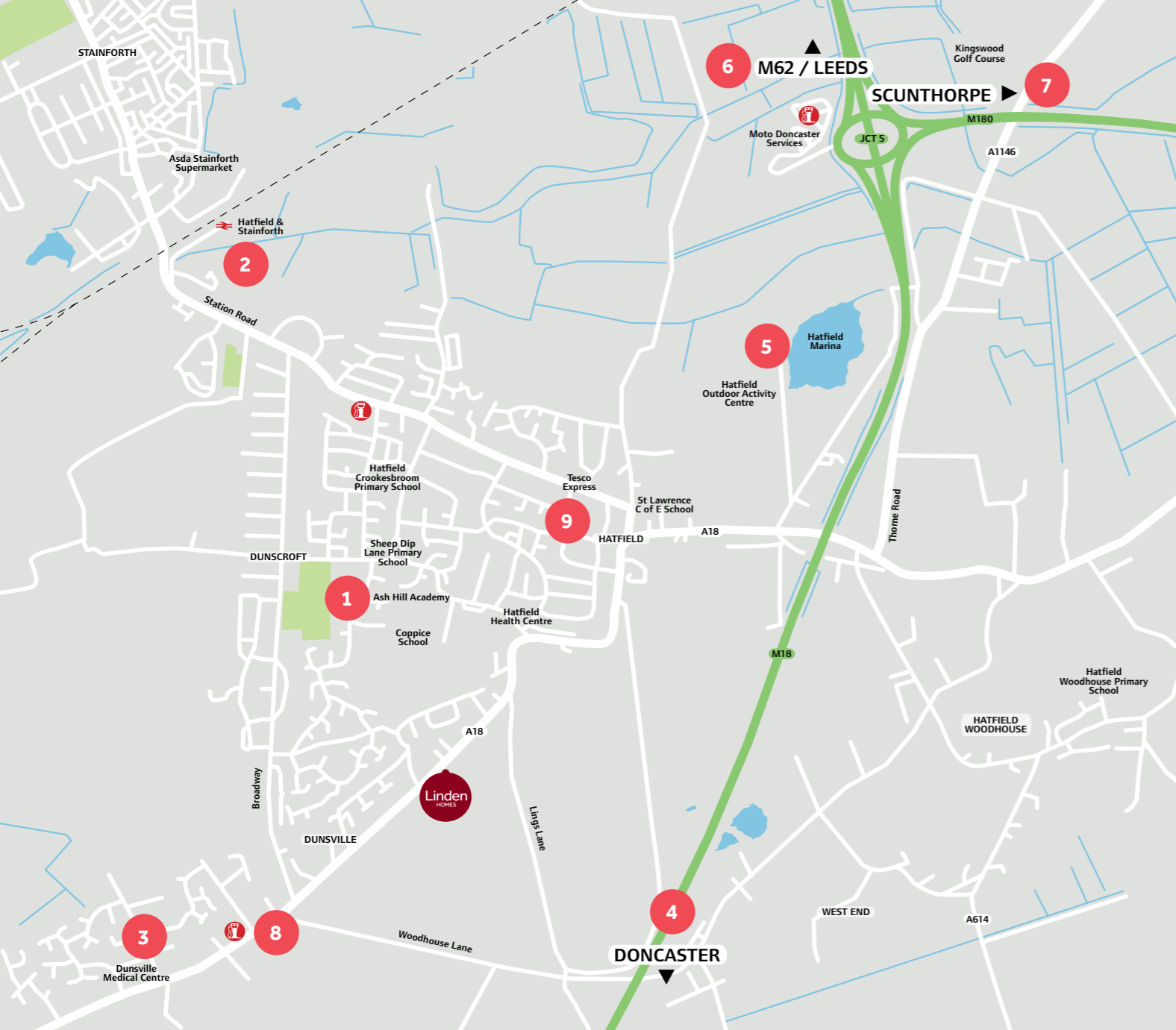


Harpers Heath

Hatfield



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Harpers Heath Hatfield

An exciting selection of 2, 3 & 4 bedroom homes in Hatfield, near Doncaster

Around the local neighbourhood

- 1** Ash Hill Academy
- 2** British Rail
- 3** Dunsville Medical Centre
- 4** Doncaster, 8 miles by car
- 5** Hatfield Marina & Outdoor Activity Centre
- 6** Leeds, 41 miles by car
- 7** Scunthorpe, 21 miles by car
- 8** Services
- 9** Tesco Express

Located on the outskirts of Doncaster, the self-contained town of Hatfield is home to the Harpers Heath development - a fabulous collection of traditionally inspired two, three and four-bedroom homes. This wonderful 211 home development is an opportunity to experience the perfect blend of traditional architectural styling with all the benefits of a brand new property.

