

LINGEY CLOSE

Sacrison, County Durham



A collection of 2 storey semi-detached and detached homes



www.northcountryhomes.co.uk

About NorthCountry Homes

We are dedicated to building high-quality, low cost, housing in the north of England to help you purchase your first home.

Our Story

Founded in 1995 with humble beginnings in Lincoln, NorthCountry Homes quickly established a strong reputation for delivering affordable, high-quality homes. By 2005, the company was building more than 1,000 homes each year across the market.

Although the NorthCountry Homes name stepped away in 2016, the original team

continued creating affordable homes elsewhere, further refining their expertise and strengthening their commitment to accessible home ownership.

Reintroduced four years ago, NorthCountry Homes continues that original vision-helping more people achieve home ownership through thoughtfully designed, affordable homes.

Our Mission

We are committed to helping more people take their first step onto the property ladder, making home ownership more accessible and achievable.

By combining thoughtfully designed, high-quality homes with affordable pricing, we believe buyers should never have to compromise on quality to find a home they love.

Working alongside government-backed initiatives, and developing our own tailored schemes, we aim to support buyers through every stage of their journey towards home ownership.

We are proud to be helping shape a more accessible future for aspiring homeowners.

Over 7500 new,
affordable homes
built since 1995

Our Vision:

- ◆ to build competitively priced quality homes
- ◆ to be customer focussed and relationship driven
- ◆ to be a trusted partner to our trade associates
- ◆ to invest in our people



Telephone: 07519 328 128 | Email: lingeyclosesales@northcountryhomes.co.uk | www.northcountryhomes.co.uk

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Location Maps

Lingey Close : Sacriston



Local Information

Situated in the established village of Sacriston, Lingey Close combines a peaceful residential setting with excellent access to Durham and the wider North East. The development is ideally placed for families, professionals and commuters, with a range of local amenities and transport connections close by.

Sacriston offers a selection of nearby schools including Sacriston Academy and St Bede's Catholic Primary School, both within easy reach of the development. A wider choice of secondary schools can be found in Durham, including Framwellgate School Durham and Durham Johnston Comprehensive School.

Excellent road links via the B6532 provide direct access to Durham City Centre in around 15 minutes, while the nearby A1(M) connects

easily to Newcastle, Gateshead and beyond. Regular local bus services also operate through the village, and Durham railway station offers direct services to Newcastle, York, Edinburgh and London King's Cross.

Residents benefit from convenient everyday amenities within Sacriston village centre, including shops, cafés and local services.

For more extensive shopping and leisure facilities the Arnison Centre is nearby as well as Durham City Centre, offering a wide range of high street retailers, restaurants and cultural attractions.

Local leisure facilities such as Broom House Farm and the surrounding countryside also provide excellent opportunities for fitness, recreation and outdoor activities.



Scan the QR Code and follow Google Maps



MOTORWAYS

A1(M) : 5.4mi
M6 : 61.5mi
M62 : 96.8mi
M1 : 96.8mi



TRAIN STATIONS

Chester-le-St: 4.4mi
Durham : 4.1mi
Newcastle : 15.6mi
Edinburgh : 136mi



AIRPORTS

Newcastle : 21.6mi
Teesside : 28.8mi
Leeds/Brad : 83.6mi
Manchester : 148mi



TOWN CENTRE

Chester-le-St: 4.4mi
Durham : 4.5mi
Newcastle : 15.6mi
Middlesbrough : 38mi

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Site Layout

Lingey Close : **Sacriston**



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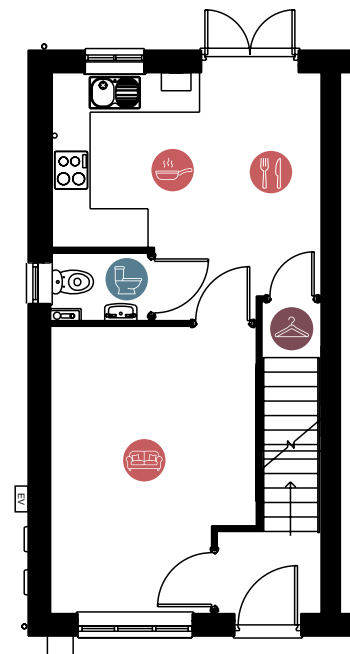


