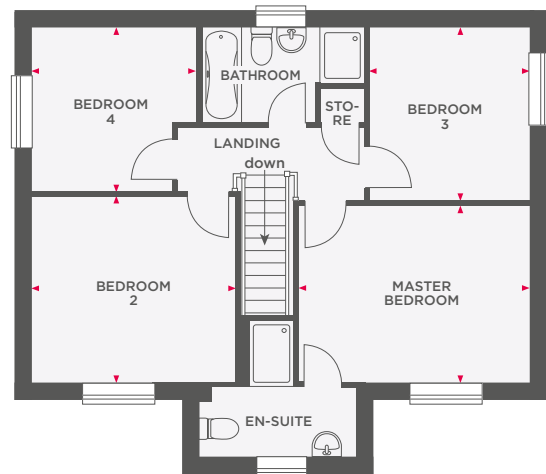


THE HATHERLEIGH BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Dining Room/ Utility	5256 x 6423	17'2" x 21'0"



Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"



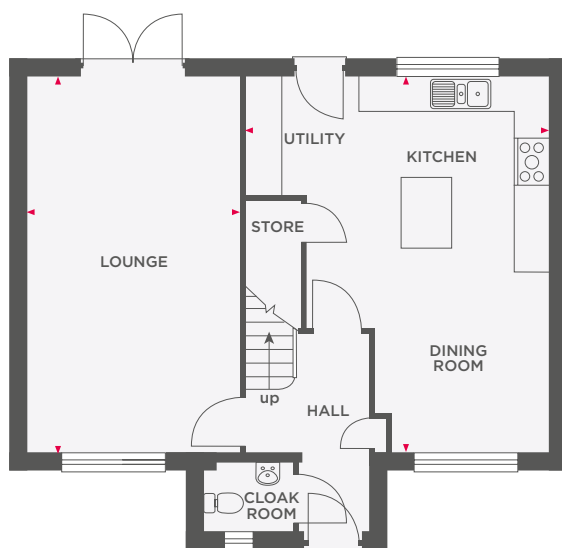
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (September 2023)

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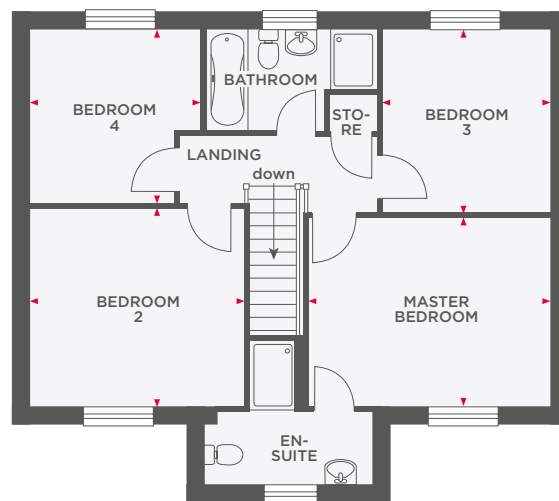


THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/ Dining Room	5256 x 6423	17'2" x 21'0"



Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"



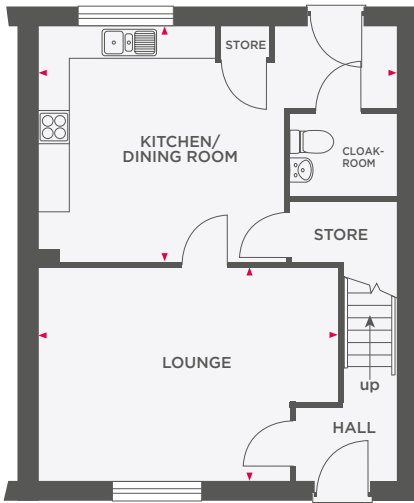
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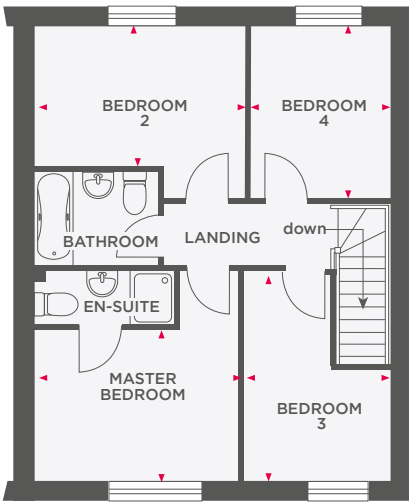


