



A stylish development of 2, 3 & 4 bedroom homes  
in exclusive rural surroundings.





Welcome to Marne Grange – a development of traditionally styled properties in Colburn created by Linden Homes.

With a delightful selection of two, three and four bedroom homes, it is perfect for first time buyers, professionals and families alike.

The backdrop to the development is the beautiful village of Colburn, a popular resting place for the walkers on the Coast-to-Coast trail. It is very well served by the Broadway Shops, post office, library, schools and GP practice, and the Colburn Leisure Centre is at the hub of a vast range of sporting and leisure clubs and opportunities.

Major centres like Darlington are also within easy reach, with its many attractions, shopping and leisure offerings – ranging from the fantastic medieval Raby Castle and wonderfully calming Thornton Hall Gardens to exciting shows at the town's Civic Theatre or a trip to Head of Steam. Formerly known as the Darlington Railway Centre and Museum, this famous museum is located on the 1825 route of the Stockton and Darlington Railway, which was the world's first steam-powered passenger railway.

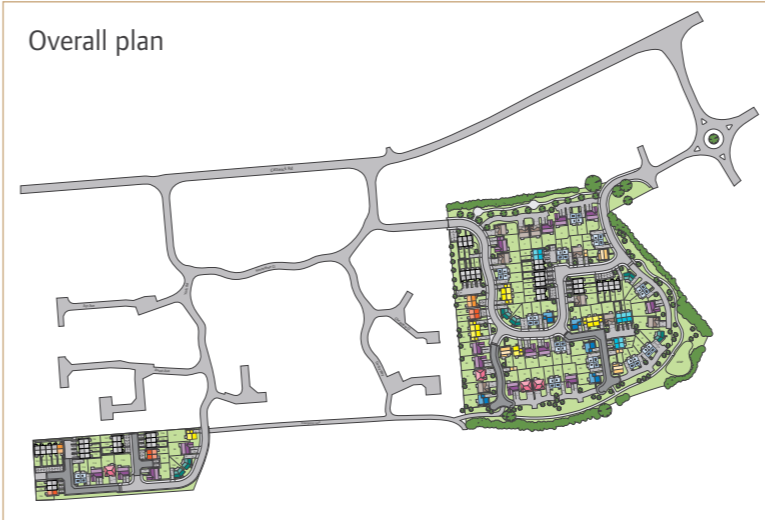






## Site layout

- The Dalton  
2 bedroom home
- The Denby  
2 bedroom home
- The Worsley  
3 bedroom home
- The Newstead  
3 bedroom home
- The Hampton  
3 bedroom home
- The Willowford  
3 bedroom home
- The Langthorne  
3 bedroom home
- The Duxford Variant  
4 bedroom home
- The Lumley  
4 bedroom home
- The Chatsworth  
4 bedroom home
- The Fairfax  
4 bedroom home
- Affordable Homes

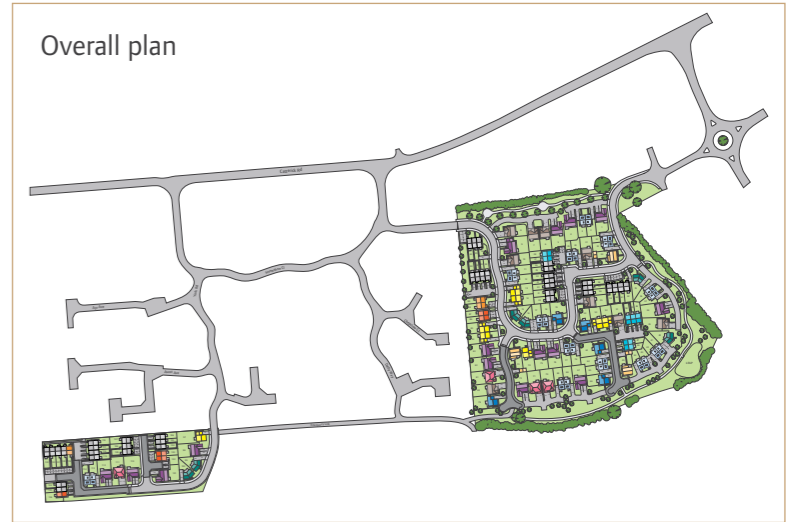
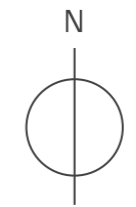






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## The Dalton A two bedroom semi-detached home

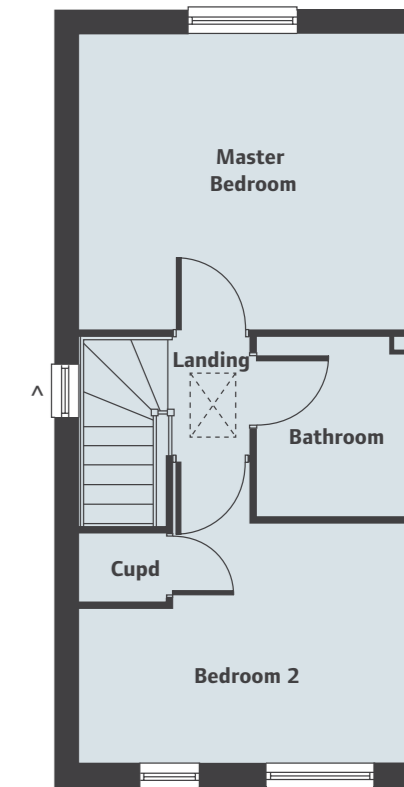
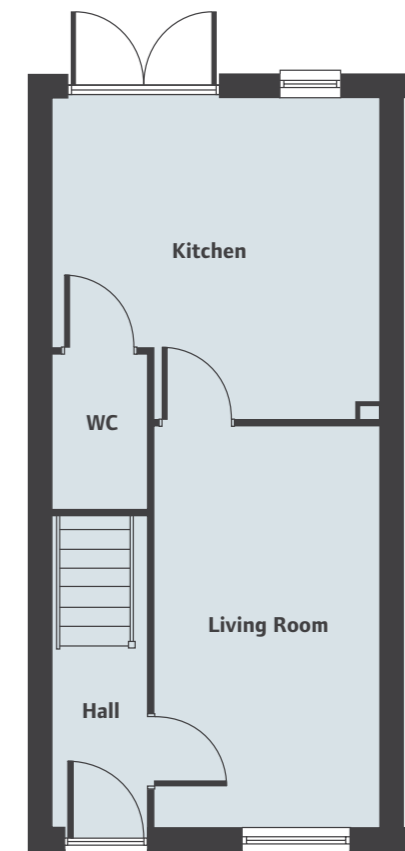
### GROUND FLOOR

