

# Northfields

Seamer



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HOMES



# Northfield Meadows Seamer

Northfield Meadows is a wonderful collection of traditionally inspired and designed homes, located in the pretty village of Seamer – just a 14-minute drive from the seaside!

Enjoy the annual Scarborough Fair music festival and the hustle and bustle of the beachfront, to the tranquility of the old town and the fishing harbour. Scarborough's town centre is well served by major High Street names that sit alongside boutique independent shops and a popular indoor market. Also, within easy driving distance are the equally popular seaside resorts of Filey, Bridlington and Whitby.

Head for the East coast and enjoy the famous resort of Scarborough, with its beautiful limestone cliffs and a breathtaking rocky headland alongside a thriving seafront.

- Linden Homes, Yorkshire region  
Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. T: 01132 044400  
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# Northfield Meadows

## Seamer

### Development layout



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.





# The Harcourt

2 bedroom home

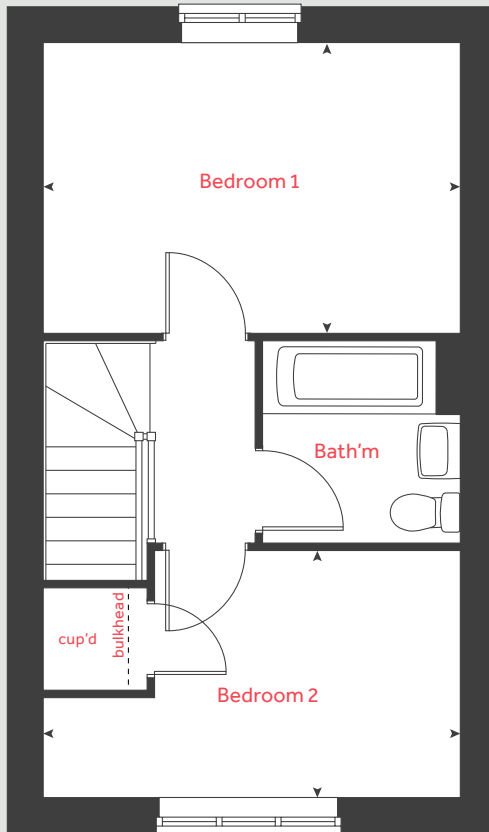
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## First floor



# The Harcourt

## 2 bedroom home

### Ground floor

#### Kitchen / dining area

4.56m x 2.01m 15' 0" x 6' 7"

#### Living room

4.08m x 2.74m 13' 5" x 9' 0"

### First floor

#### Bedroom 1

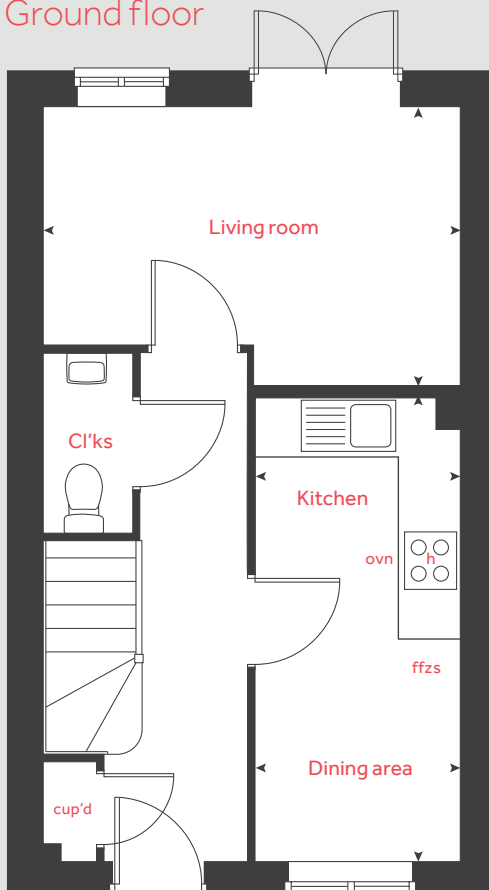
4.08m x 2.83m 13' 5" x 9' 3"