THE HOLBROOKE

4 BEDROOM HOME



Lounge	3834 x 5469	12'7" x 17'11"
Kitchen/Dining Room	6477 x 4238	21'3" x 13'11"



Master Bedroom	3719 x 2750	12'2" x 9'0"
Bedroom 2	3827 x 2525	12'7" x 8'3"
Bedroom 3	2659 x 3819	8'9" x 12'6"
Bedroom 4	2553 x 3105	8'5" x 10'2"



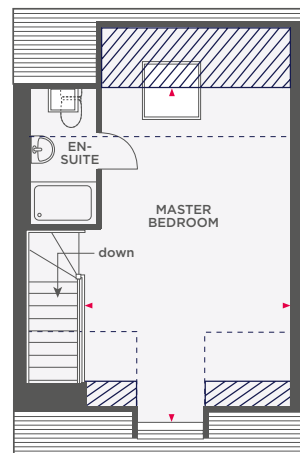
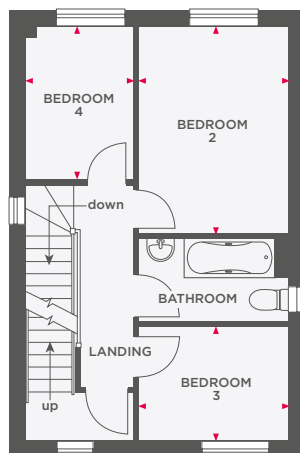
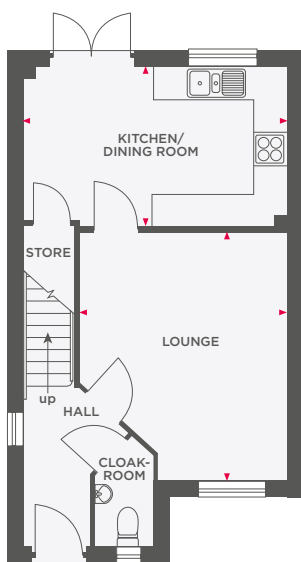
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THE JENNER

4 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3876 x 4605 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4848 x 2968 (max)	15'10" x 9'8" (max)

Bedroom 2	2760 x 3833	9'0" x 12'6"
Bedroom 3	2760 x 2101	9'0" x 6'10"
Bedroom 4	2000 x 2843	6'6" x 9'3"
Master Bedroom	3833 x 6353 (max)	12'6" x 20'10" (max)



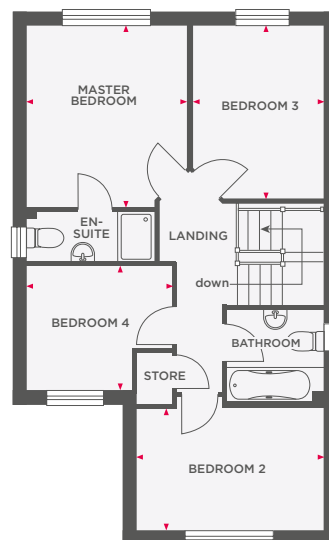
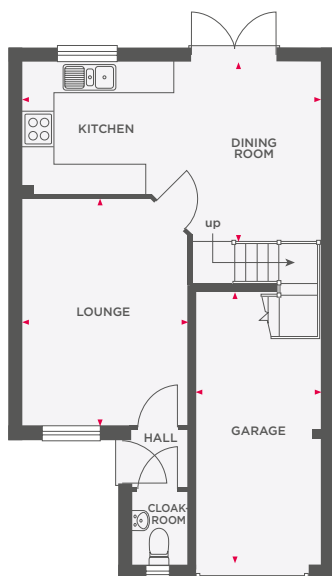
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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3325 x 4491 (max)	10'10" x 14'8" (max)
Kitchen/Dining Room	5973 x 3697 (max)	19'7" x 12'1" (max)
Garage	2488 x 5653 (max)	8'1" x 18'6" (max)

Master Bedroom	3224 x 3611 (max)	10'6" x 11'10" (max)
Bedroom 2	2661 x 3425 (max)	8'8" x 11'2" (max)
Bedroom 3	3835 x 2559 (max)	12'6" x 8'4" (max)
Bedroom 4	2883 x 2430 (max)	9'5" x 7'11" (max)