Hatfield itself boasts a range of on the doorstep facilities including an abundance of restaurants and cafes, its own library and post office. The Hatfield Outdoor Activity Centre is a fantastic facility for outdoor enthusiasts and novices alike, offering a whole host of water

sports and land-based activities including canoeing, kayaking, sailing & climbing. Just eight miles from Hatfield by car you'll find the vibrant town of Doncaster, with its bustling nightlife, excellent choice of entertainment, eating out and shopping opportunities – as well as the famous Doncaster Racecourse.

Doncaster's history includes its impressive Minster with tall tower, stained-glass windows, Schulze organ, plus a Roman wall on its grounds. Nearby, Doncaster Market has hundreds of indoor and outdoor stands and stalls, including the Corn Exchange, a grand Victorian shopping centre and Doncaster Museum and Art Gallery.

Distances shown by road, source: Google maps UK. LG-HH DS13417 / 02.25

Development layout



- 4 bedroom home**
- The Goodridge
 - The Aslin
 - The Mylne
 - The Grainger
 - The Pembroke
- 3 bedroom home**
- The Eveleigh
 - The Mountford
- 2 bedroom home**
- The Harcourt

Please note that the plots below have additional windows to gable elevation. Please check with Sales Negotiator for plot specific details.

- EVELEIGH 14, 158 & 190
- PEMBROKE 25, 57, 67, 137, 168, 178, 179, 200
- HARCOURT 84
- ASLIN 51, 136, 146, 147 & 191
- MYLNE 4 & 109
- GRAINGER 169
- A22 10 & 103
- A30 26

- * Affordable Housing
- VP Visitor Parking Space
- ESS Sub Station
- POS Public Open Space
- BCP Bin Collection Point

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 house type with the sales consultant. Development layout plan correct at time of production.



The Harcourt 2 bedroom home

Homes 6, 7, 39, 40-42, 75-78, 82-84, 95-98, 107, 108, 153, 154

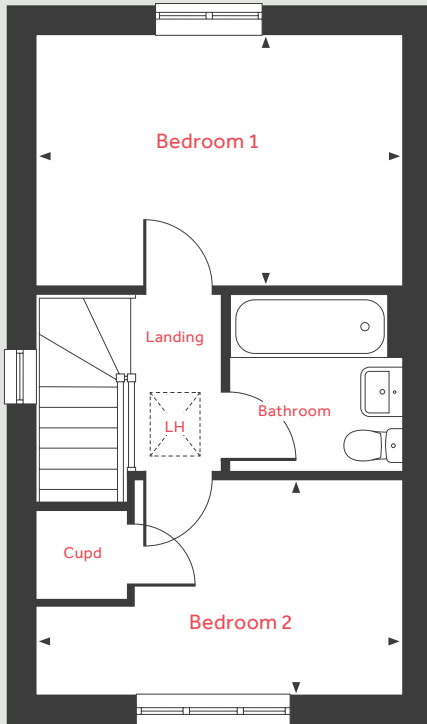
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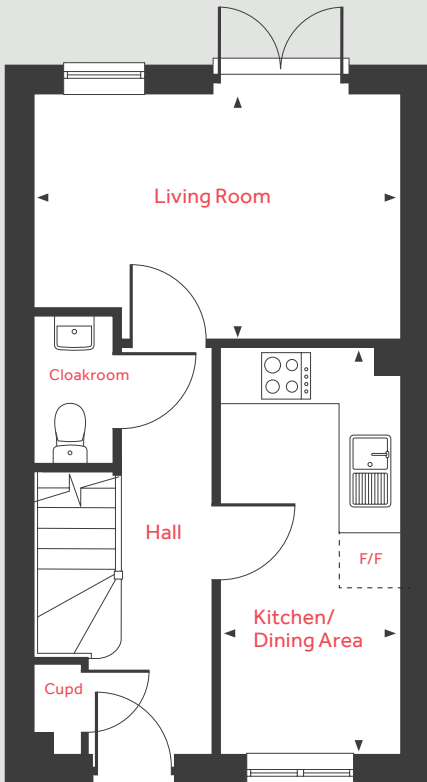
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First Floor



