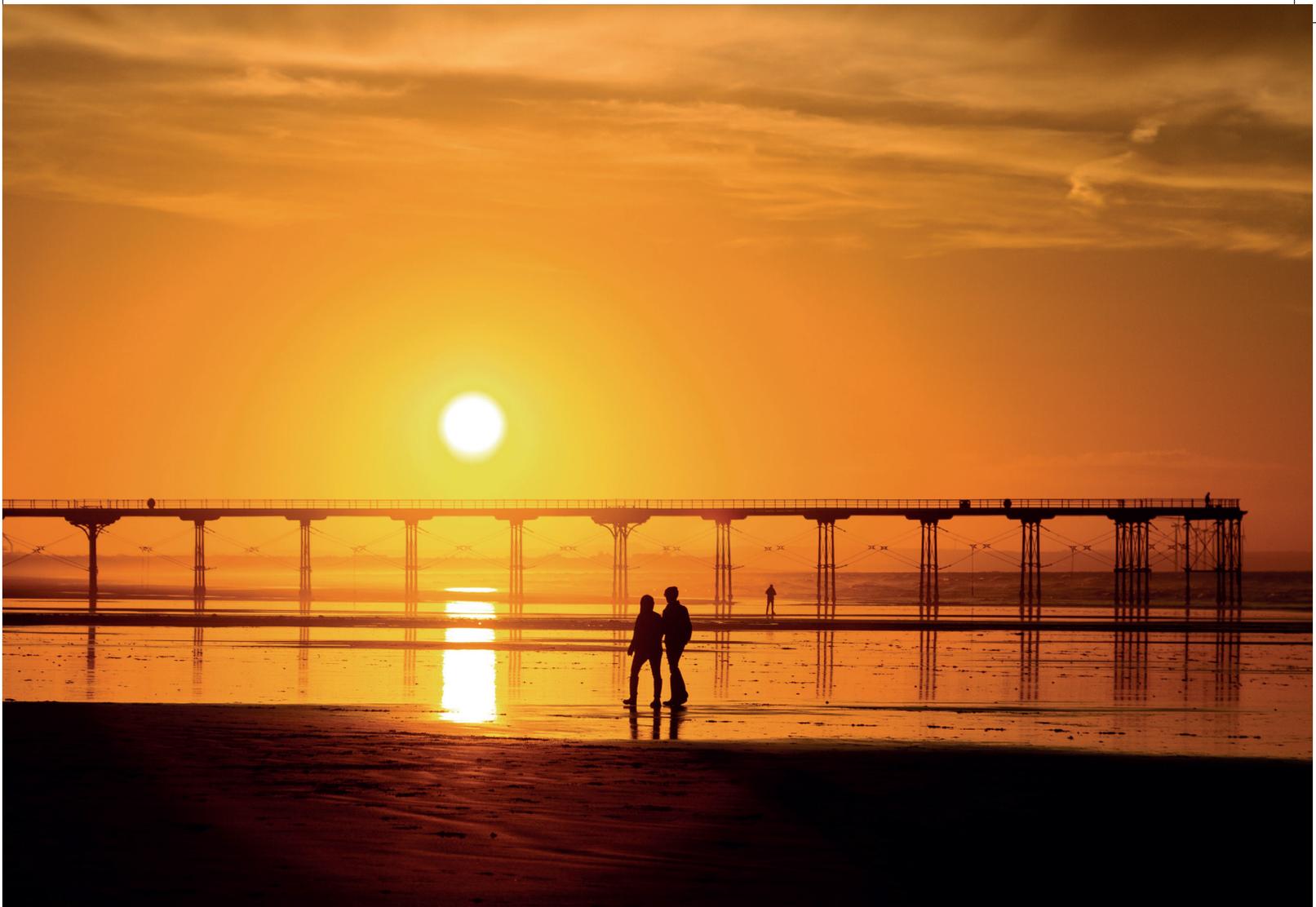


# Kirkleatham Green

Redcar



**Linden**  
HOMES



## Kirkleatham Green Redcar

A collection of 3 & 4 bedroom homes  
in a well-connected village location

Situated in the village of Kirkleatham, our exciting new Kirkleatham Green development is ideally positioned for everything you and your family need.