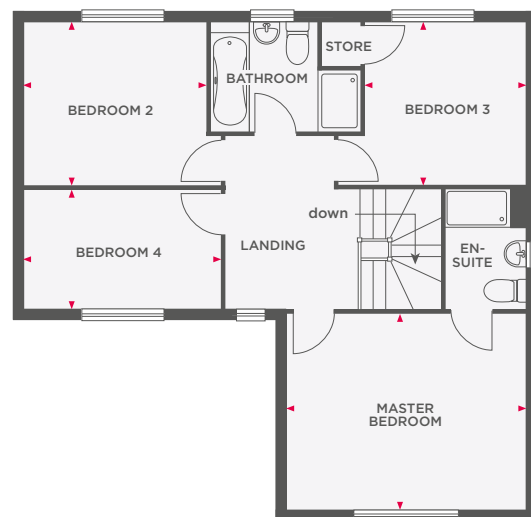
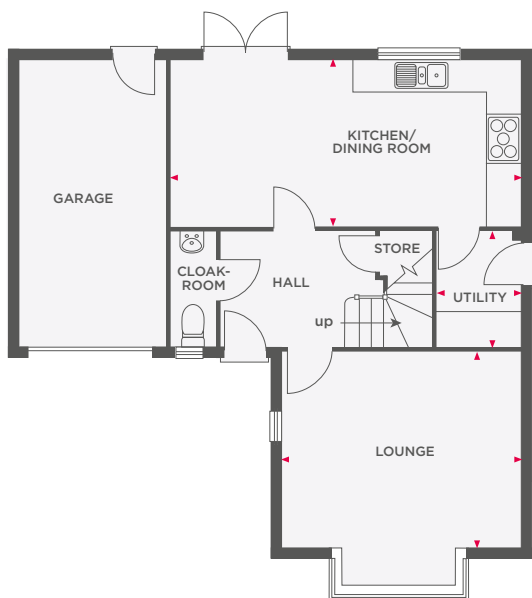
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562 (max)	14'0" x 11'8" (max)
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"
Utility	1585 x 2088	5'2" x 6'10"

Master Bedroom	4285 x 3619	14'0" x 11'10"
Bedroom 2	3201 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2982	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"



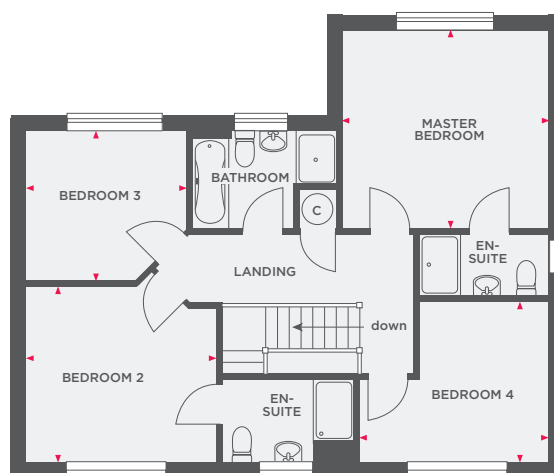
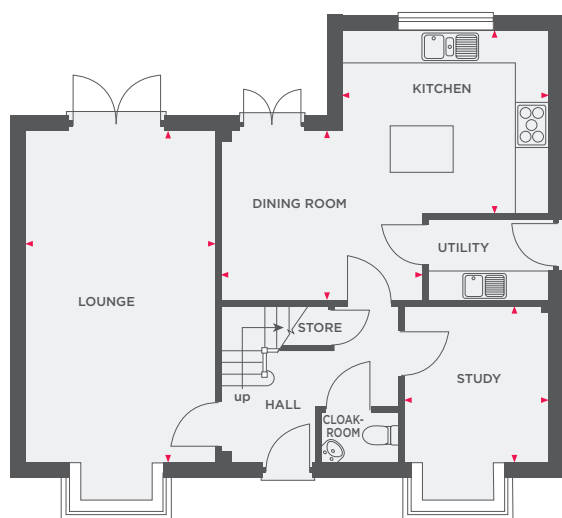
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THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3500 x 6310	11'5" x 20'8"
Kitchen	3835 x 3307	12'6" x 10'10"
Dining Room	3898 x 3263	12'9" x 10'8"
Utility	2270 x 1676	7'5" x 5'5"
Study	2628 x 2898	8'7" x 9'6"

Master Bedroom	3835 x 3698	12'6" x 12'1"
Bedroom 2	3321 (max) x 3557 (max)	10'10" (max) x 11'8" (max)
Bedroom 3	3079 (max) x 2896 (max)	10'1" (max) x 9'6" (max)
Bedroom 4	3541 (max) x 3027 (max)	11'7" (max) x 9'11" (max)