Ground Floor



The Harcourt

2 bedroom home

Homes 6, 7, 39, 40-42, 75-78, 82-84, 95-98, 107, 108, 153, 154

Ground Floor

Living Room

4.08m x 2.74m 13'4" x 8'11"

Kitchen/Dining Area

4.56m x 1.99m 14'11" x 6'6"

First Floor

Bedroom 1

4.08m x 2.83m 13'4" x 9'3"

Bedroom 2

4.08m x 2.40m 13'4" x 7'10"

LH Loft hatch

F/F Space for fridge freezer

◀ ▶ Measuring points

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The Eveleigh 3 bedroom home

Homes 2, 3, 8, 9, 14, 15, 30-33, 38, 45, 46, 59, 60, 65, 66, 79, 88, 89, 101, 102, 117, 118, 125, 129, 132, 140, 151, 152, 157-160, 164, 173, 176, 181, 189, 190, 197, 198, 201, 202, 206, 207, 210

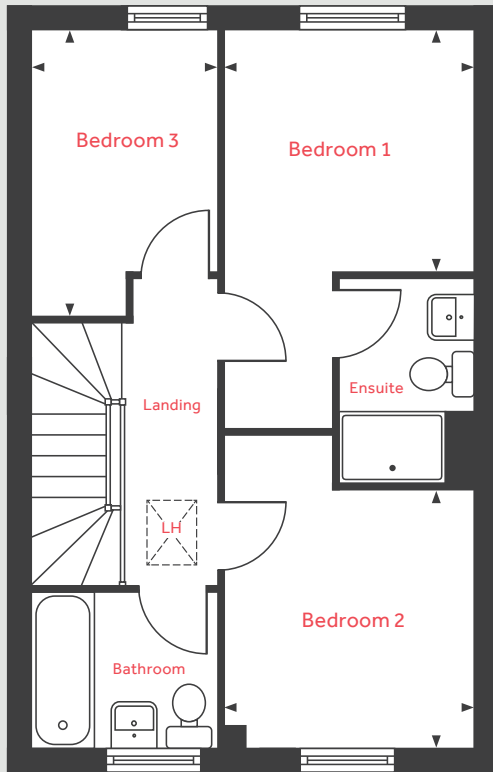
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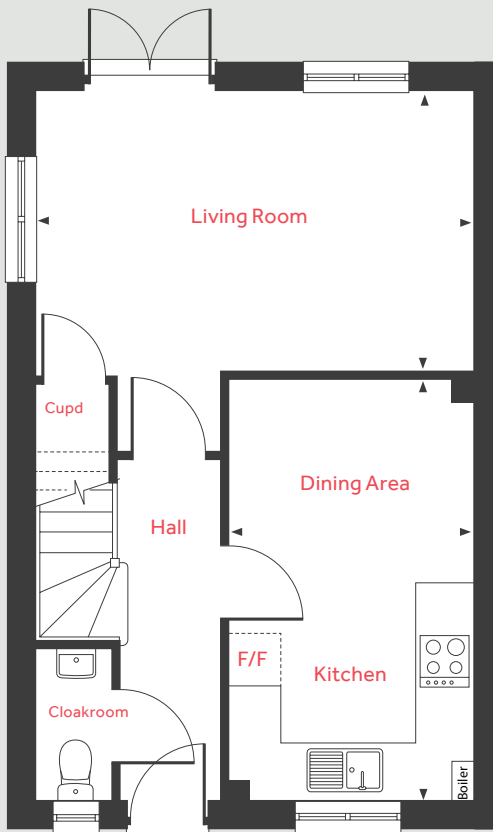
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First Floor



Ground Floor



The Eveleigh

3 bedroom home

Homes 2, 3, 8, 9, 14, 15, 30-33, 38, 45, 46, 59, 60, 65, 66, 79, 88, 89, 101, 102, 117, 118, 125, 129, 132, 140, 151, 152, 157-160, 164, 173, 176, 181, 189, 190, 197, 198, 201, 202, 206, 207, 210

Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

First Floor

Bedroom 1	2.77m x 2.71m	9'1" x 8'10"
Bedroom 2	2.88m x 2.77m	9'5" x 9'1"
Bedroom 3	3.19m x 2.12m	10'5" x 6'11"

LH	Loft hatch
F/F	Space for fridge freezer
◀ ▶	Measuring points

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The Mountford 3 bedroom home