<b>Living Room</b>	2603 x 4585	8' 6" x 15' 0"
<b>Kitchen</b>	3728* x 3662*	12' 2"* x 12' 0"*

### FIRST FLOOR

<b>Master Bedroom</b>	3728 x 3452	12' 2" x 11' 3"
<b>Bedroom 2</b>	3728* x 2722*	12' 2"* x 8' 11"*
<b>Bathroom</b>	1705* x 2068	5' 7"* x 6' 9"

\* max # min ^Window position on end plots only



The elevational drawing, floorplans and other illustrations depict a typical treatment of this house design found on Linden Homes developments. For the exact specification, details of external and internal finishes, dimensions and floorplan differences, please consult your Sales Executive.





## The Denby A two bedroom semi-detached/mews home

### GROUND FLOOR

#### Kitchen/Dining Area

4180 x 2850\* 13'8" x 9'4"\*

#### Living Room

3950 x 3220 12'11" x 10'7"

### FIRST FLOOR

#### Master Bedroom

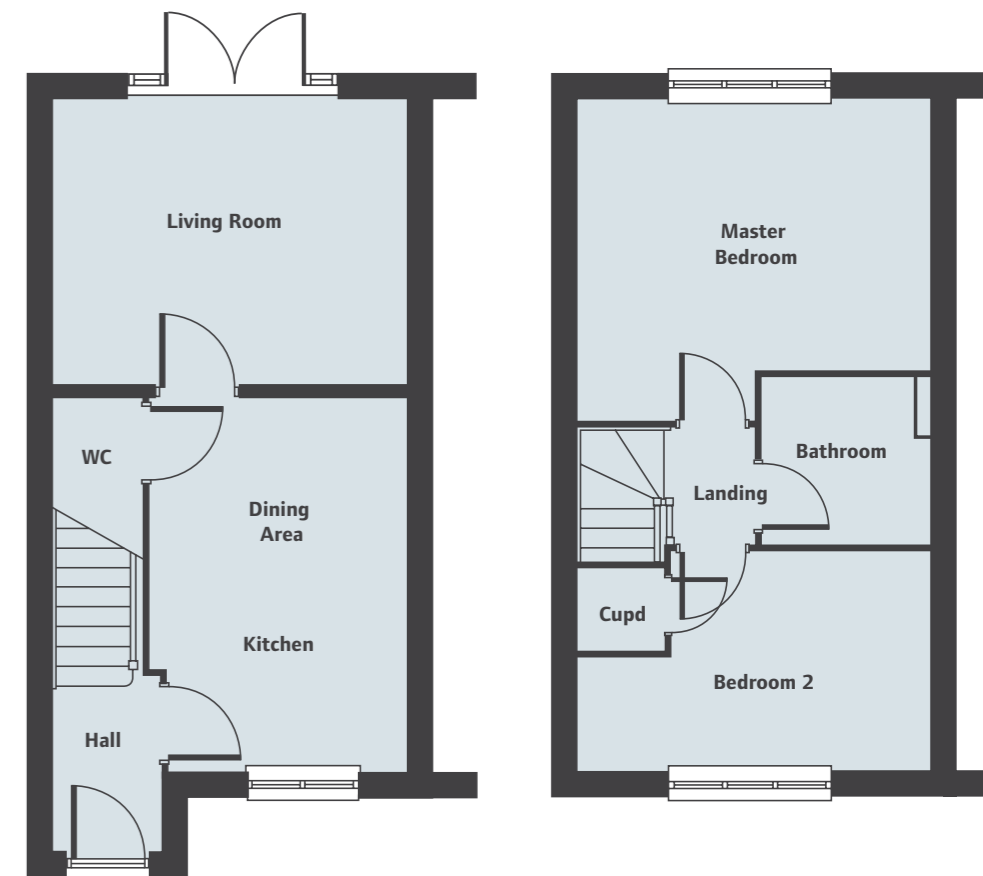
3950 x 3580\* 12'11" x 11'8"

#### Bedroom 2

3950 x 2410\* 12'11" x 7'10"\*

#### Bathroom

1875 x 1870 6'1" x 6'1"



\* max # min

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## The Worsley A three bedroom semi-detached home

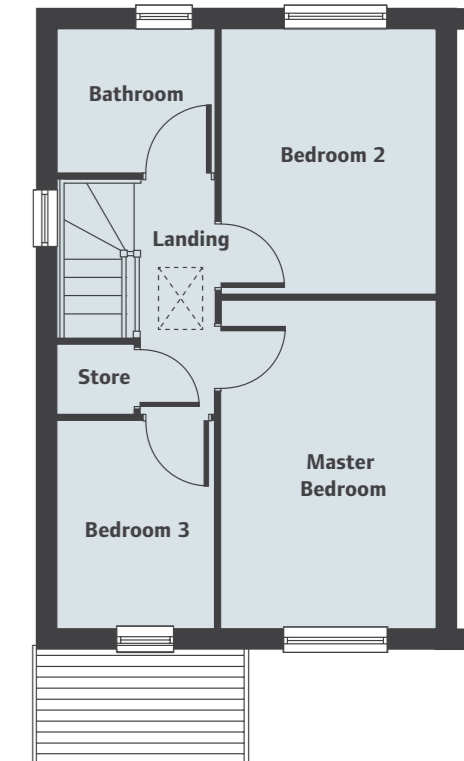
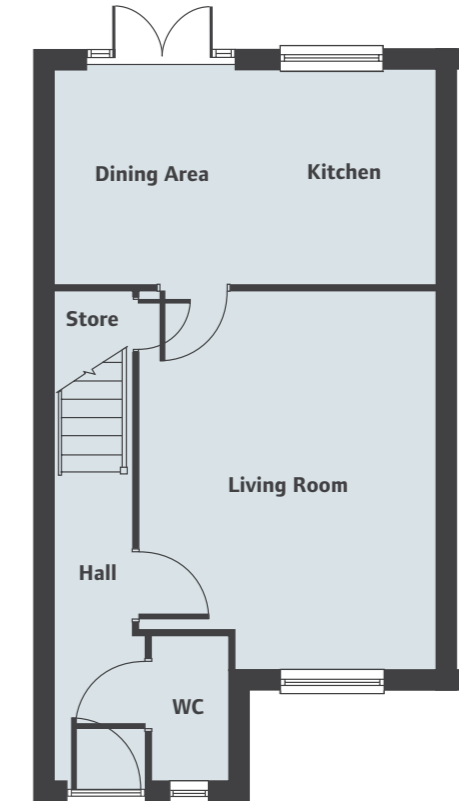
### GROUND FLOOR