Within a short distance you will find a choice of supermarkets and indoor shopping centres, all with a good range of high street brands, cafés and restaurants. For families there are several Ofsted-rated 'Good' and 'Outstanding' primary and secondary

schools to choose from. And with Redcar seafront under 2 miles away, you can escape to the coast whenever you want.

For commuters, accessing the A19 and A1 is simple, with Durham around 40 minutes away, Sunderland 45 minutes and Newcastle approximately an hour. Redcar Central rail station provides regular services to York, Saltburn and Bishop Auckland, and Teeside International Airport is around 20 miles away.

### Kirkleatham Green

Kirkleatham, Redcar TS10 4QP | 01642 036 243

[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

# Development layout



## 4 bedroom home

- The Mylne

## 3 bedroom home

- The Eveleigh
- The Maddison
- The Mayfield
- The Mountford

ps	pumping station	*	Affordable Homes
gg	gas governor	^	Simple Life Homes
ss	sub station	**	Home Stepper
▶	garage entrance		
v	visitor parking space		
pos	public open space		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



## The Mylne 4 bedroom home

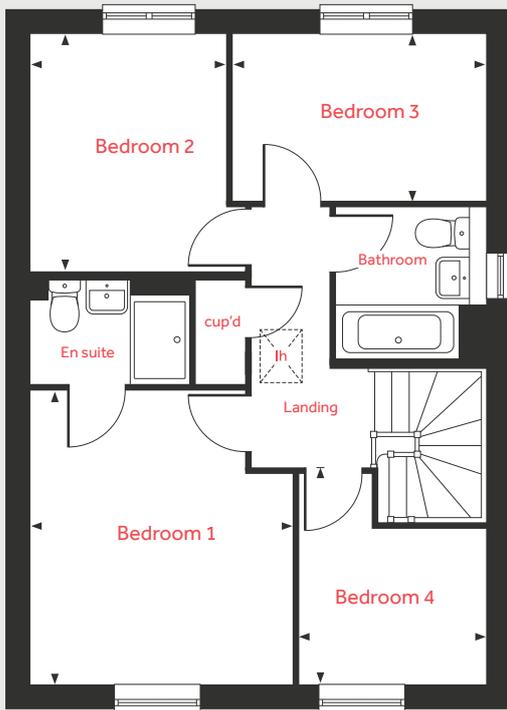
**Kirkleatham Green**

Kirkleatham, Redcar TS10 4QP | 01642 036 243

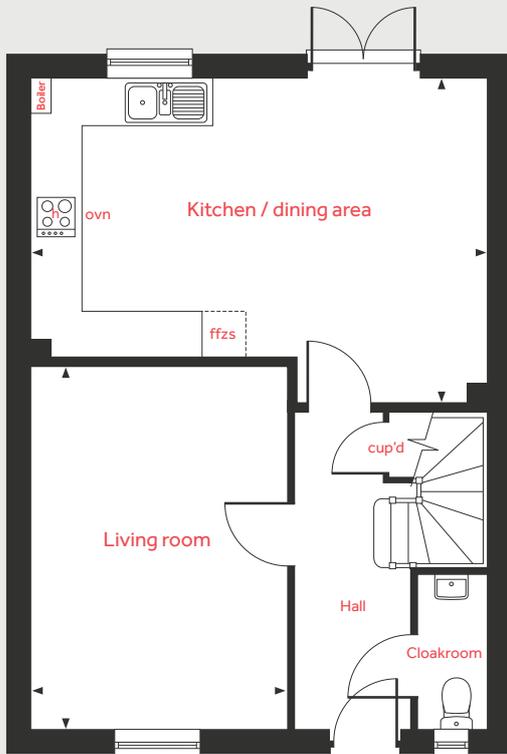
[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