The Bullfinch

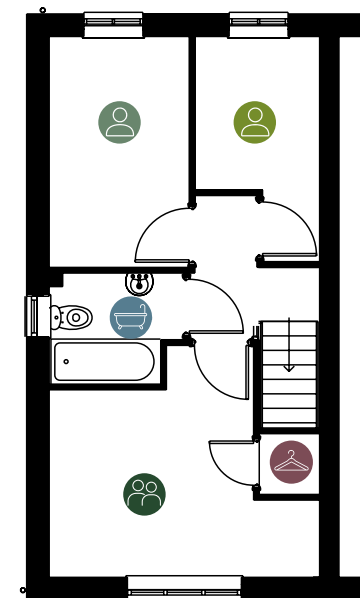
A Semi-Detached Home with single garage on selected plots



Ground Floor



First Floor



The Bullfinch : Room Dimensions

	4.44m x 3.17m 14ft 7in x 10ft 5in		4.15m x 2.89m 13ft 7in x 9ft 6in		1.73m x 2.15m 5ft 8in x 7ft 1in
	4.15m x 2.69m 13ft 7in x 8ft 10in		3.56m x 2.15m 11ft 8in x 7ft 1in		
	1.50m x 1.05m 4ft 11in x 3ft 5in		3.47m x 1.91m 11ft 5in x 6ft 3in		

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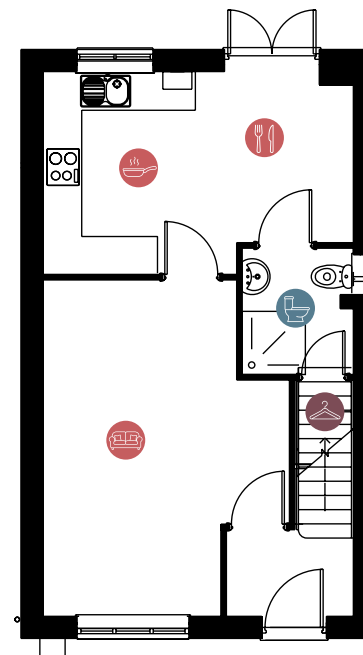


The Cormorant

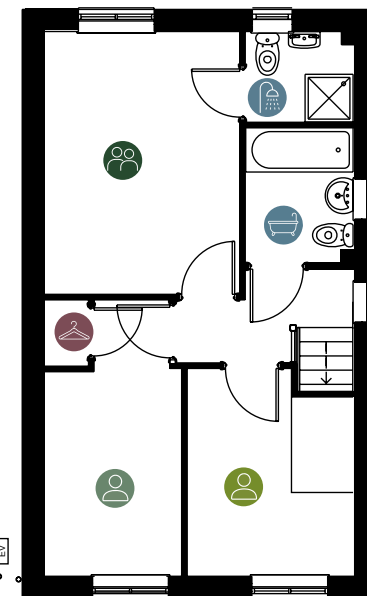
A Detached Home with single garage and en-suite



Ground Floor



First Floor



The Cormorant : Room Dimensions



5.30m x 3.88m
17ft 4in x 12ft 9in



4.14m x 3.07m
13ft 7in x 10ft 1in



2.15m x 1.71m
7ft 1in x 5ft 7in



4.87m x 3.19m
16ft 0in x 10ft 5in



4.35m x 2.15m
14ft 3in x 7ft 1in



1.41m x 1.71m
4ft 8in x 5ft 7in



2.00m x 1.74m
6ft 7in x 5ft 8in



3.28m x 2.63m
10ft 9in x 8ft 7in

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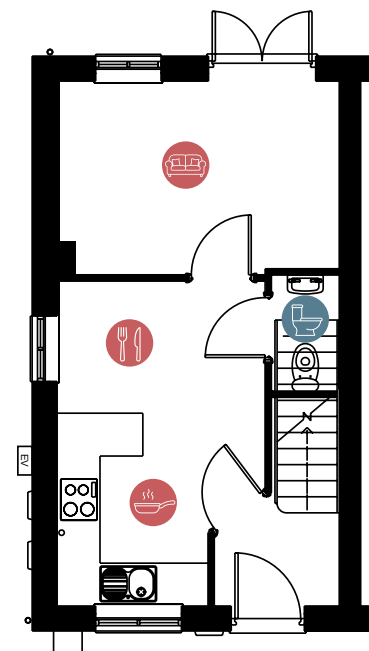
NORTH COUNTRY
HOMES