<b>Living Room</b>	3540* x 4550*	12' 3''* x 14' 11''*
<b>Kitchen/Dining Area</b>	4515 x 2572	14' 9'' x 8' 5''

### FIRST FLOOR

<b>Master Bedroom</b>	2537 x 3951	8' 3'' x 12' 11''
<b>Bedroom 2</b>	2537 x 3171	8' 3'' x 10' 4''
<b>Bedroom 3</b>	1885 x 2455	6' 2'' x 8' 0''
<b>Bathroom</b>	1885 x 1717	6' 2'' x 5' 7''

\* max # min



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## The Newstead A three bedroom semi-detached home

### GROUND FLOOR

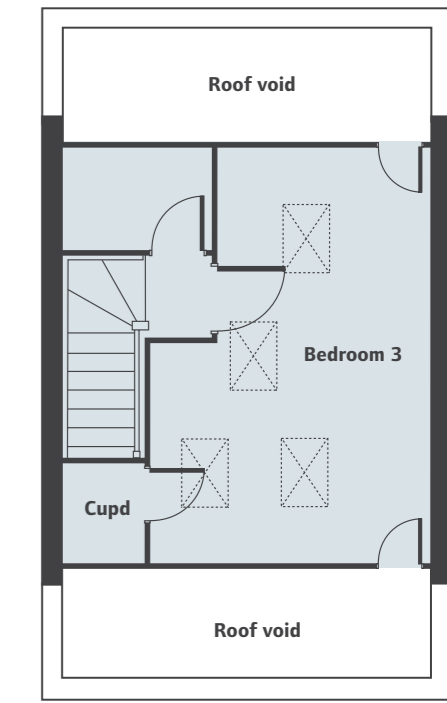
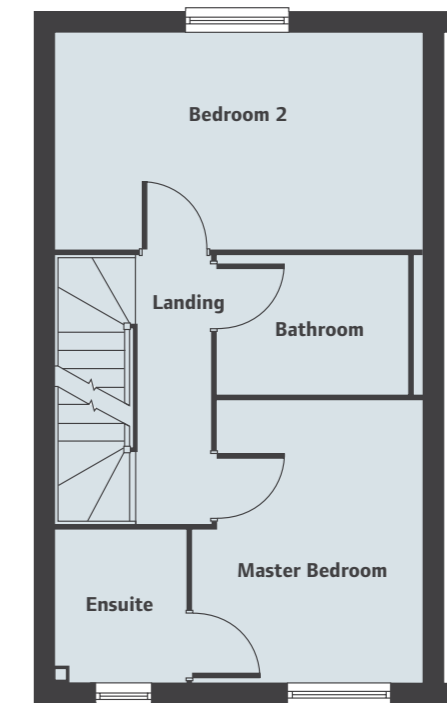
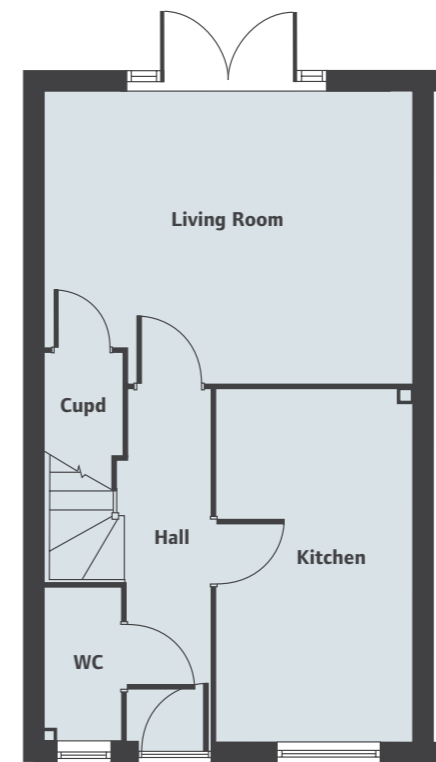
<b>Living Room</b>	4445* x 3521*	14' 7''* x 11' 6''*
<b>Kitchen</b>	2387* x 4276*	7' 9''* x 14' 0''*

### FIRST FLOOR

<b>Master Bedroom</b>	2813* x 3381*	9' 2''* x 11' 1''*
<b>Ensuite</b>	1567 x 1779	5' 1'' x 5' 10''
<b>Bedroom 2</b>	4453 x 2606	14' 7'' x 8' 6''
<b>Bathroom</b>	2337 x 1707	7' 8'' x 5' 7''

### SECOND FLOOR

<b>Bedroom 3</b>	3949 x 3427	12' 11'' x 11' 2''
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\* max # min

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## The Hampton A three bedroom semi-detached/detached home

### GROUND FLOOR

#### Kitchen/Dining Area

2770 x 4758 9' 1" x 15' 7"

#### Living Room

4852\* x 3365\* 15' 11" x 11' 0"

### FIRST FLOOR

#### Master Bedroom

3059 x 4852\* 10' 0" x 15' 11"

#### Ensuite

2845\* x 1173\* 9' 4" x 3' 10"