First Floor



Ground Floor



# The Mylne

4 bedroom home

**Ground Floor**

Living room  
4.83m x 3.39m      15'10" x 11'1"

Kitchen/dining area  
6.04m x 4.37m      19'9" x 14'4"

**First Floor**

Bedroom 1  
3.93m x 3.55m      12'11" x 11'6"

Bedroom 2  
3.23m x 2.57m      10'7" x 8'5"

Bedroom 3  
3.37m x 2.22m      11'1" x 7'3"

Bedroom 4  
2.83m x 2.40m      9'3" x 7'10"

h	hob	ffzs	fridge/freezer space
ovn	oven	cup'd	cupboard
lh	loft hatch	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.



## The Eveleigh 3 bedroom home

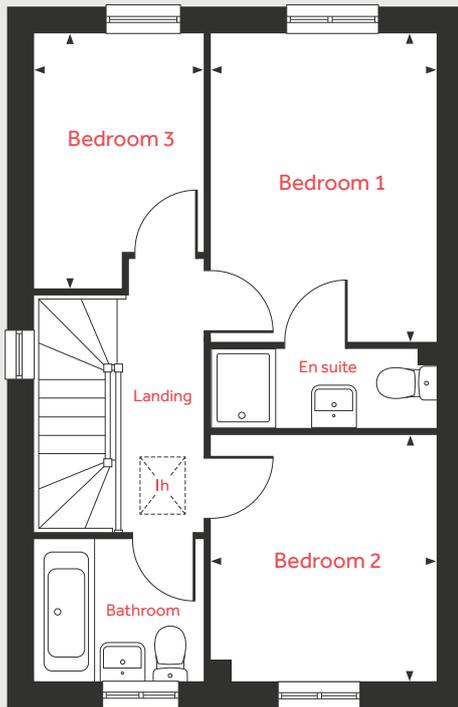
**Kirkleatham Green**

Kirkleatham, Redcar TS10 4QP | 01642 036 243

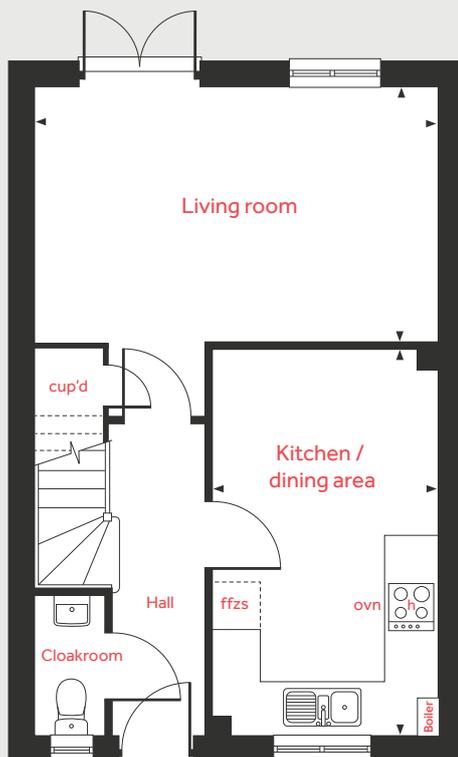
[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

## First Floor



## Ground Floor



# The Eveleigh

3 bedroom home

### Ground Floor

#### Living room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/dining area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

#### Bedroom 1

3.81m x 2.77m 12'6" x 9'1"

#### Bedroom 2

3.08m x 2.77m 10'1" x 9'1"

#### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

h	hob	ffzs	fridge/freezer space
ovn	oven	cup'd	cupboard
lh	loft hatch	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.