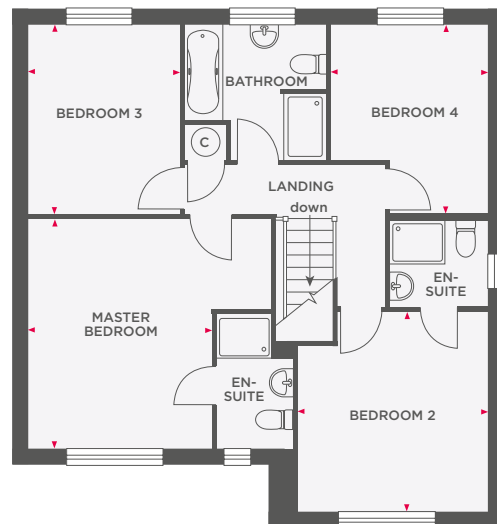
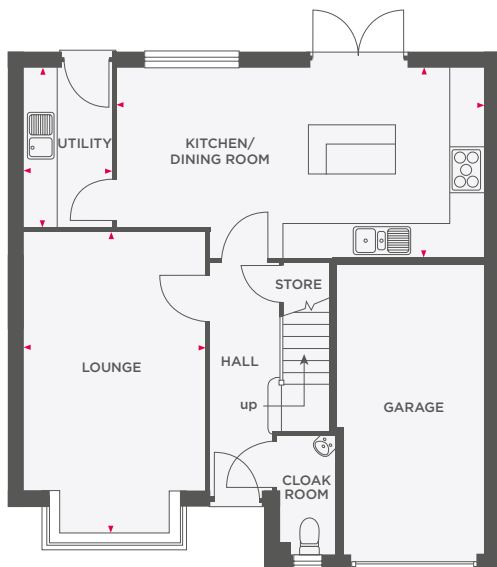
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THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3321 x 5459 (max)	10'10" x 17'10" (max)
Kitchen/Dining Room	6745 x 3507 (max)	22'1" x 11'6" (max)
Utility	1714 x 2951	5'7" x 9'8"

Master Bedroom	3376 x 4136	11'0" x 13'6"
Bedroom 2	3387 x 3573	11'1" x 11'8"
Bedroom 3	2821 x 3544	9'3" x 11'7"
Bedroom 4	3001 x 3557	9'10" x 11'8"



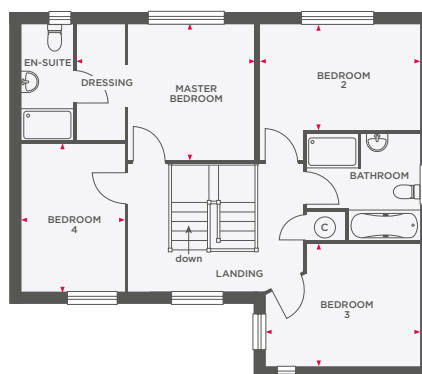
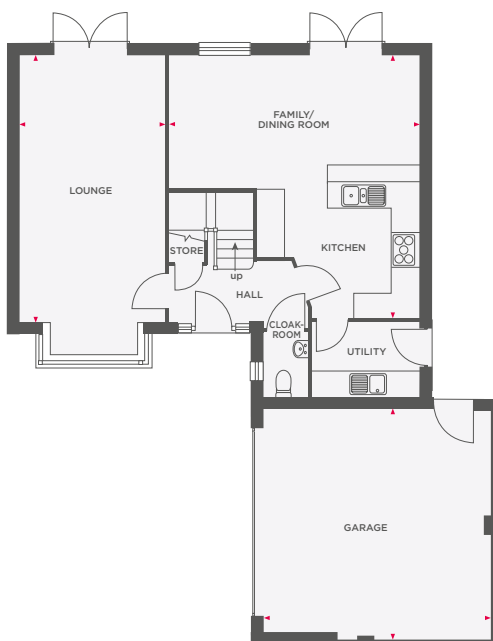
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THE STEPHENSON

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3363 x 6198	11'0" x 20'4"
Family/Dining Room	5835 x 6160	19'1" x 20'3"
Kitchen		
Garage	5410 x 5410	17'9" x 17'9"

Master Bedroom	4198 x 3143	13'8" x 10'4"
Bedroom 2	3730 x 2450	12'2" x 8'0"
Bedroom 3	3610 x 2850	11'10" x 9'3"
Bedroom 4	2382 x 3412	7'10" x 11'2"



