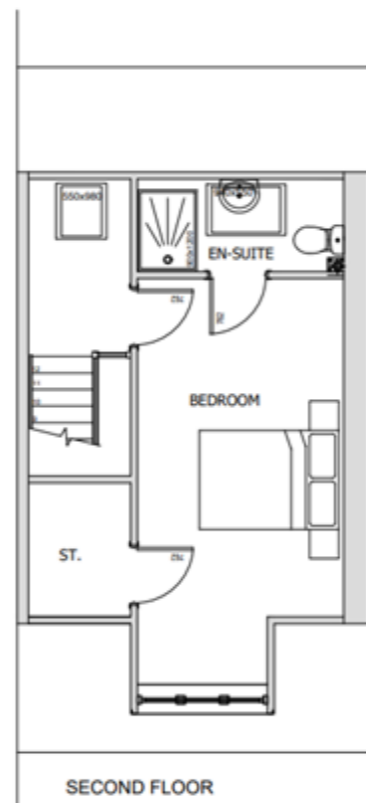
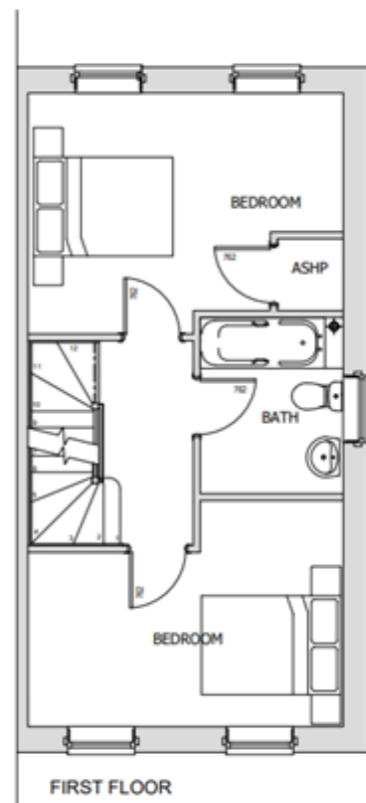
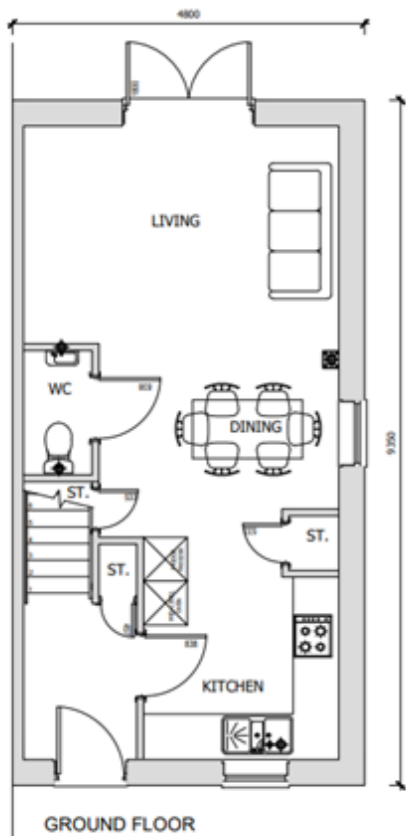




**Plot 1, Falcon Way, Bourne, Lincolnshire PE10 0FF**

**£285,000**



\*\*\* PLOT 1 - BRAND NEW FAMILY HOME \*\*\*

Falcon Way is an exclusive collection of just five beautifully designed three-bedroom townhouses, thoughtfully created to meet the Future Homes Standard. Blending contemporary style with exceptional efficiency, each home is built to offer more than just aesthetic appeal—it's designed to enhance the way you live. Featuring high-performance insulation and the latest in low-carbon technology, Falcon Way delivers outstanding comfort, reduced energy costs, and a more sustainable lifestyle. This is modern living at its finest—where intelligent design meets environmental responsibility.

**ARDENA HOMES**

Falcon Way is an exclusive development of five, three-bedroom townhouses designed specifically to meet the Future Homes Standard. We believe a home should do more than just look good—it should work for you. By combining high-performance insulation with cutting-edge low-carbon technology, Falcon Way offers a lifestyle that is as comfortable as it is responsible.