# Linden HOMES



## The Mountford 3 bedroom home

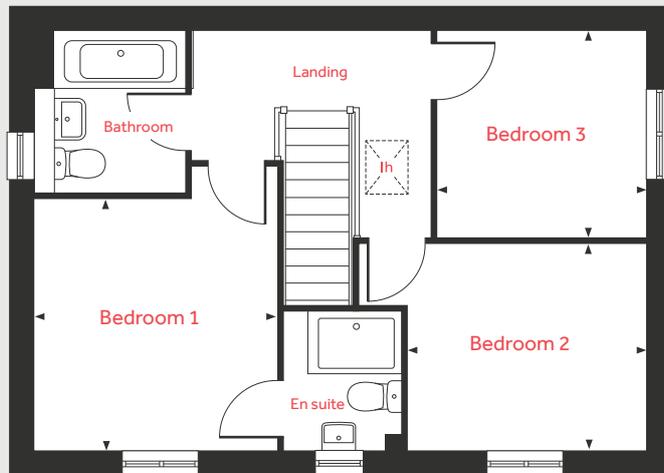
**Kirkleatham Green**

Kirkleatham, Redcar TS10 4QP | 01642 036 243

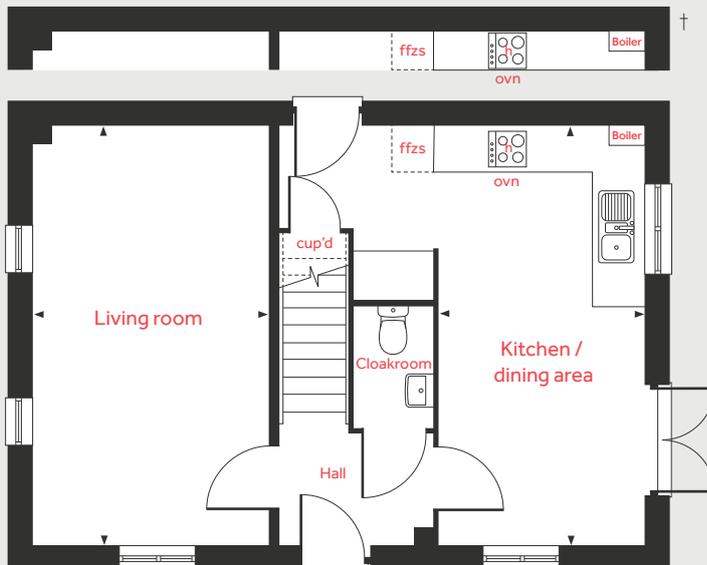
[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

## First Floor



## Ground Floor



# The Mountford

3 bedroom home

### Ground Floor

#### Living room

5.59m x 3.11m 18'4" x 10'2"

#### Kitchen/dining area

5.59m x 2.67m 18'4" x 8'9"

### First Floor

#### Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

#### Bedroom 2

3.13m x 2.74m 10'3" x 9'0"

#### Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

h	hob	ffzs	fridge/freezer space
ovn	oven	cup'd	cupboard
lh	loft hatch	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.