#### Bedroom 2

4.08m x 2.40m 13' 5" x 7' 11"

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

## Ground floor



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# The Eveleigh

3 bedroom home

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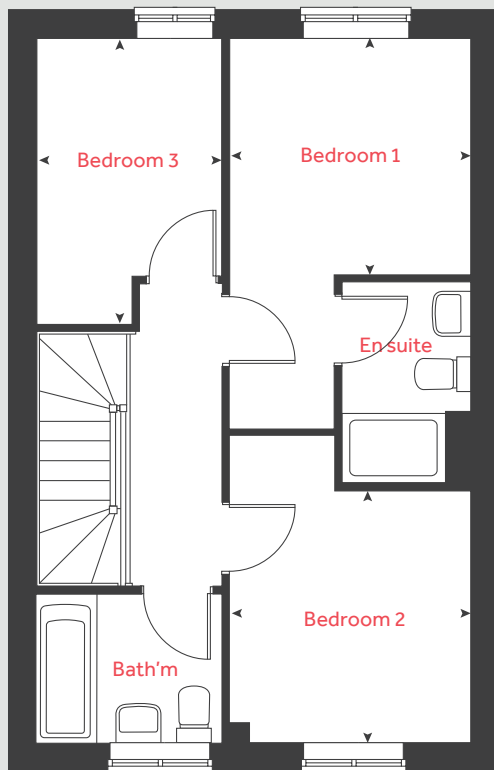
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# The Eveleigh

## 3 bedroom home

### First floor



### Ground floor

#### Kitchen / dining area

4.82m x 2.80m 15' 9" x 9' 2"

#### Living room

4.98m x 3.19m 16' 4" x 10' 6"

### First floor

#### Bedroom 1

2.77m x 2.71m 9' 1" x 8' 11"

#### Bedroom 2

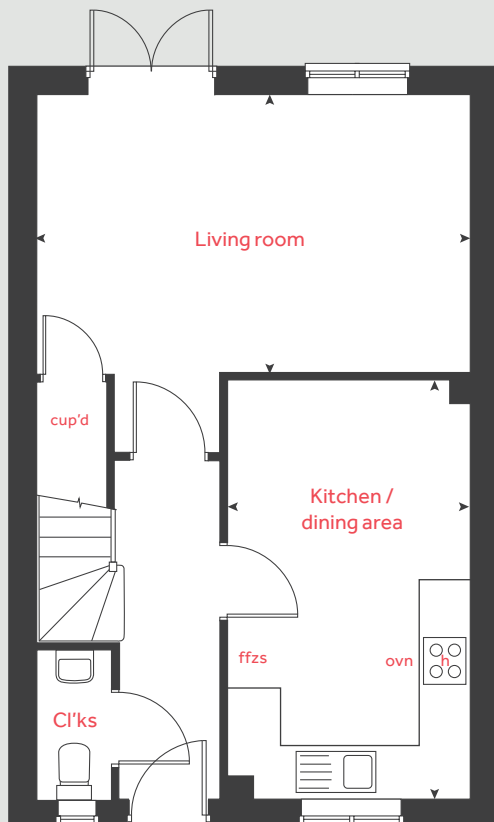
2.89m x 2.77m 9' 6" x 9' 1"

#### Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

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

### Ground floor



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# The Mountford

3 bedroom home

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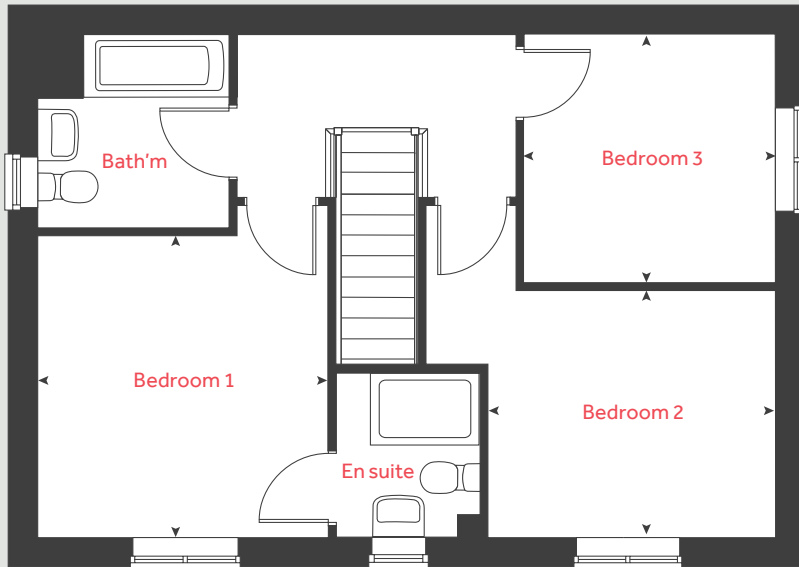
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# The Mountford

3 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

5.58m x 2.70m 18' 4" x 8' 10"

#### Living room

5.59m x 3.25m 18' 4" x 10' 8"

### First floor

#### Bedroom 1

3.35m x 3.31m 11' 0" x 10' 11"

#### Bedroom 2

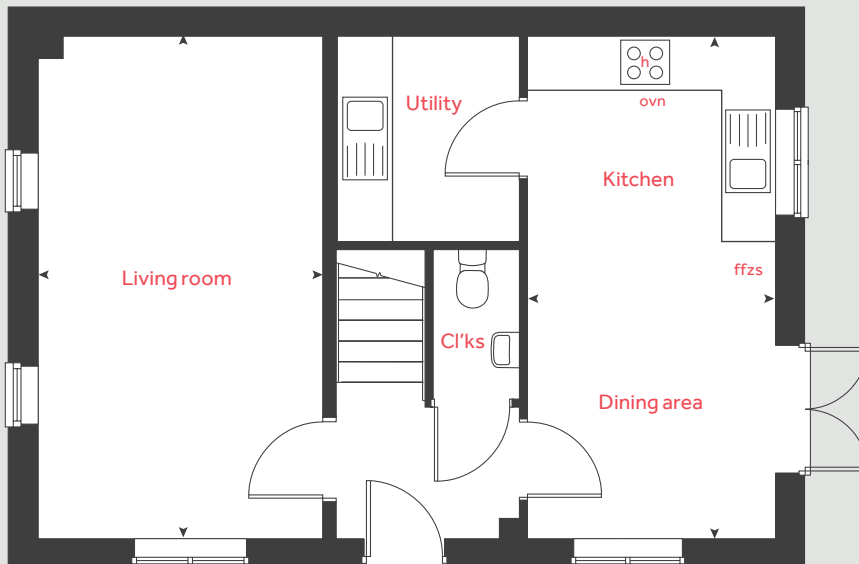
3.13m x 2.74m 10' 3" x 9' 0"

#### Bedroom 3

2.76m x 2.76m 9' 1" x 9' 1"

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

## Ground floor



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# The Mylne

4 bedroom home

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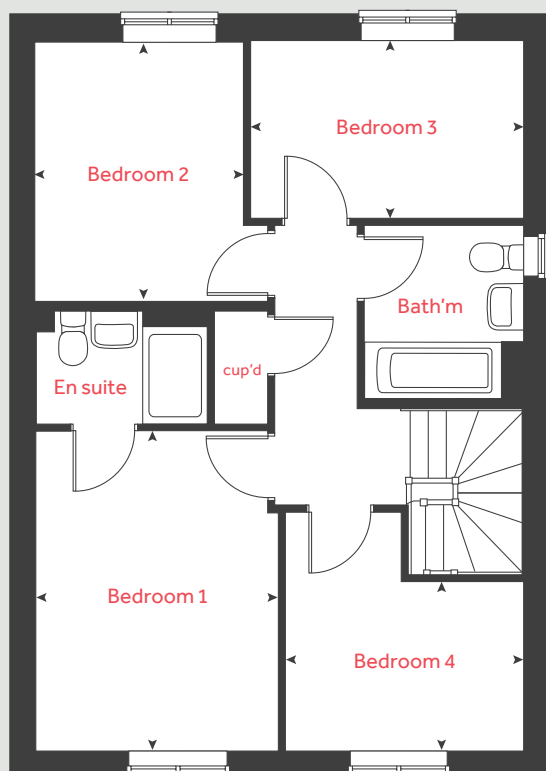
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## First floor