The Goldfinch

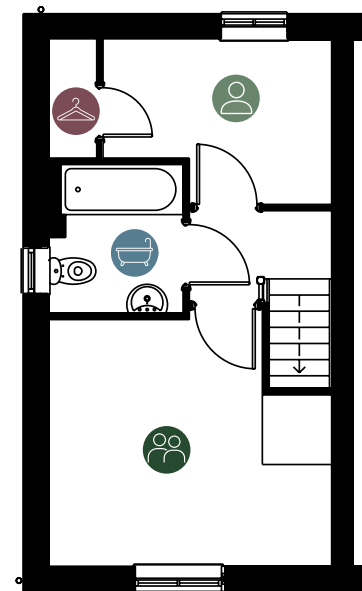
A Semi-Detached Home with single garage on selected plots



Ground Floor



First Floor



The Goldfinch : Room Dimensions



3.90m x 2.69m
12ft 10in x 8ft 10in



3.90m x 3.41m
12ft 10in x 11ft 2in



2.07m x 1.86m
6ft 10in x 6ft 1in



4.53m x 2.89m
14ft 10in x 9ft 6in



3.16m x 2.28m
10ft 4in x 7ft 6in



1.63m x 0.93m
5ft 4in x 3ft 0in

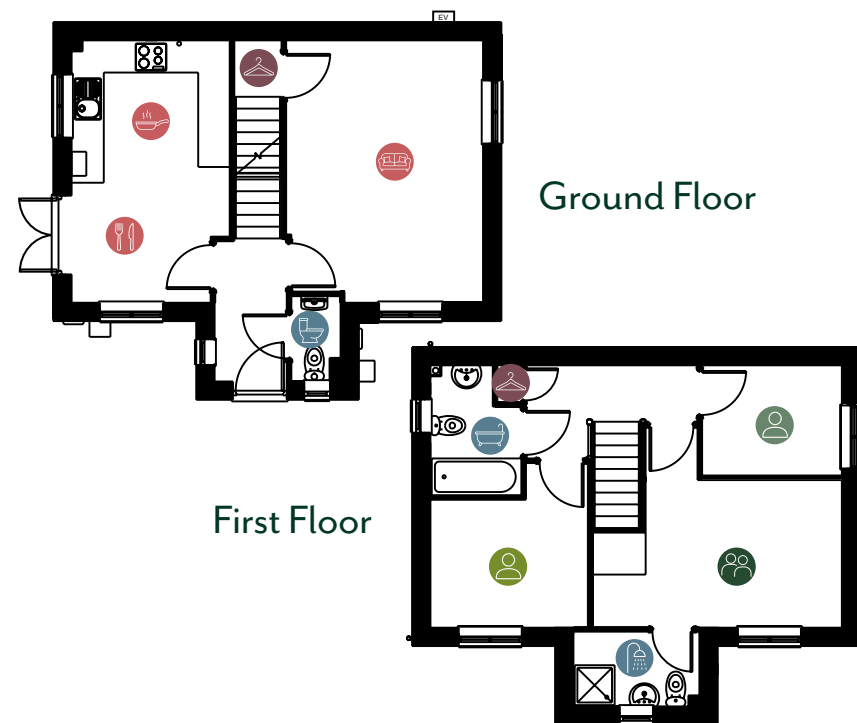
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The Kingfisher

A Semi-Detached Home with single garage



The Kingfisher : Room Dimensions



4.95m x 3.63m
16ft 3in x 11ft 11in



3.71m x 2.79m
12ft 2in x 9ft 2in



2.45m x 1.71m
8ft 0in x 5ft 7in



4.95m x 2.99m
16ft 3in x 9ft 10in



2.98m x 2.41m
9ft 9in x 7ft 11in



2.35m x 1.40m
7ft 9in x 4ft 7in



1.60m x 0.91m
5ft 3in x 3ft 0in



2.64m x 2.08m
8ft 8in x 6ft 10in

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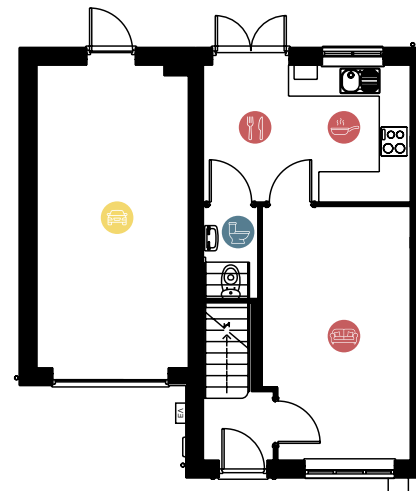
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HOMES