# The Mayfield

3 bedroom home

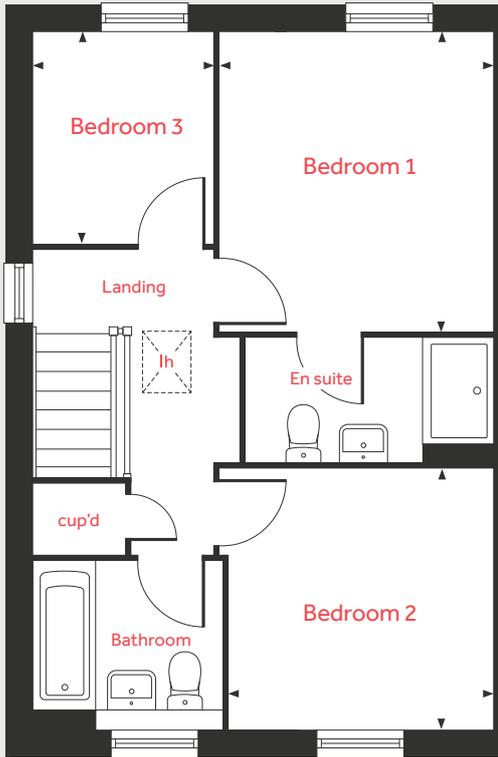
**Kirkleatham Green**

Kirkleatham, Redcar TS10 4QP | 01642 036 243

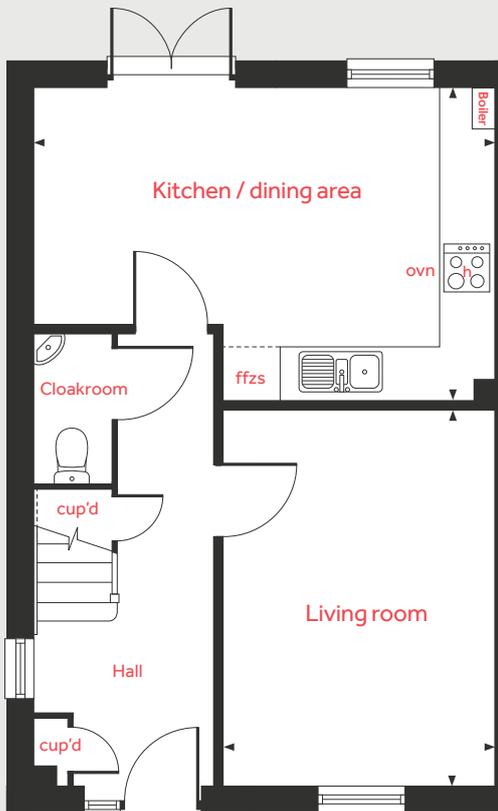
[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

## First Floor



## Ground Floor



# The Mayfield

3 bedroom home

### Ground floor

#### Living room

4.33m x 3.10m 14'2" x 10'2"

#### Kitchen/dining area

5.28m x 3.60m 17'4" x 11'10"

### First floor

#### Bedroom 1

3.46m x 3.13m 11'4" x 10'3"

#### Bedroom 2

3.03m x 3.00m 9'11" x 9'11"

#### Bedroom 3

2.43m x 2.05m 8'0" x 6'9"

h	hob	ffzs	fridge/freezer space
ovn	oven	cup'd	cupboard
lh	loft hatch	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.