# The Mylne

## 4 bedroom home

### Ground floor

Kitchen / dining / family area  
6.08m x 3.80m 19' 9" x 12' 5"

Living room  
3.93m x 2.95m 15' 10" x 11' 2"

### First floor

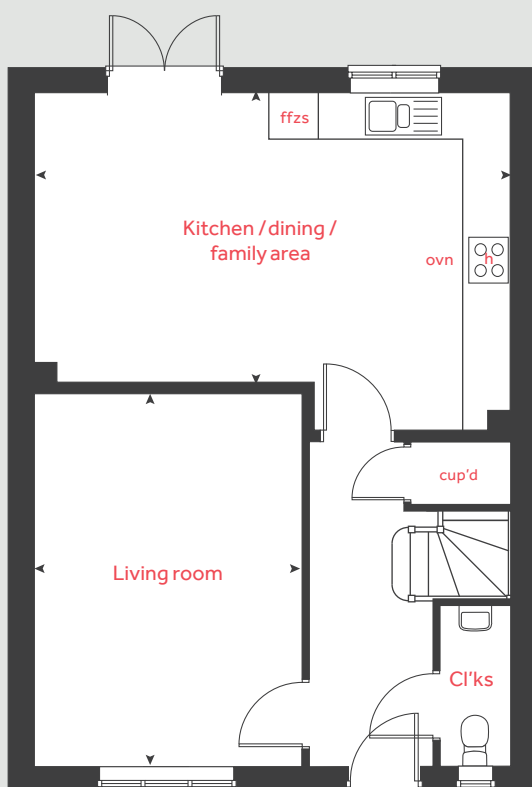
Bedroom 1  
3.93m x 2.95m 12' 9" x 9' 7"

Bedroom 2  
3.20m x 2.51m 10' 5" x 8' 2"

Bedroom 3  
3.43m x 2.18m 11' 3" x 7' 2"

Bedroom 4  
3.00m x 2.08m 9' 8" x 6' 8"

## Ground floor



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

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# The Goodridge

4 bedroom home

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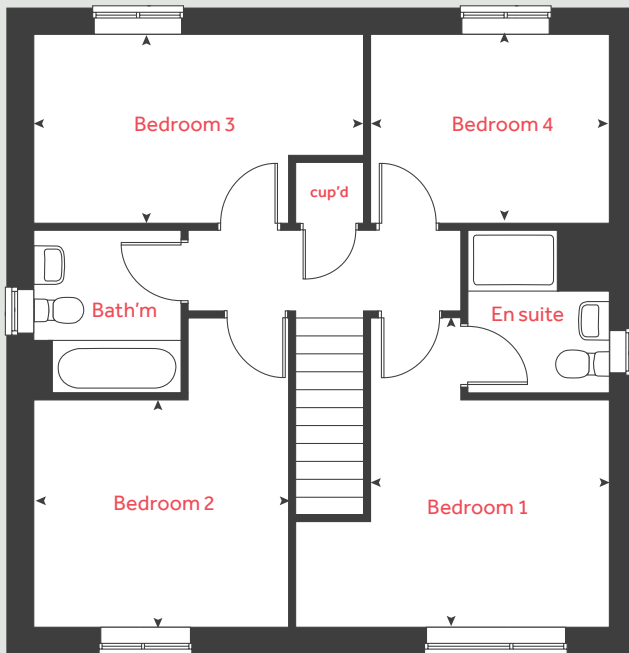
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# The Goodridge