The Merlin

A Semi-Detached Home with integral garage and en-suite



Ground Floor



First Floor



The Merlin : Room Dimensions

	2.91m x 5.00m 9ft 7in x 16ft 5in		4.00m x 3.20m 13ft 1in x 10ft 6in		2.18m x 1.86m 7ft 2in x 6ft 1in
	4.05m x 2.69m 13ft 3in x 8ft 10in		3.85m x 3.04m 12ft 8in x 10ft 0in		1.94m x 1.86m 6ft 4in x 6ft 1in
	1.83m x 1.05m 6ft 0in x 3ft 5in		3.84m x 3.06m 12ft 7in x 10ft 1in		

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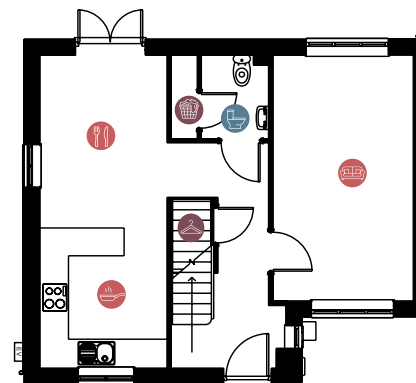


The Heron

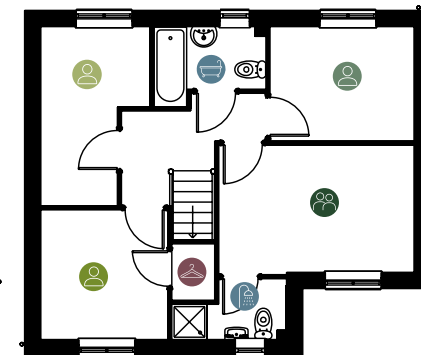
A Detached Home with single garage and en-suite



Ground Floor



First Floor



The Heron : Room Dimensions

	5.25m x 2.97m 17ft 3in x 9ft 9in		4.14m x 2.73m 13ft 9in x 8ft 11in		2.42m x 1.71m 7ft 11in x 5ft 7in
	2.99m x 2.71m 9ft 10in x 8ft 11in		2.77m x 2.71m 9ft 1in x 8ft 11in		2.46m x 1.29m 8ft 1in x 4ft 3in
	3.70m x 2.71m 12ft 2in x 8ft 11in		3.08m x 2.44m 10ft 1in x 8ft 0in		
	2.08m x 1.79m 6ft 10in x 5ft 10in		3.84m x 2.33m 12ft 7in x 7ft 8in		

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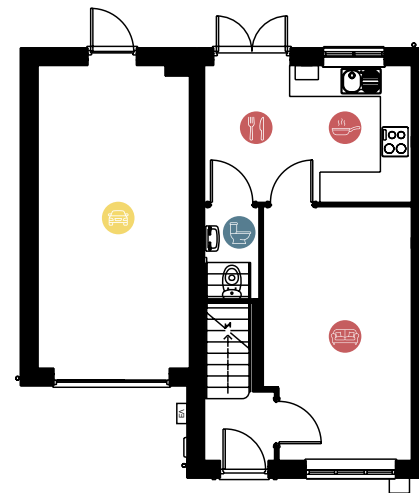
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HOMES