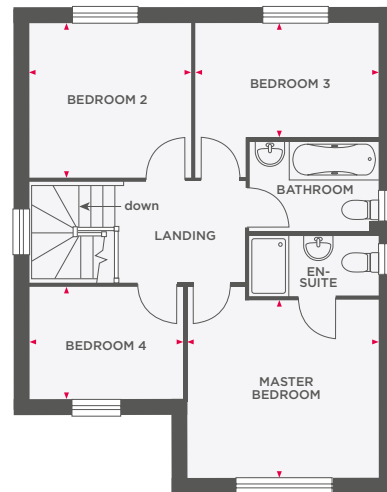
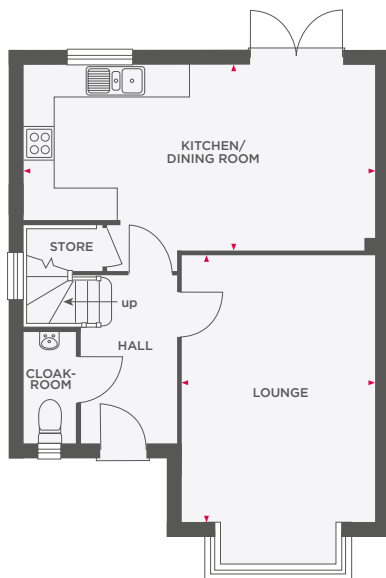
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THE WREN

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3453 (max)	21'5" x 11'3" (max)

Master Bedroom	3602 x 3378	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



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THE WRENBURY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	7322 x 3453 (max)	24'0" x 11'3" (max)

Master Bedroom	3602 x 3374	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



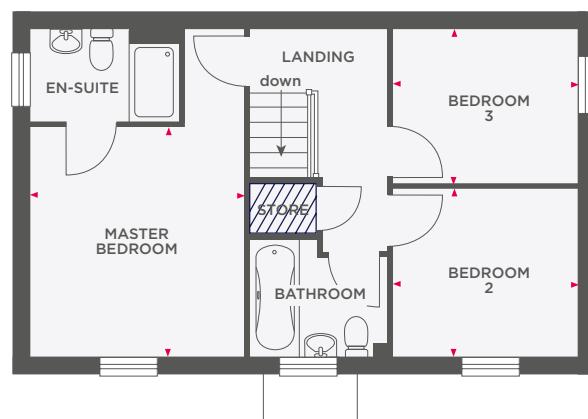
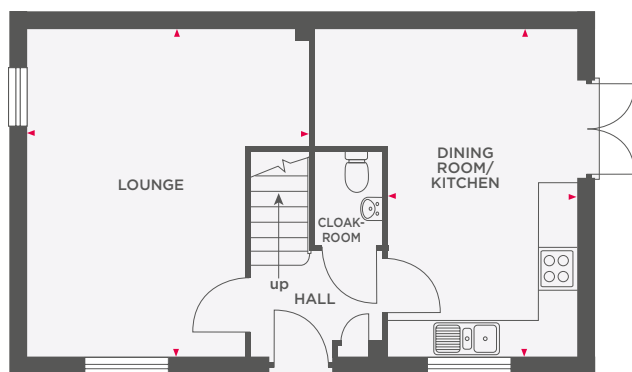
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THE BRUNSWICK

3 BEDROOM HOME WITH PARKING



Limited Use Area

— Reduced head height below 1.5m

Lounge	3314 x 4960 (max)	10'10" x 16'3" (max)
Kitchen/Dining Room	2838 x 4960 (max)	9'3" x 16'3" (max)

Master Bedroom	3314 x 3420	10'10" x 11'2"
Bedroom 2	2877 x 2586	9'5" x 8'5"
Bedroom 3	3031 x 2286	9'11" x 7'6"