## 4 bedroom home

### First floor



### Ground floor

#### Kitchen / dining room

5.73m x 2.96m 18' 10" x 9' 9"

#### Living room

4.73m x 3.42m 15' 6" x 11' 3"

### First floor

#### Bedroom 1

4.09m x 3.19m 13' 5" x 10' 5"

#### Bedroom 2

3.42m x 2.99m 11' 3" x 9' 10"

#### Bedroom 3

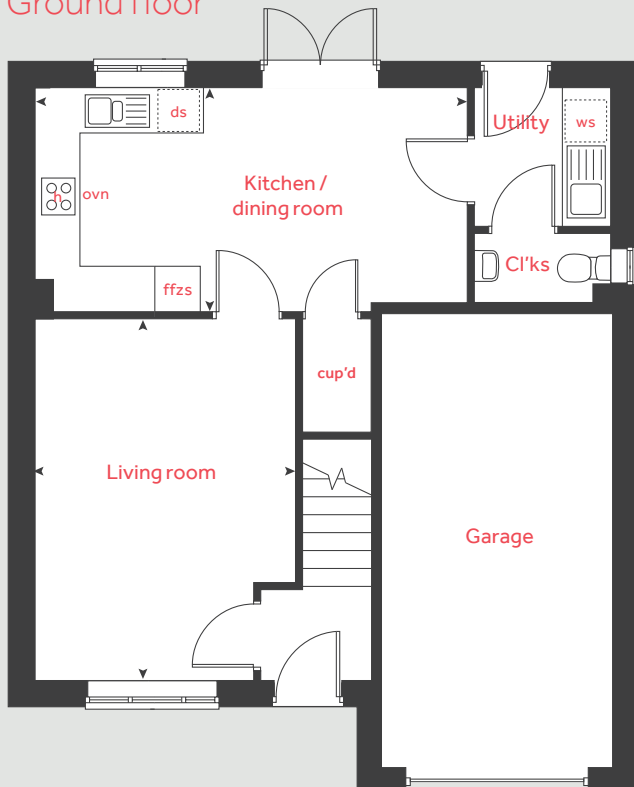
4.36m x 2.51m 14' 3" x 8' 3"

