

Ardena
HOMES



A Collection of 5 Brand New Homes

Falcon Way | Bourne | Lincolnshire | PE10 0FF



Rosedale
LAND AND NEW HOMES



COŠTA
COFFEE

great soft drink

COFFEE

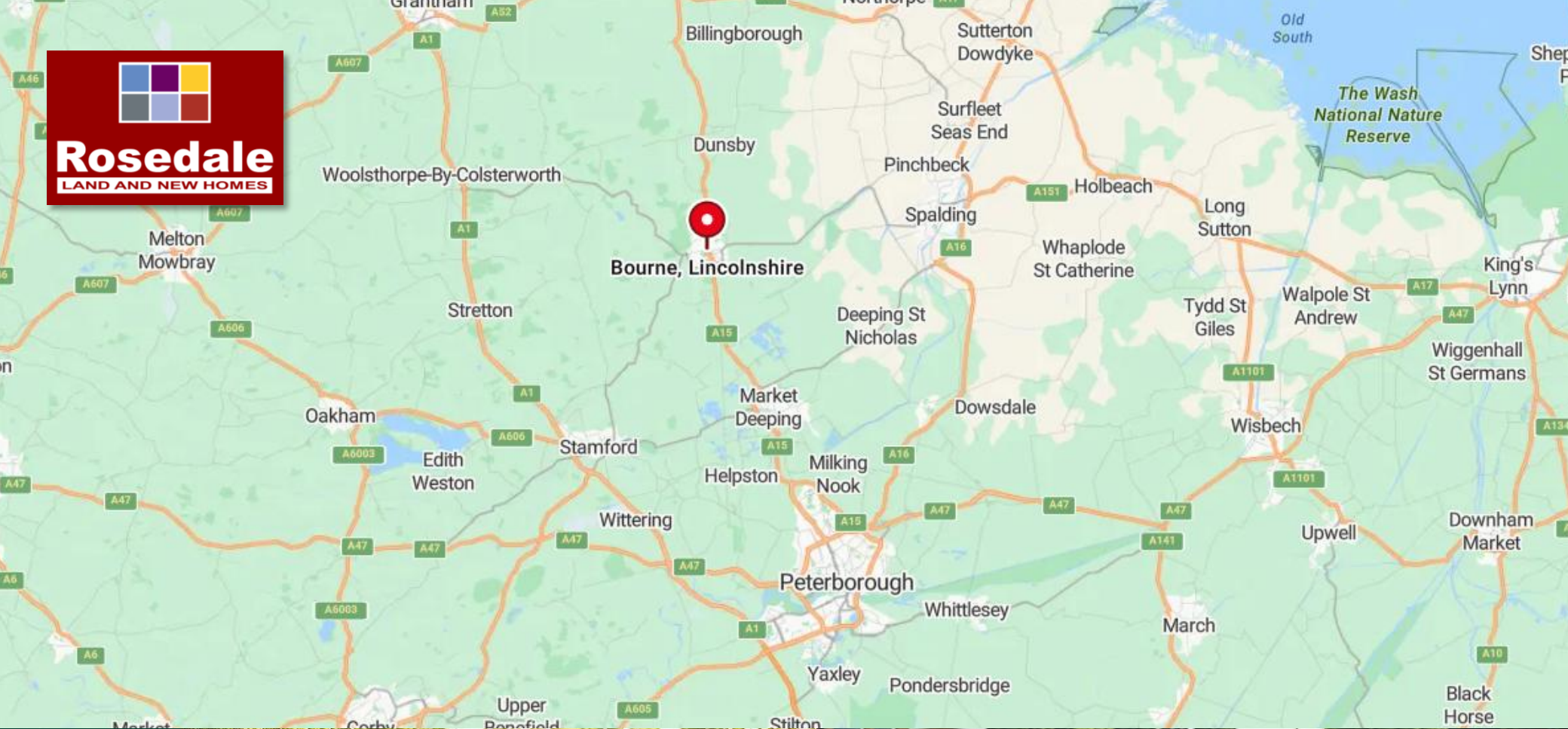
COŠTA COFFEE

COŠTA



nationwide

Don't forget to
keep your bank
notes in the
plastic.