#### Bedroom 2

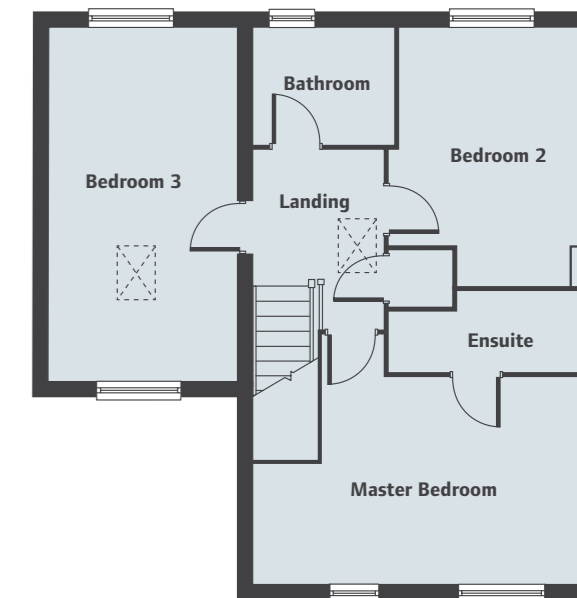
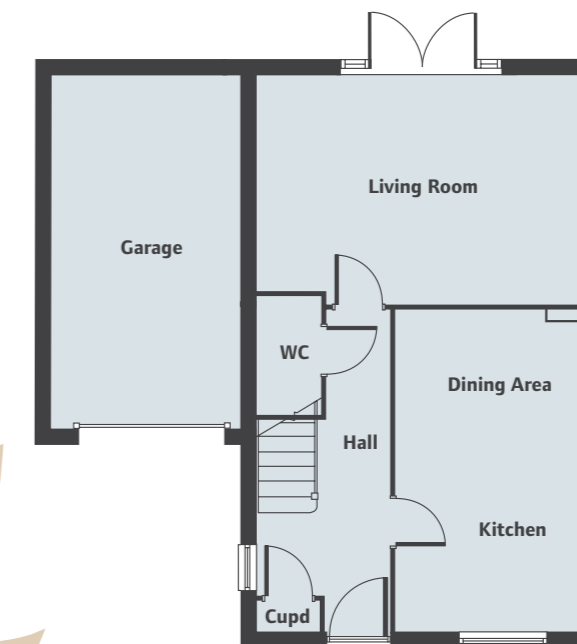
3798\* x 2660\* 12' 5" x 8' 8"

#### Bedroom 3

2688 x 5190 8' 9" x 17' 0"

#### Bathroom

2100 x 1687 6' 10" x 5' 6"



\* max # min

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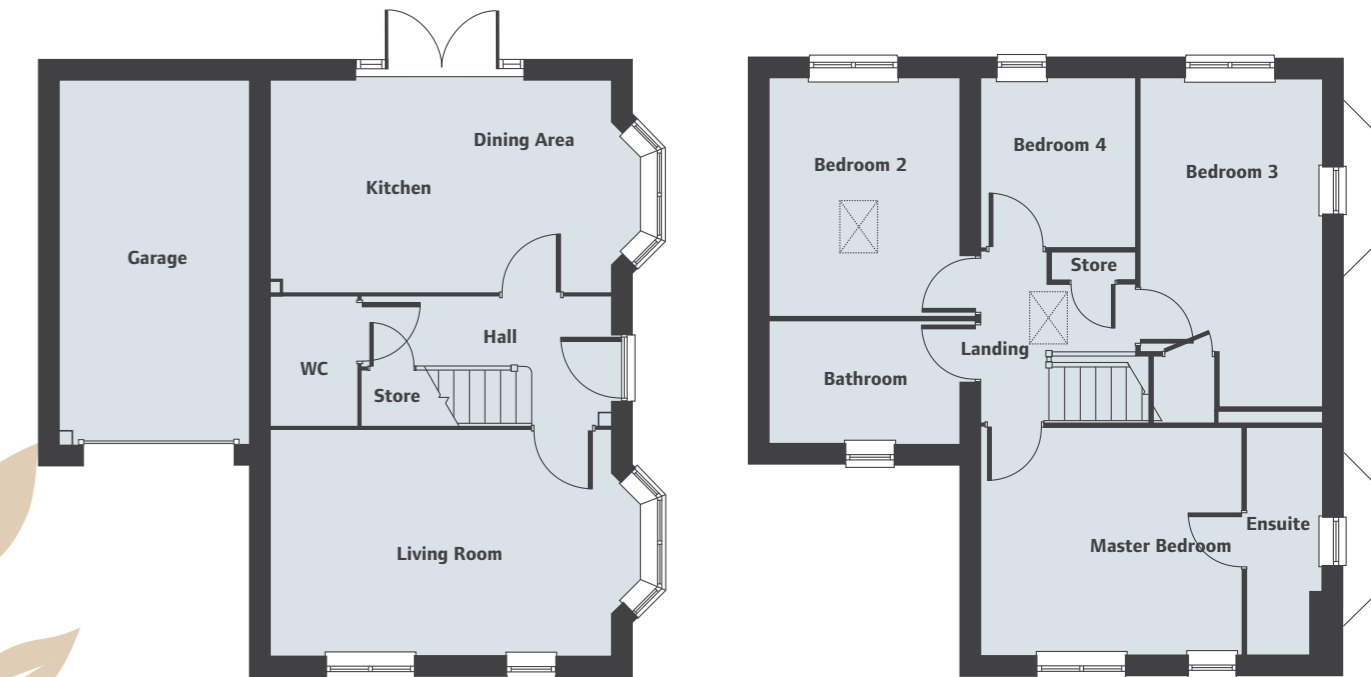
### The Duxford Variant A four bedroom detached home

#### GROUND FLOOR

<b>Lounge</b>	3210 x 4850	10'6" x 15'10"
<b>Kitchen/Dining Area</b>	4850 x 3010	15'10" x 9'10"

#### FIRST FLOOR

<b>Master Bedroom</b>	3210 x 3700	10'6" x 12'1"
<b>Ensuite</b>	3210 x 1050	10'6" x 3'5"
<b>Bedroom 2</b>	2680 x 3400	8'9" x 11'1"
<b>Bedroom 3</b>	3890 x 2580	12'9" x 8'5"
<b>Bedroom 4</b>	2170 x 2410	7'1" x 7'10"
<b>Bathroom</b>	2680 x 3400	8'9" x 11'1"



\* max # min

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## The Willowford A three bedroom detached home