#### Bedroom 4

3.17m x 2.51m 10' 5" x 8' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

### Ground floor



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# The Grainger

4 bedroom home

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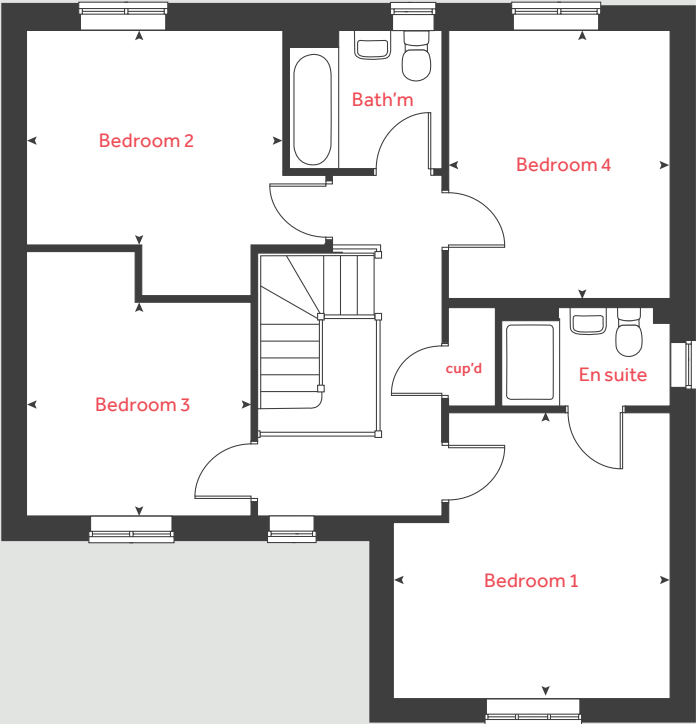
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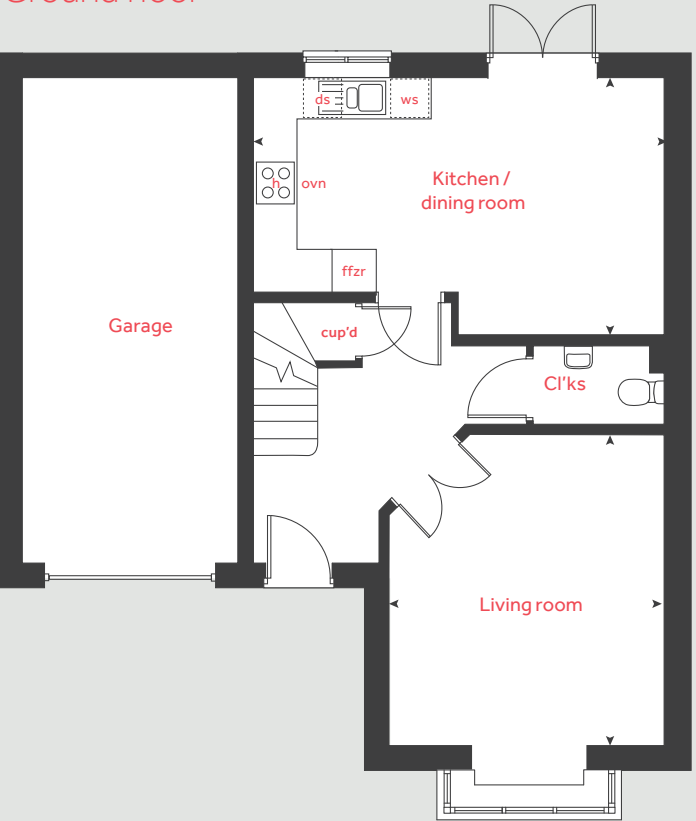
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First floor



Ground floor



# The Grainger

4 bedroom home

Ground floor		
Kitchen / dining room		
5.83m x 3.63m	19' 1" x 11' 11"	
Living room		
4.39m x 3.90m	14' 5" x 12' 9"	

First floor		
Bedroom 1		
4.02m x 3.90m	13' 2" x 12' 9"	
Bedroom 2		
3.59m x 3.09m	11' 9" x 10' 2"	
Bedroom 3		
3.18m x 3.04m	10' 5" x 10' 0"	
Bedroom 4		
3.80m x 3.13m	12' 6" x 10' 3"	

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	w	cupboard
ds	dishwasher space	◀ ▶	measuring points

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# The Pembroke

4 bedroom home

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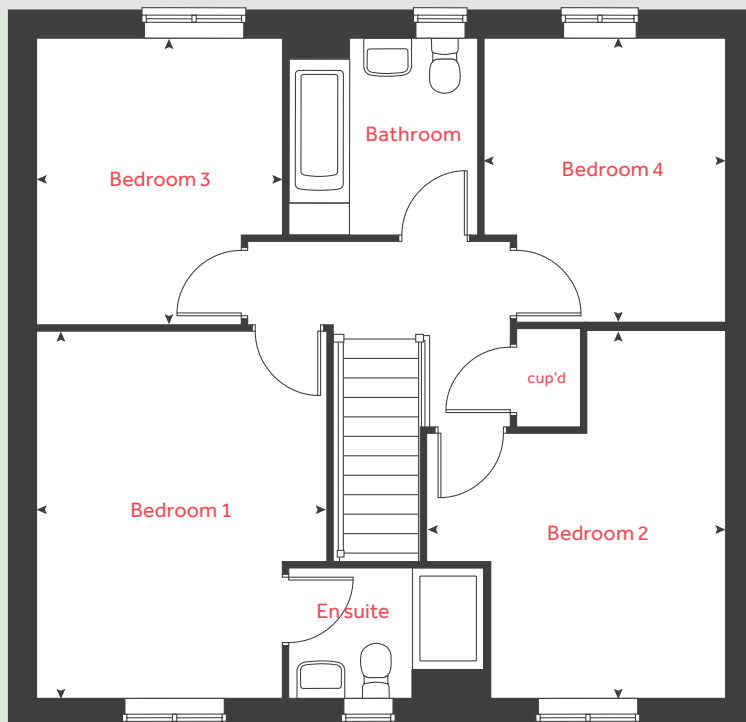
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# The Pembroke