# Linden

HOMES



## The Maddison 3 bedroom home

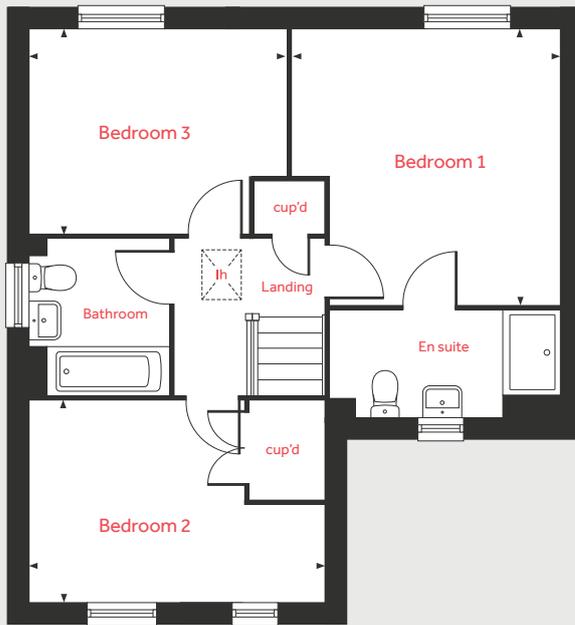
**Kirkleatham Green**

Kirkleatham, Redcar TS10 4QP | 01642 036 243

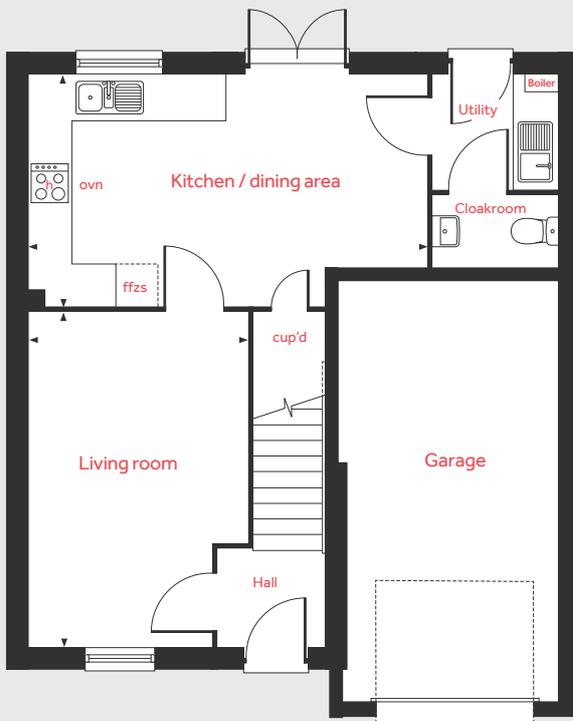
[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

## First Floor



## Ground Floor



# The Maddison

3 bedroom home

### Ground floor

#### Living room

4.78m x 3.11m 15'8" x 10'2"

#### Kitchen/dining area

5.65m x 3.31m 18'6" x 10'10"

### First floor

#### Bedroom 1

3.93m x 3.78m 12'11" x 12'5"

#### Bedroom 2

4.18m x 2.86m 13'9" x 9'5"

#### Bedroom 3

3.64m x 2.91m 11'11" x 9'7"

h	hob	ffzs	fridge/freezer space
ovn	oven	cup'd	cupboard
lh	loft hatch	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.

# Linden

HOMES



# Specification

## Private Sale Homes

**Kirkleatham Green**  
Kirkleatham, Redcar TS10 4QP | 01642 036 243  
[lindenhomes.co.uk/kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES

# Specification

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

## Kitchen

Laminated worktop & matching upstands	■	■
Soft closing doors and drawers	■	■
Stainless steel 1 bowl sink	■	■
Chrome monobloc mixer tap	■	■
Stainless steel splashback to hob	■	■
Under counter single oven	■	■
4 burner gas hob	■	■
Integrated extractor	■	
Stainless steel chimney hood		■

## Bathroom, En suite and Cloakroom

White sanitaryware and chrome fittings	■	■
Shower mixer tap to bathroom	■	■
Soft close seats to all WCs	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■
Splashback tiling to cloakroom basin only	■	■

## Electrical

White switch plates and sockets	■	■
TV points to the lounge, kitchen, and bedroom 1	■	■
2 x BT point to the ground floor	■	■
White pendant fittings throughout (except bathroom, en suite and cloakroom)	■	■
Mains wired smoke alarm & CO detector	■	■