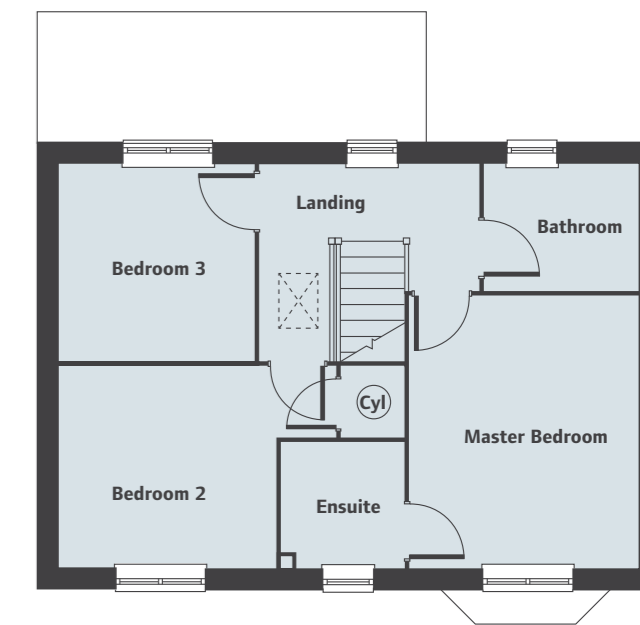
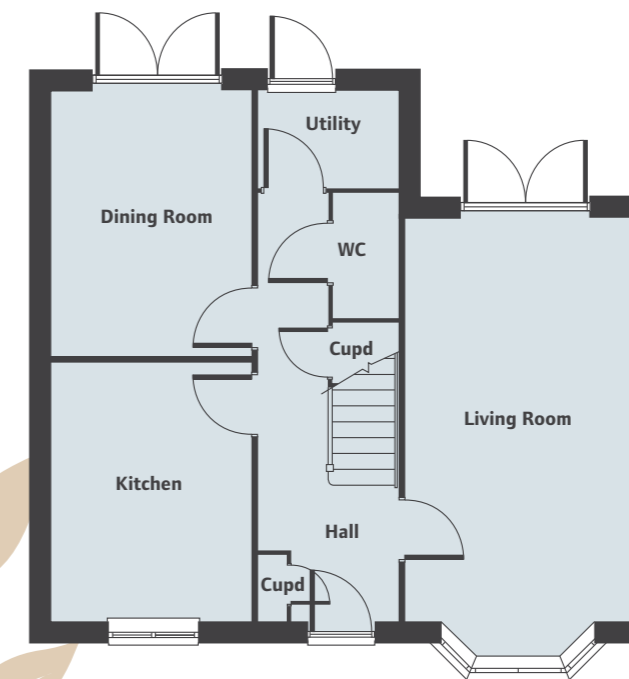
### GROUND FLOOR

<b>Living Room</b>	3115 x 5640#	10' 2" x 18' 6" #
<b>Kitchen</b>	2767 x 3597	9' 0" x 11' 9"
<b>Dining Room</b>	2767 x 3693	9' 0" x 12' 1"
<b>Utility</b>	1933 x 1354	6' 4" x 14' 3"

### FIRST FLOOR

<b>Master Bedroom</b>	3150 x 3833	10' 4" x 12' 6"
<b>Ensuite</b>	1723 x 1807	5' 7" x 5' 11"
<b>Bedroom 2</b>	3040# x 2797*	9' 11" # x 9' 2" **
<b>Bedroom 3</b>	2692 x 2751	8' 9" x 9' 0"
<b>Bathroom</b>	2123 x 1715	6' 11" x 5' 7"

\* max # min



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## The Langthorne A three bedroom detached home

### GROUND FLOOR

#### Kitchen/Dining Area

5190 x 3070 17'0" x 10'1"

#### Living Room

5300 x 3100 17'5" x 10'2"

### FIRST FLOOR

#### Master Bedroom

3920 x 3110 12'10" x 10'2"

#### Ensuite

1170 x 2560 3'10" x 8'4"

#### Bedroom 2

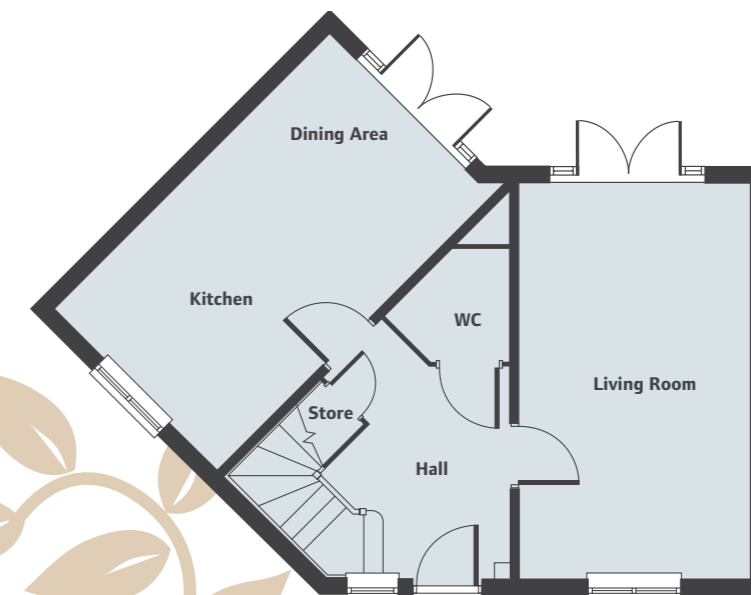
3060 x 2940 10'0" x 9'7"

#### Bedroom 3

3300 x 2270 10'9" x 7'5"

#### Bathroom

1890 x 1925 6'2" x 6'3"



\* max # min

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## The Lumley A four bedroom detached home

