

Falcons Place

Scunthorpe



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Falcons Place Scunthorpe

A collection of 2, 3 & 4 bedroom homes in a pretty rural area.

In a scenic location close to open green spaces, yet near the vibrant town of Scunthorpe, these new homes are perfect for buyers of all kinds.

Nearby are a supermarket, convenience stores, post office, pharmacy, pubs & takeaways. Parents will also be pleased to find schools for all ages rated highly by Ofsted close by.

For a relaxing day out, Ashby Ville Nature Reserve, the Pink Pig Farm & Normanby Hall Country Park are ideal.

Commuting by road is simple, with the M180 motorway connecting to the M1 & A1(M) via the M18 for travel to Leeds, Sheffield, Nottingham & Leicester.

Scunthorpe station, meanwhile, is a 9 minute drive, for services to Sheffield & Manchester.

For air travel, Humberside Airport is just 20 minutes away by car.

Falcons Place

Scunthorpe DN16 3UZ | 01724 245 638

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Falcons Place Scunthorpe

Development layout



4 bedroom home

- The Aslin
- The Mylne

3 bedroom home

- The Eveleigh
- The Mountford

2 bedroom home

- The Harcourt

- Affordable Homes

- | | | | |
|----|----------------------|---|-----------------------|
| bc | bin collection point | ▶ | garage entrance |
| ss | sub station | ▼ | visitor parking space |

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.



Around the local neighbourhood

- | | | |
|---|------------------------------------|---------------------------------------|
| 1 Lakeside Retail Park/Morrisons | 5 Outwood Academy Brumby | 9 The Baths Hall |
| 2 The Grange Primary School | 6 The Pods leisure centre | 10 Normanby Hall/Go Ape |
| 3 Ashby Ville Nature Reserve | 7 North Lincolnshire Museum | 11 North Lindsey College |
| 4 The Pink Pig Farm | 8 Scunthorpe town centre | 12 Scunthorpe General Hospital |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
1345083/May 2021.

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The Mylne

4 bedroom home

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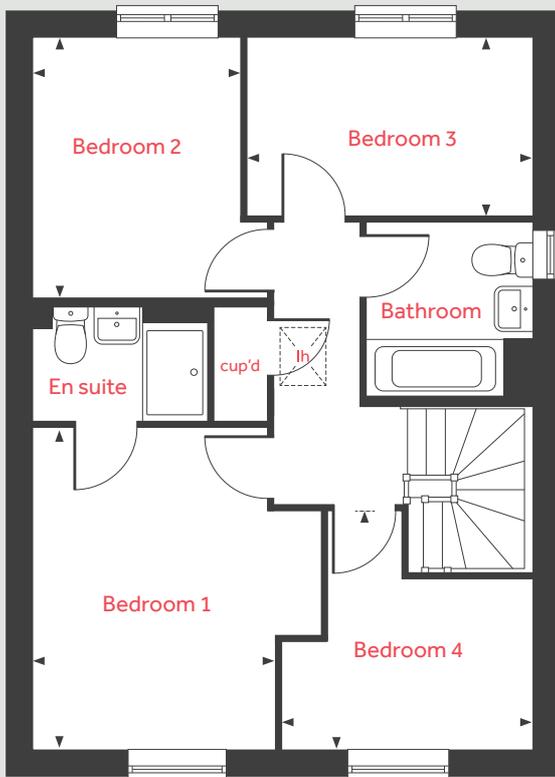
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The Mylne

4 bedroom home

First floor



Ground floor

Living room

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

Kitchen / dining / family area

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

First floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

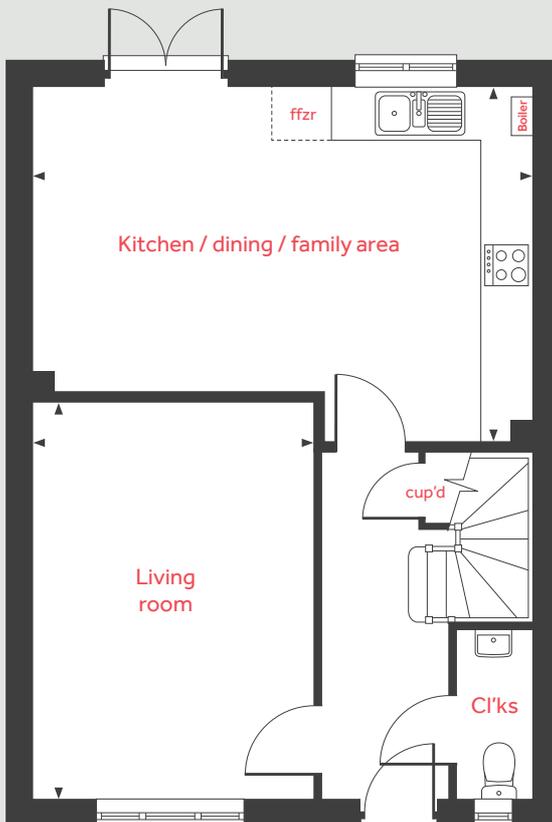
Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. 1345083/May 2021.