Historic Bourne is ideally situated for commuters and explorers alike, Bourne provides **excellent road links via the A15 and A1**, offering convenient access to Peterborough, Stamford, and Spalding.

Leisure & Nature: Enjoy the iconic **Bourne Outdoor Swimming Pool**, a rare heated gem set within the stunning Abbey Lawns. For those who love the outdoors, the tranquil **Wellhead Park** and the expansive trails of **Bourne Woods** are right on your doorstep.

Ultimate Convenience: Everything you need is close by, with major supermarkets including **M&S Foodhall, Sainsbury's, Tesco, and Lidl**, plus a vibrant mix of independent shops and cafes.





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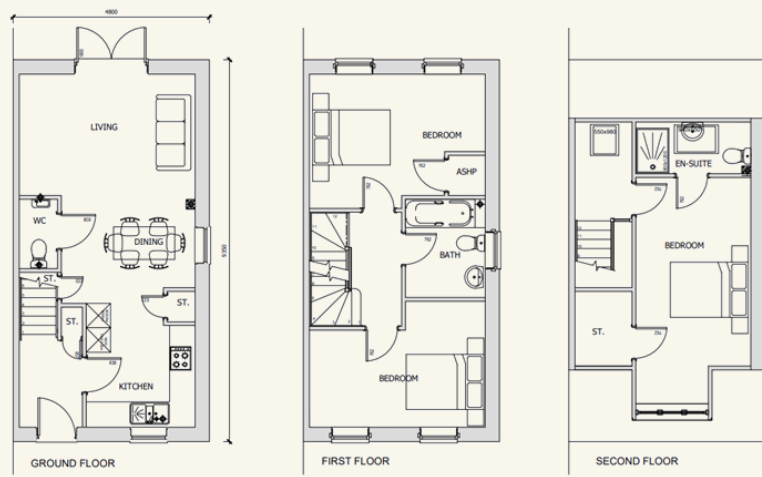




Falcon Way is an exclusive development of five, three-bedroom townhouses designed specifically to meet the **Future Homes Standard**.

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.



 **3**
 **2**
 **1**



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**.





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.

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.

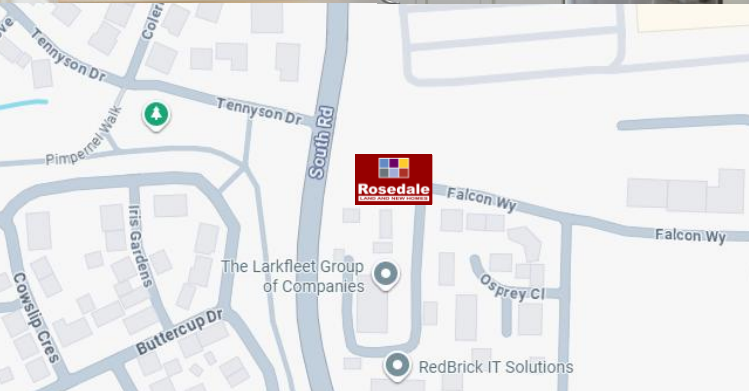


Designer Cabinetry: Choice of the contemporary **Greenwich** or timeless **Alleale** ranges from **Howdens**.

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





Falcon Way is located off South Road as you enter Bourne from Peterborough. It is conveniently located within walking distance of Bourne Grammar School, two supermarkets, primary school, petrol station & modern pub.

There are numerous park spaces, wooded areas and children's play equipment a short stroll away, while there is also convenient road access to Peterborough, Stamford and the A1.

Disclaimer: While we take reasonable steps to provide accurate marketing information, this general brochure does not constitute specific property particulars for contractual purposes and could be subject to change. Any square footage stated is provided by the developer and an indication of gross external area; intended for comparable purposes between plots on this development. Floorplans may not reflect specific plots and could be a mirror image. Interested parties should check the full specification and information with the developer, before entering into any contract or committing to or incurring any possible expenses.

**CALL 01778 420011 TO REGISTER YOUR INTEREST IN
FALCON WAY, BOURNE, LINCOLNSHIRE PE10 0FF**

info@rosedalenewhomes.co.uk