Homes 37, 80, 124, 130, 131, 141, 163, 174, 175, 182, 211

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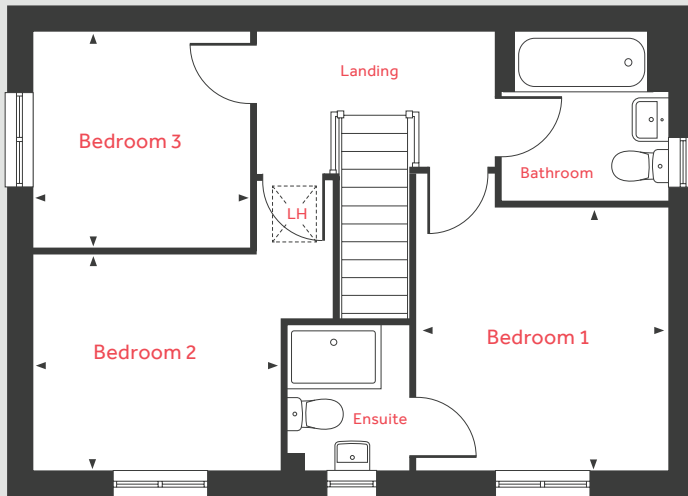
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The Mountford

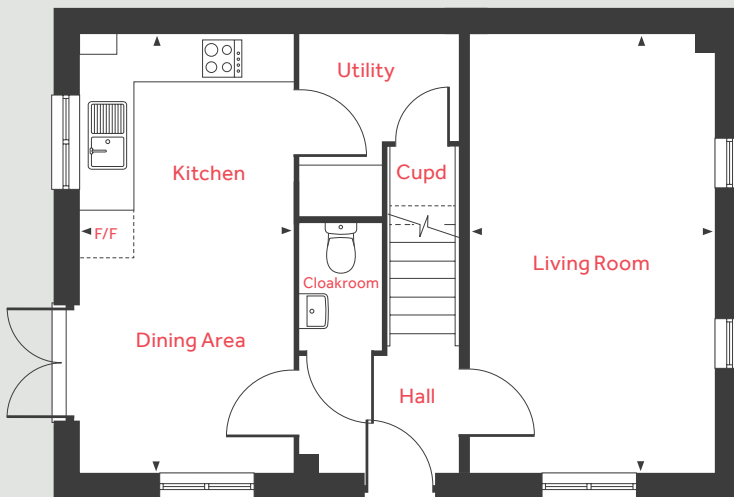
3 bedroom home

Homes 37, 80, 124, 130,
131, 141, 163, 174, 175,
182, 211

First Floor



Ground Floor



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 3.17m 11'0" x 10'5"

Bedroom 2

3.13m x 2.73m 10'3" x 8'11"

Bedroom 3

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

LH Loft hatch
F/F Space for fridge freezer
◀ ▶ Measuring points

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The Goodridge 4 bedroom home

Homes 1, 5, 16, 21, 23, 34, 36, 43, 47, 48, 58, 64, 68, 73, 81, 90, 94, 100, 111, 121, 126, 134, 149, 188, 199, 204