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The Eveleigh

3 bedroom home

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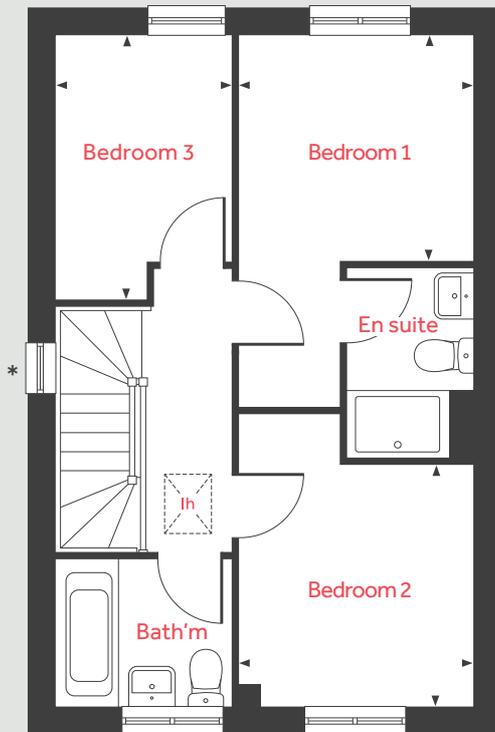
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The Eveleigh

3 bedroom home

First floor



Ground floor

Living room

4.98m x 3.20m 16'4" x 10'6"

Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

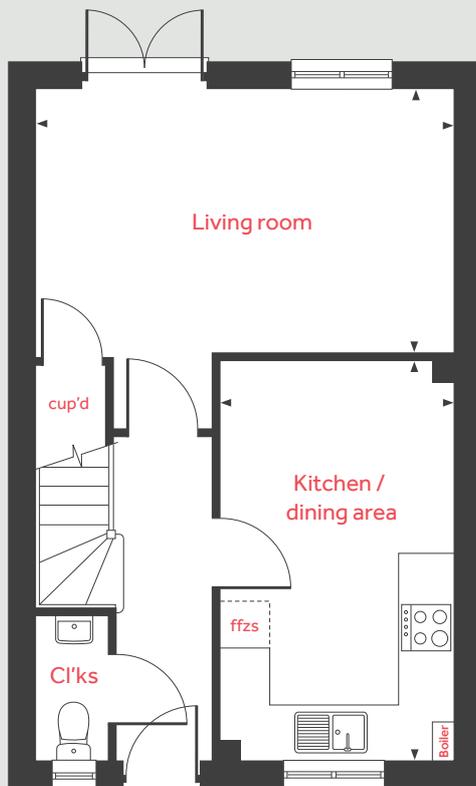
Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

Ground floor



lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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The Harcourt

2 bedroom home

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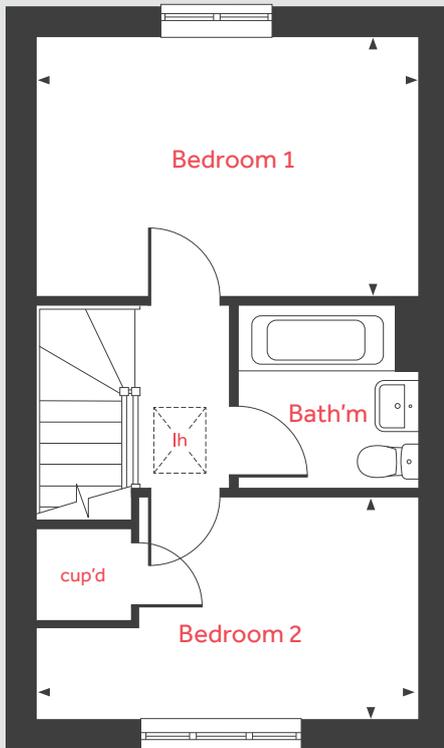
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The Harcourt

2 bedroom home

First floor



Ground floor

Living room

4.08m x 2.75m 13'4" x 9'0"

Kitchen / dining area

4.56m x 2.00m 14'11" x 6'7"