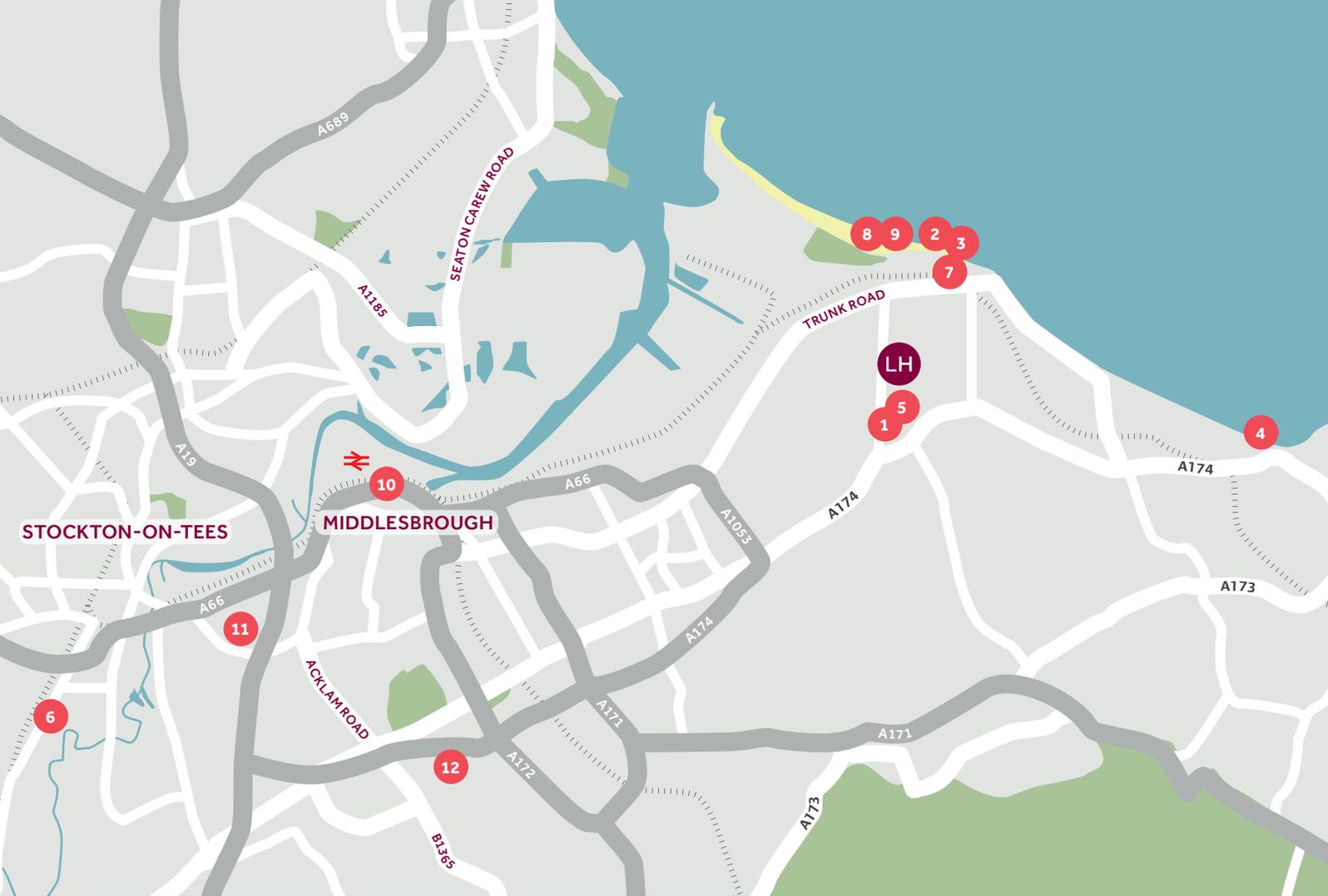
## Interior

Wall and ceilings in white matt emulsion	■	■
Internal woodwork in white gloss/satinwood	■	■
Polished chrome door handles	■	■
Premdor premium ladder doors	■	■

## External

Stainless steel up/down light to front door	■	■
External doors with multipoint locking system	■	■
Turf to front gardens	■	■

\*Subject to stage of construction. The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 4046836/January 2024.



## Around the local neighbourhood

- |                                  |                                    |                                         |
|----------------------------------|------------------------------------|-----------------------------------------|
| <b>1</b> Kirkleatham Museum      | <b>5</b> Kirkleatham Walled Garden | <b>9</b> Redcar Seafront                |
| <b>2</b> Redcar Beacon           | <b>6</b> Preston Park Museum       | <b>10</b> The Cleveland Shopping Centre |
| <b>3</b> Zetland Lifeboat Museum | <b>7</b> Tesco Superstore          | <b>11</b> Teesside Shopping Park        |
| <b>4</b> Saltburn Cliff Tramway  | <b>8</b> Cleveland Golf            | <b>12</b> Parkway Shopping Centre       |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
2948107/January 2023.

[lindenhomes.co.uk /kirkleathamgreen](https://lindenhomes.co.uk/kirkleathamgreen)

**Linden**  
HOMES