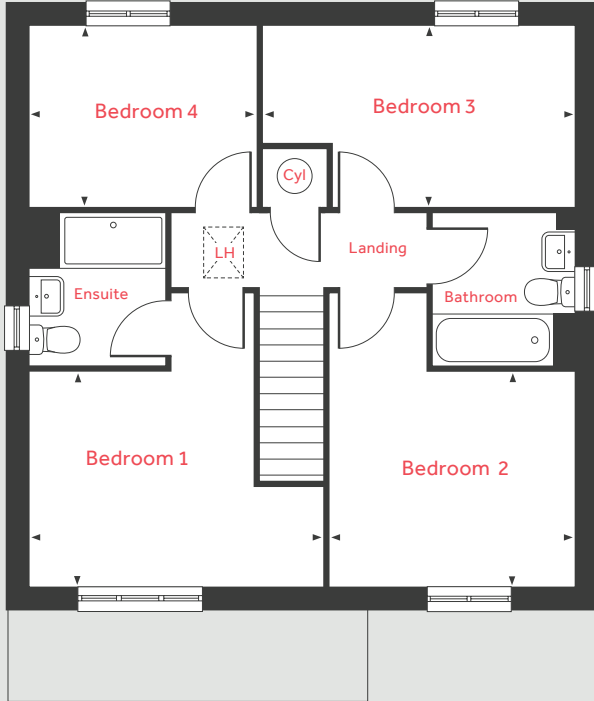
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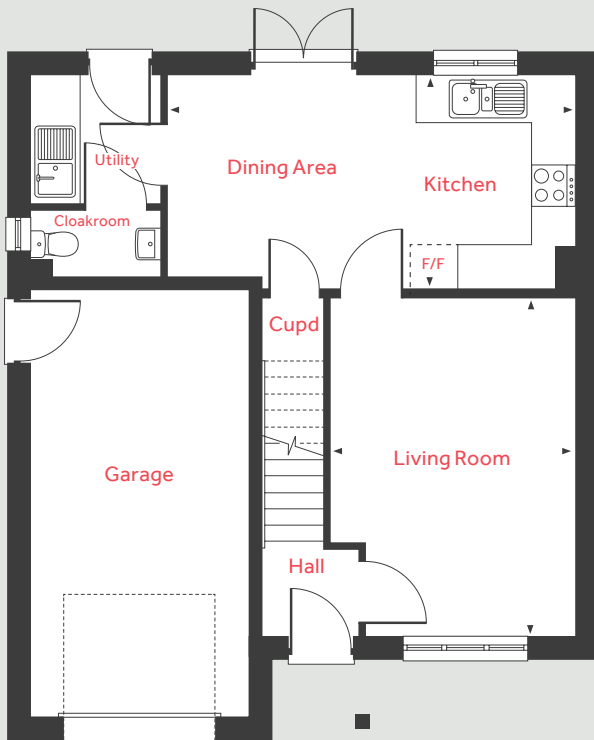
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First Floor



Ground Floor



The Goodridge

4 bedroom home

Homes 1, 5, 16, 21, 23, 34, 36, 43, 47, 48, 58, 64, 68, 73, 81, 90, 94, 100, 111, 121, 126, 134, 149, 188, 199, 204

Ground Floor

Living Room

4.73m x 3.42m 15'6" x 11'2"

Kitchen/Dining Area

5.72m x 2.96m 18'9" x 9'8"

First Floor

Bedroom 1

4.10m x 2.98m 13'5" x 9'9"

Bedroom 2

3.42m x 2.98m 11'2" x 9'9"

Bedroom 3

4.36m x 2.50m 14'3" x 8'2"

Bedroom 4

3.16m x 2.50m 10'4" x 8'2"

LH	Loft hatch
Cyl	Hot water cylinder
F/F	Space for fridge freezer
◀ ▶	Measuring points

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The Aslin 4 bedroom home

Homes 50, 51, 53, 54, 62, 63, 69, 70, 92, 93, 119, 120, 127, 128, 135, 136, 143 -148, 165, 166, 171, 172, 191, 192, 208, 209

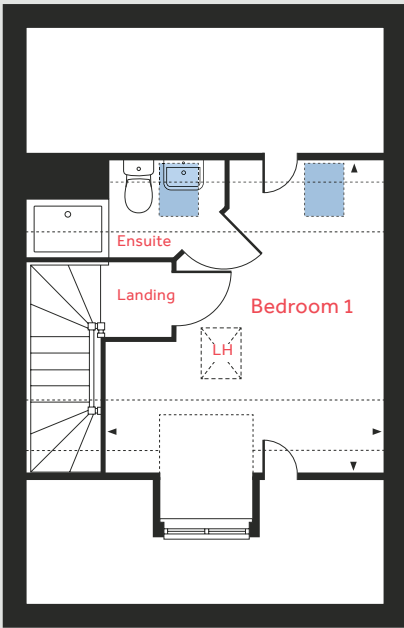
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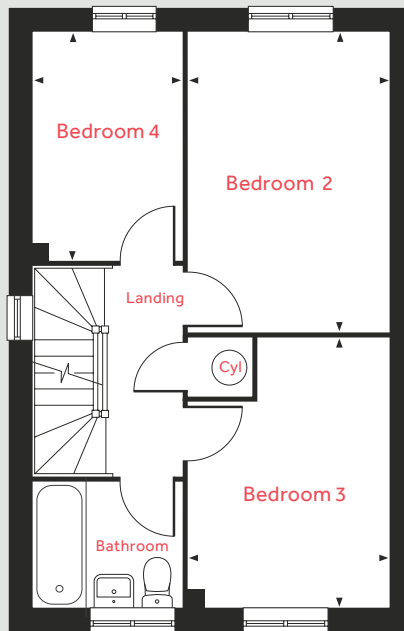
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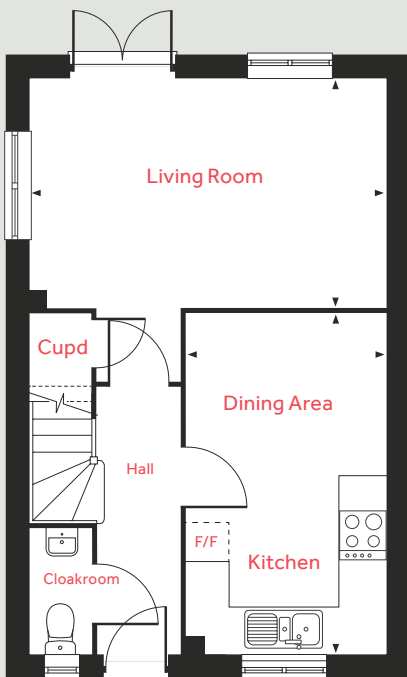
Second Floor