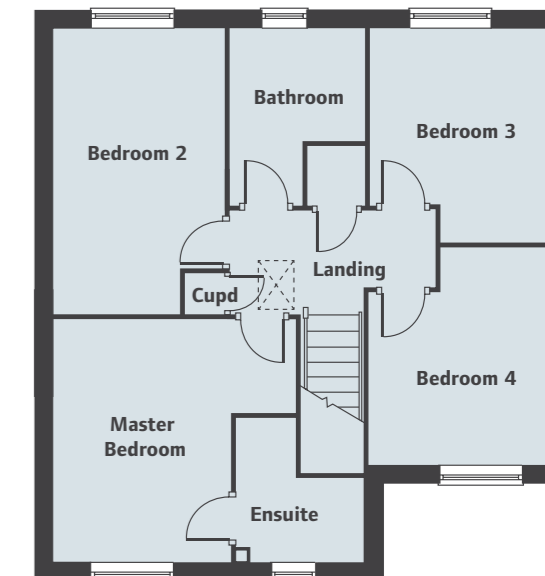
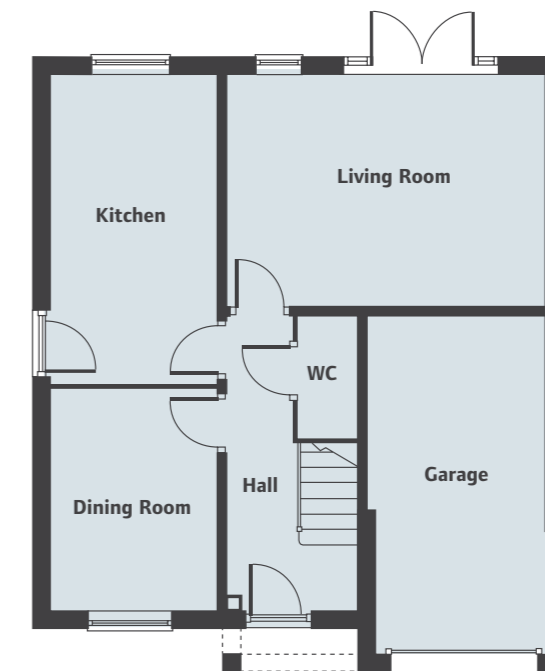
### GROUND FLOOR

<b>Living Room</b>	4865 x 3520	15' 11" x 11' 6"
<b>Kitchen</b>	2537 x 4722	8' 3" x 15' 5"
<b>Dining Room</b>	2538 x 3300	8' 3" x 10' 9"

### FIRST FLOOR

<b>Master Bedroom</b>	2613# x 3645	8' 6" # x 11' 11"
<b>Ensuite</b>	2007* x 2164*	6' 7"* x 7' 1"*
<b>Bedroom 2</b>	2519* x 4377*	8' 3"* x 14' 4"*
<b>Bathroom</b>	2070* x 2635*	6' 9"* x 8' 7"*
<b>Bedroom 3</b>	2738* x 3244*	8' 11"* x 10' 7"*
<b>Bedroom 4</b>	2801* x 3315*	9' 2"* x 10' 10"*

\* max # min



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## The Chatsworth A four bedroom detached home

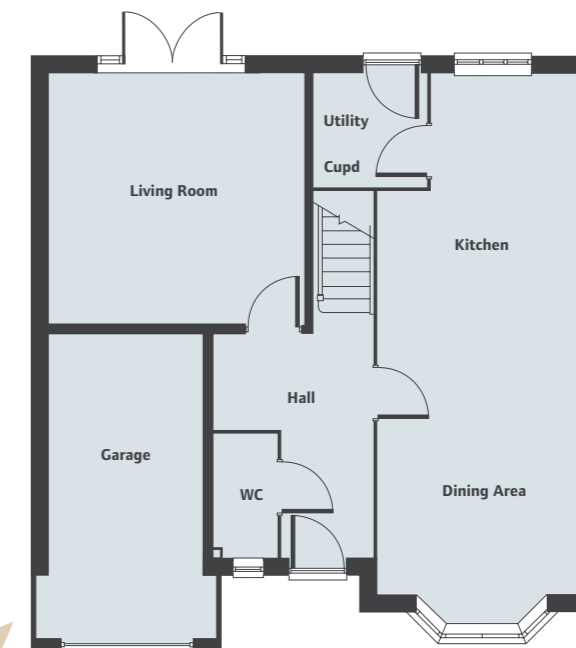
### GROUND FLOOR

<b>Living Room</b>	4170 x 4075	13' 8" x 13' 4"
<b>Kitchen/Dining Area</b>	3408* x 8453#	11'2"* x 27' 8" #
<b>Utility</b>	1842 x 1800	6'0' x 5' 10"

### FIRST FLOOR

<b>Master Bedroom</b>	3390 x 5166	11' 1' x 16' 11"
<b>Ensuite</b>	1824* x 2667*	5' 11"* x 8' 9"*
<b>Bedroom 2</b>	3467* x 3416*	11' 4"* x 11' 2"*
<b>Bedroom 3</b>	3402 x 3214	11' 1" x 11' 2"
<b>Bedroom 4</b>	3039 x 2349	9' 11" x 7' 8"
<b>Bathroom</b>	3039* x 1875*	9' 11"* x 6' 1"*

\* max # min



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## The Fairfax A four bedroom detached home

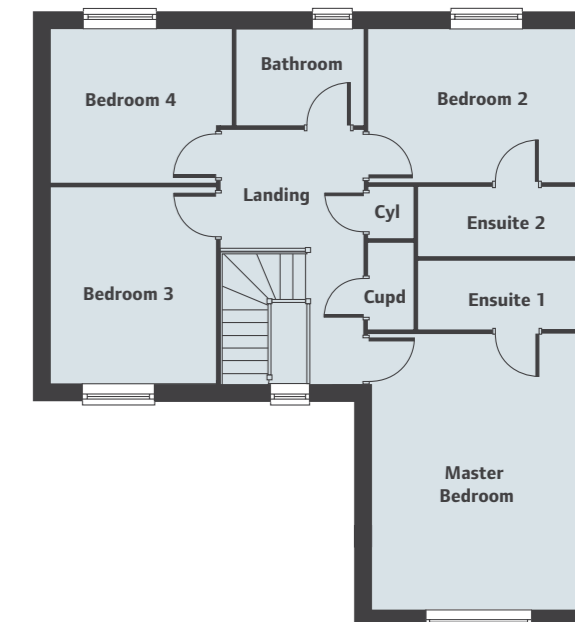
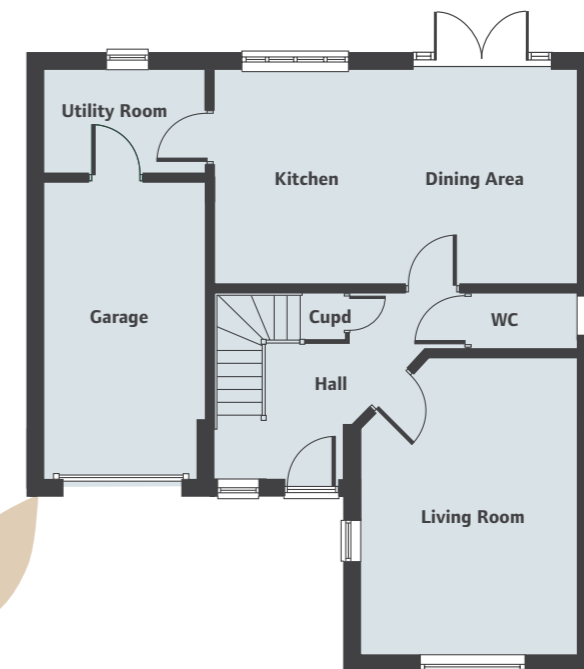
### GROUND FLOOR