From the 150 mm insulated wall cavities to the integrated air source heat pumps and solar arrays, every element has been engineered to slash energy bills and minimize your carbon footprint without compromising on modern convenience.

**BOURNE, LINCOLNSHIRE – AREA GUIDE**

Situated on the edge of South Lincolnshire, Bourne is a charming and historic market town that blends traditional character with modern-day convenience. Ideally positioned near the A15 and A151, with easy access to the A1, the town offers excellent connectivity to nearby centres including Stamford, Grantham and Peterborough.

**Green Spaces & Leisure**

One of Bourne's key attractions is its abundance of green space and outdoor amenities. The town is surrounded by attractive countryside and features:

- Bourne Woods – extensive woodland ideal for walking and cycling
- Wellhead Gardens – scenic parkland centred around natural springs
- Abbey Lawns – open green space near the town centre
- Outdoor swimming pool and leisure centre

These features provide an excellent balance between town living and access to nature.

**Schools & Amenities**

Bourne benefits from a range of well-regarded primary and secondary schools, including the highly sought-after Bourne Grammar School, attracting families from across the region.

**Additional amenities include:**

- Supermarkets and local shops
- Healthcare facilities, including GP surgeries and dental practices
- Sports clubs, gyms and recreational facilities

**SPECIFICATION**

**The Heart of the Home: Kitchen & Utility**

Designer Cabinetry: Choice of the contemporary Greenwich or timeless Allendale ranges from Howdens.

Precision Cooking: Featuring a Hotpoint 59cm black induction hob for energy-efficient, rapid heating and a Hotpoint built-in black electric oven.

Finishing Touches: Sleek 1.5 bowl stainless steel inset sink and dedicated plumbing/space for your washing machine and fridge/freezer.

**Bathrooms & Sanctuary**

Designer Suites: Featuring the elegant i.Life range by Ideal Standard.

Premium Tiling: Thoughtfully placed tiled splashbacks to basins and half-height tiling to bath walls.

Full Coverage: Shower recesses and over-bath shower areas are fully tiled for a seamless, waterproof finish.

**Interior Finishes & Storage**

Master Suite: Bedroom one comes complete with bespoke fitted wardrobes, maximizing your space from day one.

Gallery Finish: All walls are finished in a crisp white emulsion, providing a perfect blank canvas for your personal style.

Modern Lighting: Designed to complement the bright, airy feel of the Future Homes architecture.

**External & Sustainable Living**

Eco-Landscaping: Both front and rear gardens are professionally rotavated and fully turfed.

Biodiversity Package: Every home includes a compost bin, water butt, and an insect hotel to encourage local wildlife.

Storage Included: A dedicated garden storage shed is provided as standard.

Curb Appeal: A classic combination of clay brickwork and durable concrete roof tiles, with driveways featuring a premium mix of block and permeable paving.

**ENTRANCE HALL**

**KITCHEN**

3.59m x 2.54m (11' 9" x 8' 4")

**DINING AREA**

2.04m x 3.16m (6' 8" x 10' 4")

**LOUNGE AREA**

2.92m x 4.16m (9' 7" x 13' 8")

**WC**

2m x 0.95m (6' 7" x 3' 1")

**1ST FLOOR**

**BEDROOM TWO**

3.24m x 4.16m (10' 8" x 13' 8")

**BEDROOM THREE**

2.35m x 4.16m (7' 9" x 13' 8")

**BATHROOM**

2.47m x 1.86m (8' 1" x 6' 1")

**2ND FLOOR**

**BEDROOM ONE**

5.96m x 2.7m (19' 7" x 8' 10")

**ENSUITE**

1.62m x 2.7m (5' 4" x 8' 10")

**AGENTS NOTE**

The star symbol indicates use of AI to digitally enhance an image. Examples may include removing temporary objects such as vehicles or personal items, adding virtual furniture to an empty space for proportion and lifestyle ideas or adjusting the sky/gardens. The property itself or it's condition are never altered. Some of the images used are to show the style of finish available and not necessarily of the specific plot.