First Floor



Ground Floor



The Aslin

4 bedroom home

Homes 50, 51, 53, 54, 62, 63, 69, 70, 92, 93, 119, 120, 127, 128, 135, 136, 143-148, 165, 166, 171, 172, 191, 192, 208, 209

Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

First Floor

Bedroom 2	4.19m x 2.79m	13'9" x 9'2"
Bedroom 3	3.78m x 2.79m	12'4" x 9'2"
Bedroom 4	3.19m x 2.10m	10'5" x 6'10"

Second Floor

Bedroom 1	4.42m x 3.85m	14'6" x 12'7"
-----------	---------------	---------------

LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	- - -	Reduced ceiling height
F/F	Space for fridge freezer		
■	Velux window		

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The Mylne 4 bedroom home

Homes 4, 18, 19, 22, 35, 44, 55, 61, 72, 74, 99, 109, 113, 115, 133, 138, 142, 150, 170, 183, 184, 187, 203, 205

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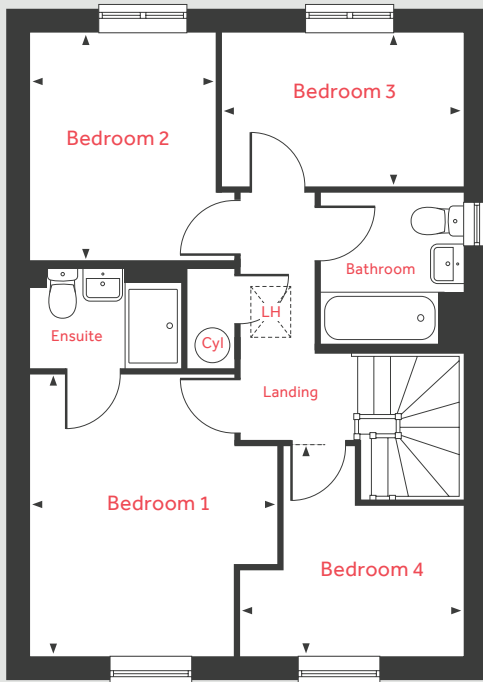
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The Mylne

4 bedroom home

Homes 4, 18, 19, 22, 35, 44, 55, 61, 72, 74, 99, 109, 113, 115, 133, 138, 142, 150, 170, 183, 184, 187, 203, 205

First Floor



Ground Floor

Living Room

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

Kitchen/Dining/Family

6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 1

3.93m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.58m 10'6" x 8'5"

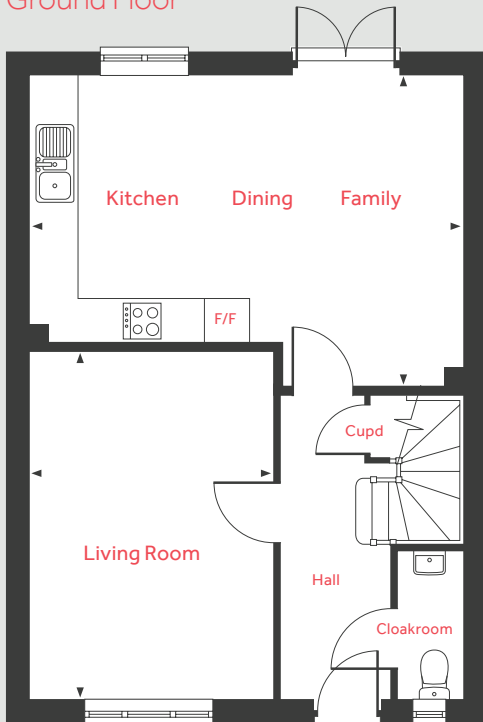
Bedroom 3

3.34m x 2.23m 10'11" x 7'3"