<b>Kitchen/Dining Area</b>	3745 x 6285	12'3" x 20'7"
<b>Living Room</b>	5095* x 3727*	16'8"* x 12'2"
<b>Utility Room</b>	1812 x 2765	5'11" x 9'0"

### FIRST FLOOR

<b>Master Bedroom</b>	4810 x 3728	15'9" x 12'2"
<b>Ensuite 1</b>	1180 x 2830	3'10" x 9'3"
<b>Bedroom 2</b>	2690 x 3700	8'9" x 12'1"
<b>Ensuite 2</b>	1180 x 2830	3'10" x 9'3"
<b>Bedroom 3</b>	3420 x 2860	11'2" x 9'4"
<b>Bedroom 4</b>	3130 x 2680	10'3" x 8'9"
<b>Bathroom</b>	2200 x 1680	7'2" x 5'6"

\* max # min



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## Specification



### Kitchen

Fitted kitchen units, square edge worktops & 100mm upstands (Band A) with stainless steel hob splashback

Brushed steel single electric oven/gas 4 burner hob/extractor chimney hood

Washing machine space (plumbed)

Dishwasher space (plumbed)

Stainless steel inset sink 1.5 bowl & chrome tap

### Utility (where applicable)

Fitted kitchen units, square edge worktops & 100mm upstands (Band A)

Stainless steel inset sink 1.0 bowl & Chrome Tap

Washer space (plumbed)

### Main Bathroom

White sanitary ware

Chrome single lever basin mixer with pop-up waste

Chrome thermostatic bath/shower mixer

Clear bath screen (not applicable if separate shower cubicle in bathroom)

Ceramic wall tiling including white plastic trim

### Ensuite 1

White sanitary ware

Chrome single lever basin mixer with pop-up waste

Ceramic wall tiling including white plastic trim

Shower enclosure complete with glass door/chrome frame & thermostatic shower

### Other Ensuites

White sanitary ware

Chrome single lever basin mixer with pop-up waste

Ceramic wall tiling including white plastic trim

Shower enclosure complete with glass door/chrome frame & thermostatic shower

### Cloakroom

White sanitary ware

Chrome single lever basin mixer with pop-up waste

Ceramic wall tiling splashback including white plastic trim

### Heating

Gas fired central heating, radiators incl. thermostatic valves

Digital room stats

Electric supply at fireplace position

### Electrical

Telephone Points

Entrance hall (BT Master)

Lounge

Television socket

Lounge

### Other Electrical

Smoke detectors

Front external lights (dusk till dawn sensors)

Power/light to on plot garage

White switches & sockets throughout

Front door bell

### Internal & External Windows and Doors

PVC-U double glazed windows complete with white handles

PVC-U French doors & sidelights (if applicable)

GRP faced front & rear doors

4 panel smooth white internal doors complete with chrome door furniture

Steel garage doors

### Decoration

Soft white emulsion to walls & white emulsion to ceilings.

White gloss painted woodwork

MDF Ogee Profile mouldings - 118mm skirting, 59mm architrave

### External Features

Fencing (refer to site specific layout for type)

1.8m high timber fence and/or post & rail (Refer to site specific layout for type)

Timber side gate

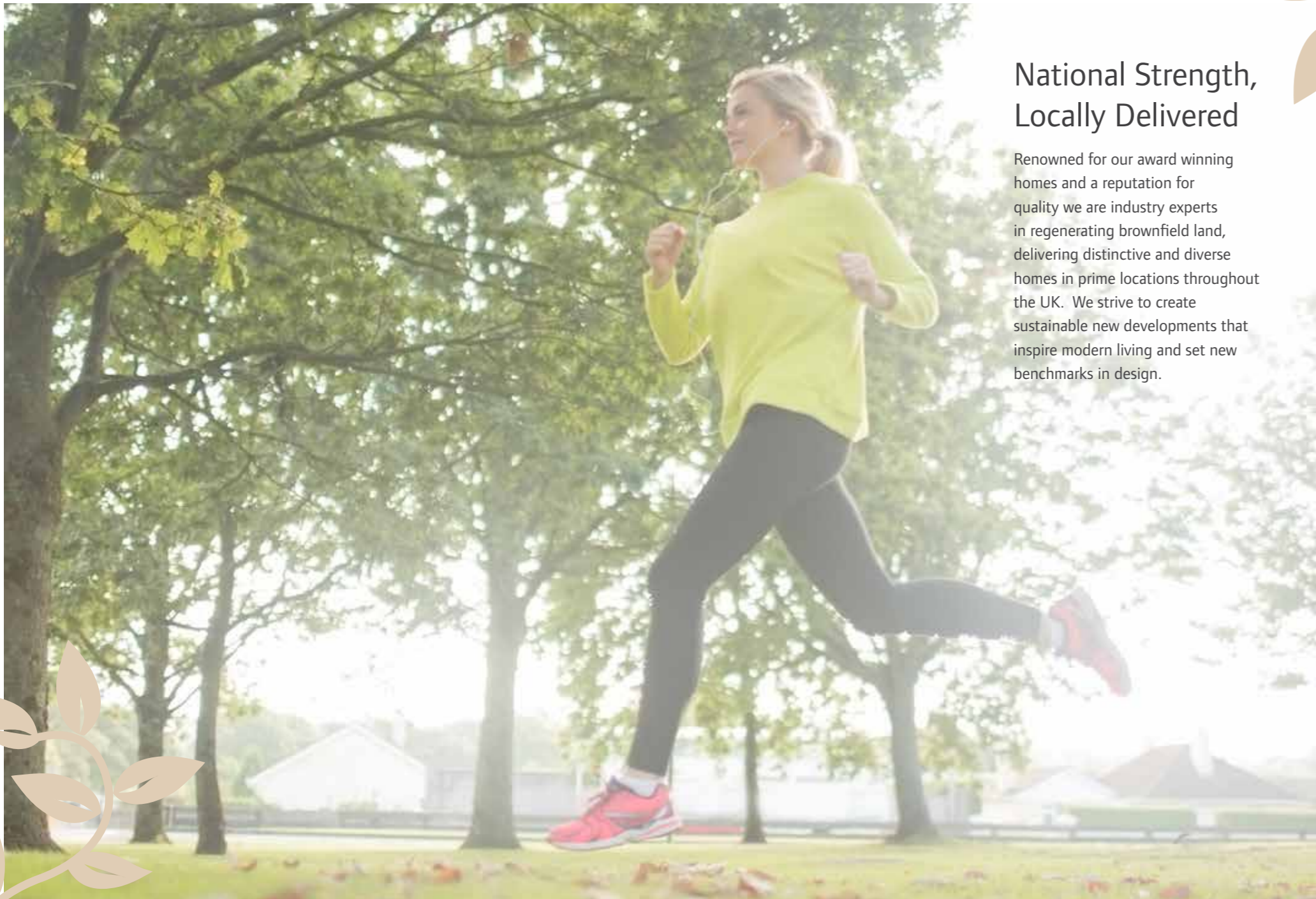
Tarmac drives. Buff dimpled paving to rear patio & footpaths