First floor

Bedroom 1

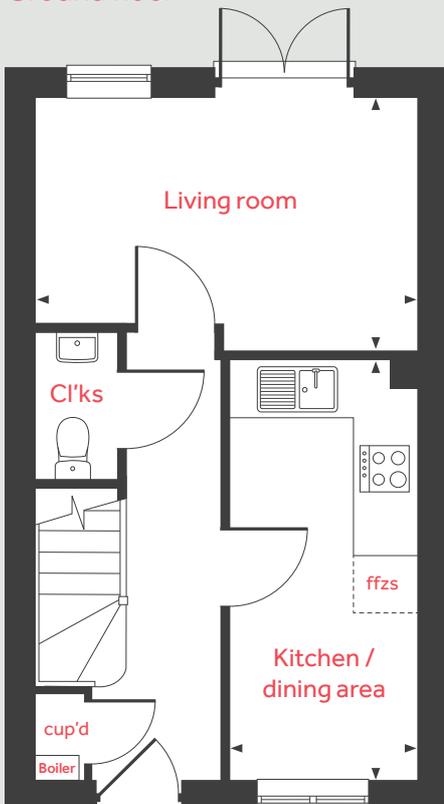
4.08m x 2.84m 13'4" x 9'4"

Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The Mountford

3 bedroom home

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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

Bedroom 2

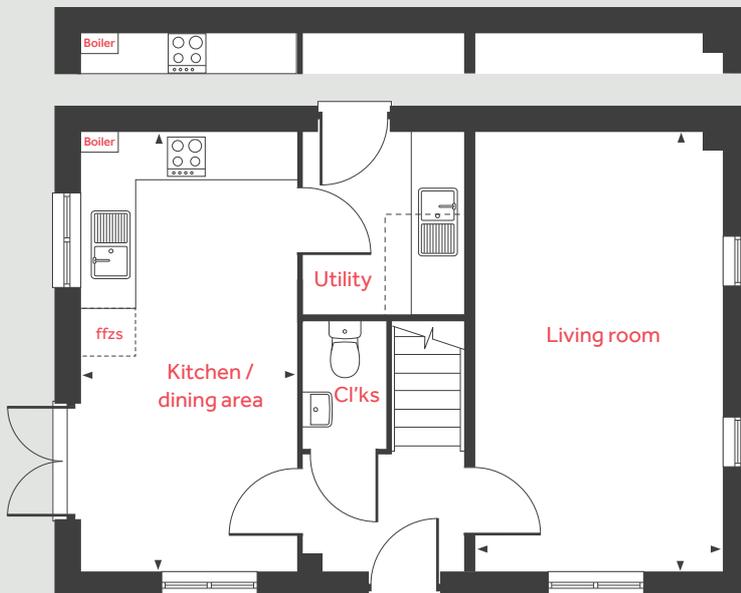
3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

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

Ground floor

Layout for semi-detached



lh loft hatch ◀ ▶ measuring points
ffzs fridge freezer space - - - reduced ceiling height

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The Aslin

4 bedroom home

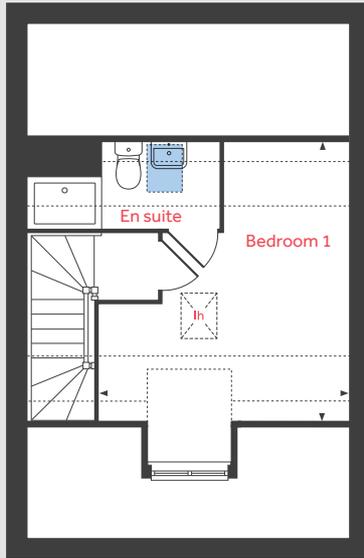
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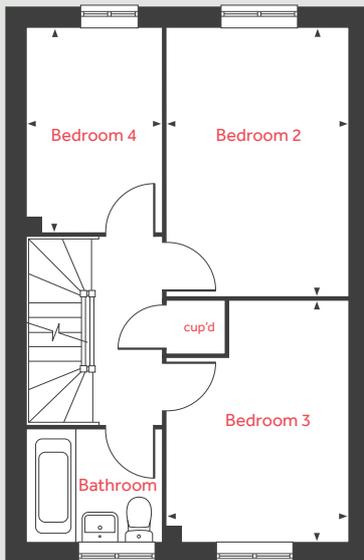
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Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor

Living room

4.98m x 3.21m 16'4" x 10'6"

Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 2

4.21m x 2.80m 13'9" x 9'2"

Bedroom 3

3.78m x 2.80m 12'5" x 9'2"

Bedroom 4

3.20m x 2.10m 10'6" x 7'0"

Second floor

Bedroom 1

4.23m x 3.89m 14'1" x 12'9"

lh	loft hatch		velux window
cup'd	cupboard		reduced ceiling height
ffzs	fridge freezer space		measuring points

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Specification

We give you so much more

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We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom The Harcourt	3 bedroom The Eveleigh	The Mountford	4 bedroom The Aslin	The Mylne
Kitchen					
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			■		
Bathroom, en suite(s)					
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■
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 & Windows					
Front door with multi-point security locking system and security chain	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■
Other					
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)	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, 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 for each floor	■	■	■	■	■
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	■	■	■	■	■