Bedroom 4

3.10m x 2.83m 10'2" x 9'3"

Ground Floor



LH Loft hatch F/F Space for fridge freezer
Cyl Hot water cylinder ◀ ▶ Measuring points

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The Grainger 4 bedroom home

Home 17, 20, 24, 49, 52, 56, 71, 91, 112, 114, 122, 139, 161, 167, 169, 177, 180, 185

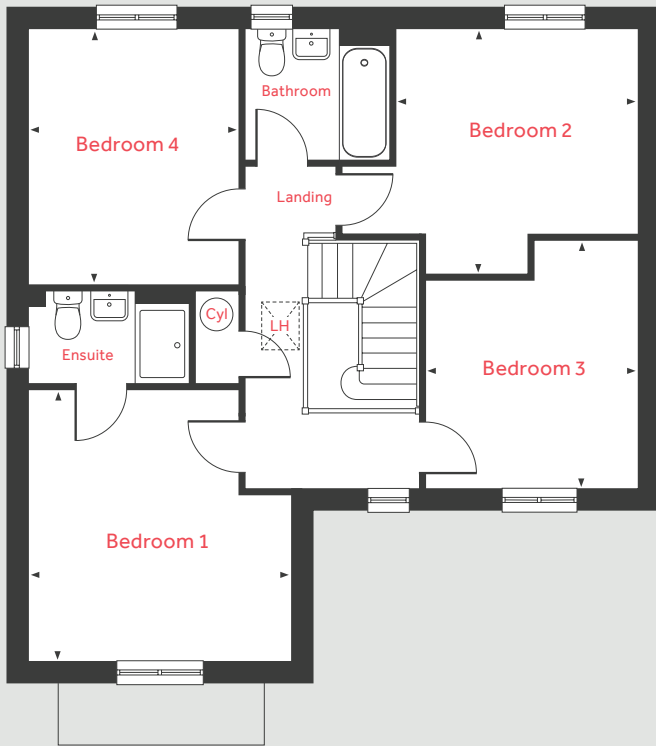
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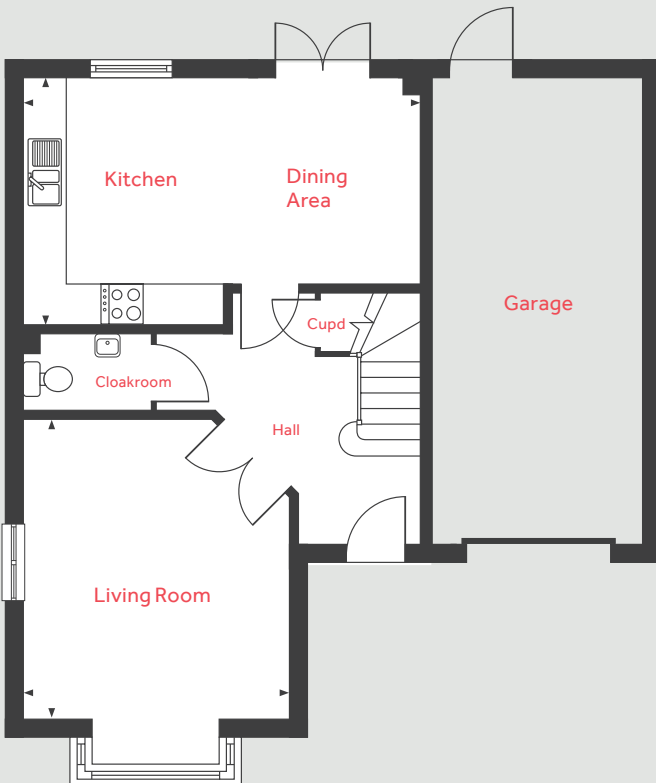
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First Floor



Ground Floor



The Grainger

4 bedroom home

Home 17, 20, 24, 49, 52,
56, 71, 91, 112, 114, 122,
139, 161, 167, 169, 177,
180, 185

Ground Floor

Living Room

4.39m x 3.90m 14'4" x 12'9"

Kitchen/Dining Room

5.81m x 3.62m 19'0" x 11'10"

First Floor

Bedroom 1

4.01m x 3.90m 13'2" x 12'9"