### Gardens

Front garden turfed, rear graded

\*Subject to housetype and build stage.  
Note: A fully detailed specification is available on request.  
Spec C.





## National Strength, Locally Delivered

Renowned for our award winning homes and a reputation for quality we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



### The bigger picture

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge we are able to provide homes that complement and enhance the local surroundings, and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket and for future generations too.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.



### Customer experience

Right from the moment you register your interest in a new Linden home we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.



### Foundations for success

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland.

### New homes mortgage helpline

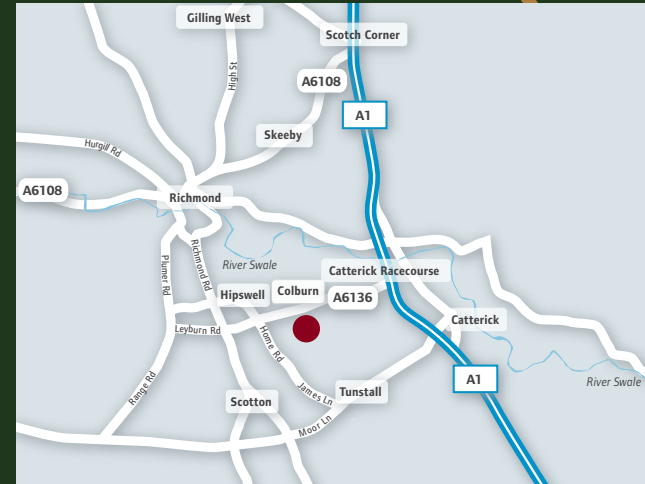
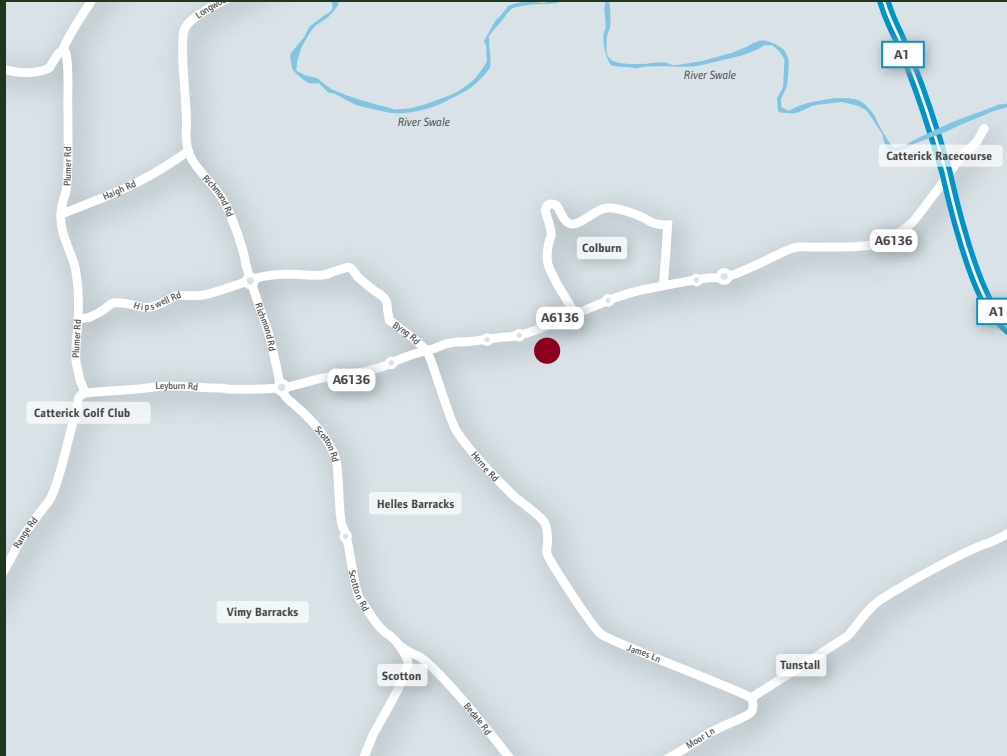
As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new homes mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call 01206 715 415



## Marne Grange

off Catterick Road, Colburn, DL9 4GB.



Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details. Computer generated images are provided for guidance purposes only and may not fully reflect the finished properties or the development when built.

01748 841 461

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden Homes North**  
Deem House, Audby Lane,  
Wetherby, LS22 7FD

  
**Linden**  
HOMES

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