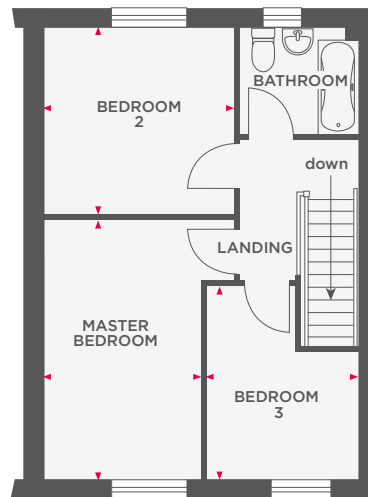
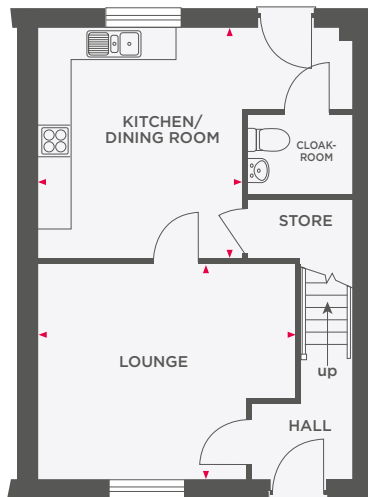
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THE ELLINGTON

3 BEDROOM HOME WITH PARKING



Lounge	4647 x 3884	15'2" x 12'8"
Kitchen/Dining Room	3693 x 4189	12'1" x 13'8"

Master Bedroom	2869 x 4710	9'4" x 15'5"
Bedroom 2	3439 x 3425	11'3" x 11'2"
Bedroom 3	2724 x 3525	8'11" x 11'6"



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THE TREVITHICK

3 BEDROOM HOME WITH PARKING



Lounge	3800 x 4605 (max)	12'5" x 15'1" (max)
Kitchen/Dining Room	4837 x 2968	15'10" x 9'8"

Master Bedroom	3913 x 3100 (max)	12'10" x 10'2" (max)
Bedroom 2	2797 x 2433	9'2" x 7'11"
Bedroom 3	1952 x 2829	6'4" x 9'3"



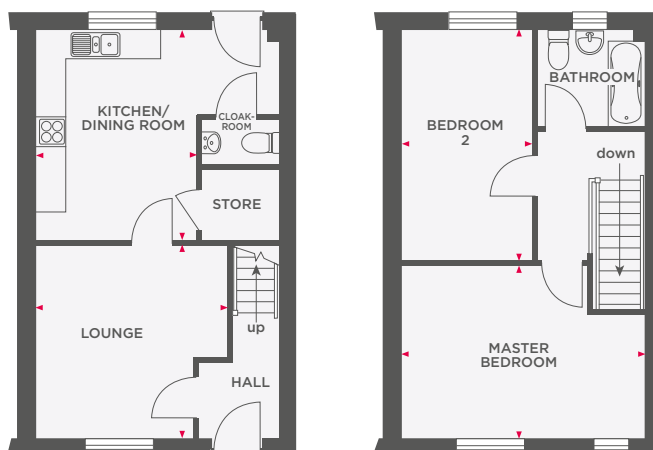
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THE BRAHMS

2 BEDROOM HOME WITH PARKING



Lounge	3870 x 3889	12'8" x 12'9"
Kitchen/Dining Room	3232 x 4245	10'7" x 13'11"

Master Bedroom	4893 x 3500	16'0" x 11'5"
Bedroom 2	2657 x 4634	8'8" x 15'2"



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THE OAKMERE

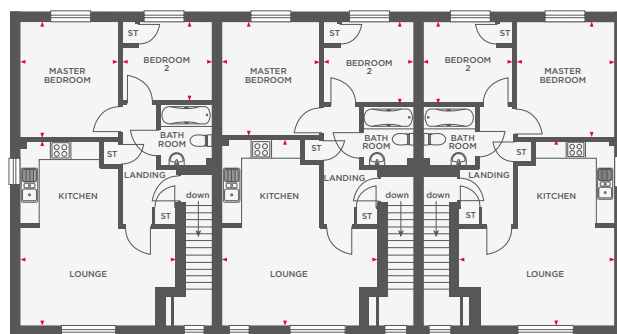
2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	5093 x 4435 (max)	16'8" x 14'6" (max)
Master Bedroom	3240 x 3816	10'7" x 12'5"
Bedroom 2	2960 x 2645	9'8" x 8'8"

Type C

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'7" (max)
Master Bedroom	3260 x 3758	10'8" x 12'3"
Bedroom 2	2947 x 2645	9'8" x 8'8"

FIRST FLOOR

Type B

Lounge/Kitchen	5093 x 6090 (max)	16'8" x 19'11" (max)
Master Bedroom	3231 x 3820	10'7" x 12'5"
Bedroom 2	2951 x 2645	9'8" x 8'8"

Type D

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'8" (max)
Master Bedroom	3251 x 3758	10'8" x 12'3"
Bedroom 2	2951 x 2645	9'8" x 8'8"



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