Bedroom 2

3.70m x 3.58m 12'1" x 11'9"

Bedroom 3

3.65m x 3.17m 11'1" x 10'5"

Bedroom 4

3.79m x 3.11m 12'5" x 10'2"

LH Loft hatch ◀ ▶ Measuring points
Cyl Hot water cylinder

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The Pembroke 4 bedroom home

Homes 25, 57, 67, 110, 116, 123, 137, 162, 168, 178, 179, 186, 200

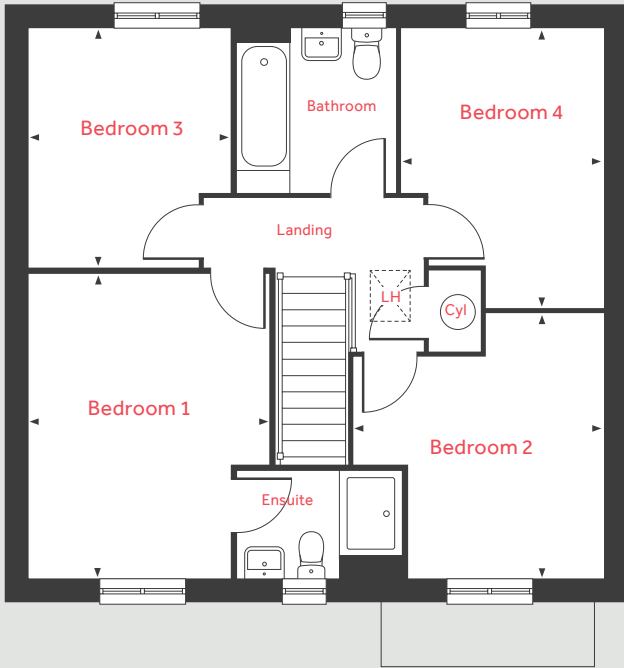
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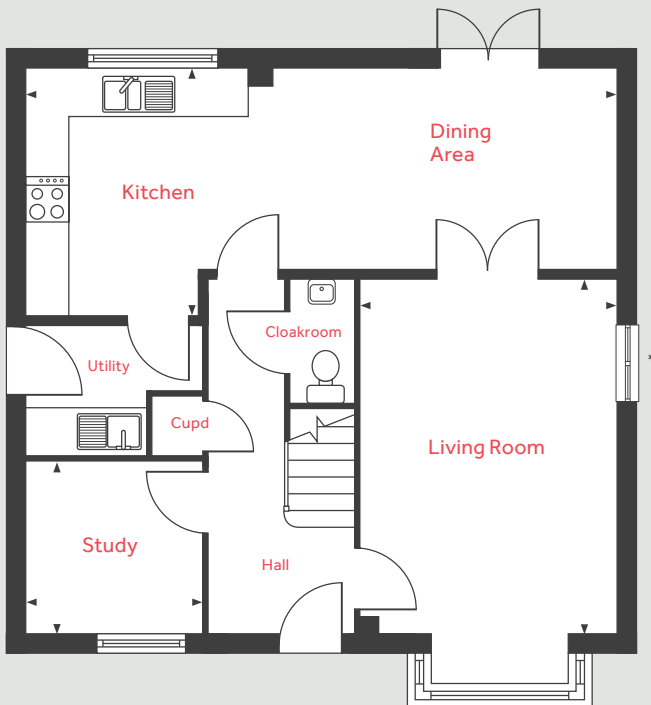
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First Floor



Ground Floor



The Pembroke

4 bedroom home

Homes Homes 25, 57, 67,
110, 116, 123, 137, 162, 168,
178, 179, 186, 200

Ground Floor

Living Room

4.83m x 3.48m 15'10" x 11'5"

Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

Study

2.40m x 2.35m 7'10" x 7'8"

First Floor

Bedroom 1

4.29m x 3.38m 14'1" x 11'1"

Bedroom 2

3.71m x 3.48m 12'2" x 11'5"

Bedroom 3

3.34m x 2.86m 10'11" x 9'4"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

LH Loft hatch

◀ ▶ Measuring points

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Specification

Harpers Heath

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Harpers Heath

Hatfield

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.



Kitchen

	2 bedroom The Harcourt	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mlyne The Goodridge The Grainger The Pembroke
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	■	■ ■	■ ■ ■ ■ ■

Doors and Windows

	2 bedroom The Harcourt	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mlyne 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 Brass 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

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

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.

Linden Homes, Yorkshire region

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