The Plover

A Detached Home with integral garage and en-suite



Ground Floor



First Floor



The Plover : Room Dimensions



2.91m x 5.00m
9ft 7in x 16ft 5in



4.00m x 3.20m
13ft 1in x 10ft 6in



2.18m x 1.86m
7ft 2in x 6ft 1in



4.05m x 2.69m
13ft 3in x 8ft 10in



3.85m x 3.04m
12ft 8in x 10ft 0in



1.94m x 1.86m
6ft 4in x 6ft 1in



1.83m x 1.05m
6ft 0in x 3ft 5in



3.84m x 3.06m
12ft 7in x 10ft 1in

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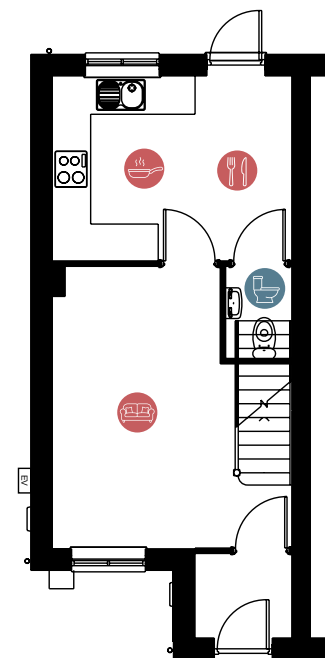
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The Stonechat

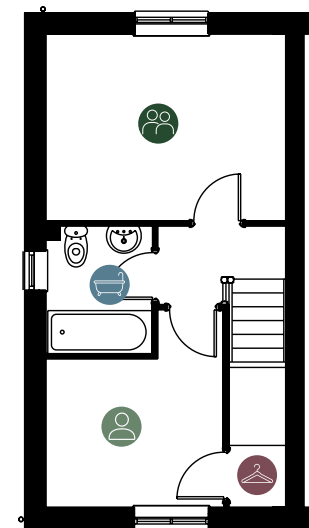
A Semi-Detached Home with single garage on selected plots



Ground Floor



First Floor



The Stonechat : Room Dimensions



4.57m x 3.85m
15ft 0in x 12ft 8in



3.85m x 3.01m
12ft 8in x 9ft 11in



2.08m x 1.71m
6ft 10in x 5ft 7in



3.85m x 2.99m
12ft 8in x 9ft 10in



2.87m x 2.39m
9ft 5in x 7ft 10in



1.50m x 1.05m
4ft 11in x 3ft 5in

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Energy Efficiency Features

SOLAR PANELS

All plots feature solar PV panels

EV CAR CHARGER

Electric vehicle charging point to all homes

WASTE WATER HEAT RECOVERY SYSTEM

Fitted as standard

LIGHTING

All pendant lights are fitted with LED low energy bulbs

CENTRAL HEATING

Dual zone central Heating. Ideal Standard combi boiler.

ROOF SPACE

450mm roof space insulation

Interior Features

WALLS AND CEILINGS

White Matt Emulsion to all walls

INTERNAL DOORS

Six-panel style doors, painted white

INTERNAL FURNITURE

Satin chrome ironmongery with white hinges

STAIRCASE

Spindle newel post, handrail and newel cap

WOODWORK

White gloss finish

TELEPHONE POINT

Fitted in the lounge

TV POINT

Fitted in the lounge: cabling to be provided to the loft for aerial installation

ELECTRICAL SOCKETS

White sockets

SMOKE, HEAT AND CARBON MONOXIDE DETECTORS

Mains operated with battery back up

Kitchen, Utility and Bathroom Features

KITCHEN STYLES

A range of kitchens in modern styles and colours to choose from, with an option of handles, 40mm worktop as standard along with a stainless steel splashback

WORK SURFACES

Choose from a range of colours and styles

SINK

Stainless steel one-bowl sink with chrome mixer tap

APPLIANCES

Semi-detached properties include a conventional oven. Detached properties include a fan oven. Integrated cooker hood

WALL TILES

Ceramic tile splashback to WC, 2 rows to bath, fully tiled shower enclosure where applicable

SANITARYWARE

Twyford, Alcona range in white. Shower rail and curtain to be fitted where applicable

Exterior Features

FRONT EXTERNAL DOOR

Contemporary style in anthracite grey

GUTTERS

Gutters and drain pipes in black

FRENCH DOORS

uPVC - external in anthracite grey, internal in white

WINDOWS

uPVC - external in anthracite grey, internal in white

FRONT AND REAR DOOR LOCKING

Multi-point locking system

EXTERIOR

Contrast brick window detail to front elevation

LANDSCAPING

Turf to front garden

DRIVEWAYS

Block Paved

GARAGE DOOR

Anthracite grey (where applicable)

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