4 bedroom home

## First floor



## Ground floor

Kitchen / family / dining area

8.07m x 2.75m 26' 6" x 9' 0"

Living room

4.83m x 3.49m 15' 10" x 11' 5"

Study

2.40m x 2.36m 7' 11" x 7' 9"

## First floor

Bedroom 1

4.28m x 3.39m 14' 1" x 11' 1"

Bedroom 2

4.31m x 2.74m 14' 2" x 9' 0"

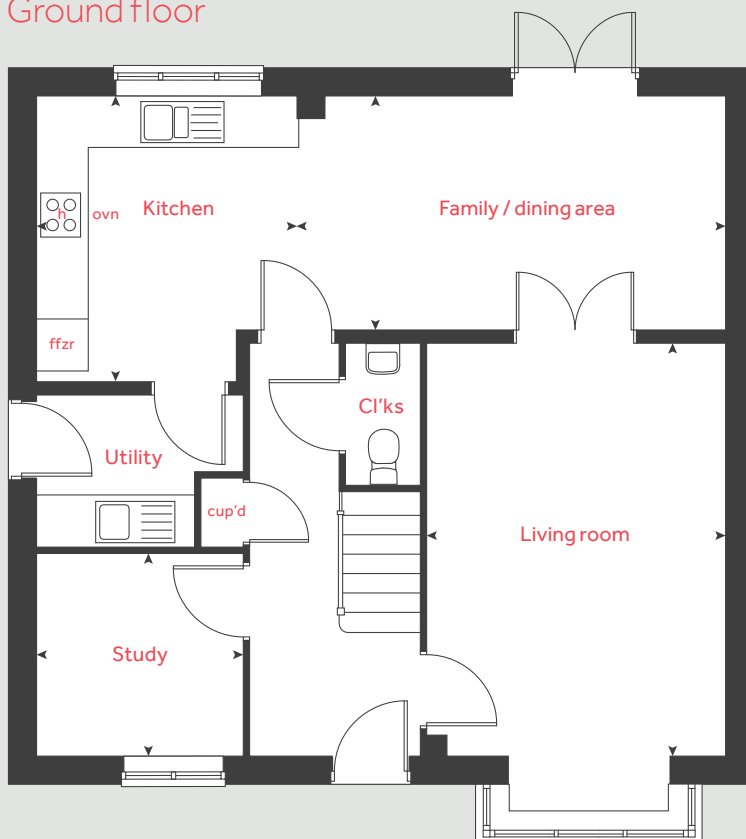
Bedroom 3

3.36m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.33m x 2.81m 10' 11" x 9' 3"

## Ground floor



h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

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# Specification

## Northfield Meadows

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# Northfield Meadows

## Seamer

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

		2 bedroom The Harcourt	3 bedroom The Eveleigh The Mountford	4 bedroom The Mylne The Goodridge The Grainger The Pembroke
Kitchen				
Symphony Konzept range kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■
White pendant light holder	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■
Space for washing machine with plumbing and electrics in utility		■		■
Bathrooms and en suite(s)				
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■
Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■
White batten light holder	■	■	■	■
Water waste heat recovery system**	■	■	■	■



## Doors and Windows

**2 bedroom**  
The Harcourt

**3 bedroom**  
The Eveleigh  
The Mountford

**4 bedroom**  
The Mylne  
The Goodridge  
The Grainger  
The Pembroke

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with satin finish handles	■	■	■	■
Paving from front of property to rear and paved area to rear French doors - please refer to drawings for exact positions	■	■	■	■

## General

PV solar panels**	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided next to boiler	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction

\*\* Applicable to selected plots only. Please see sales consultant for further details.



The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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