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Falcons Place



Somewhere to call home

Falcons Place

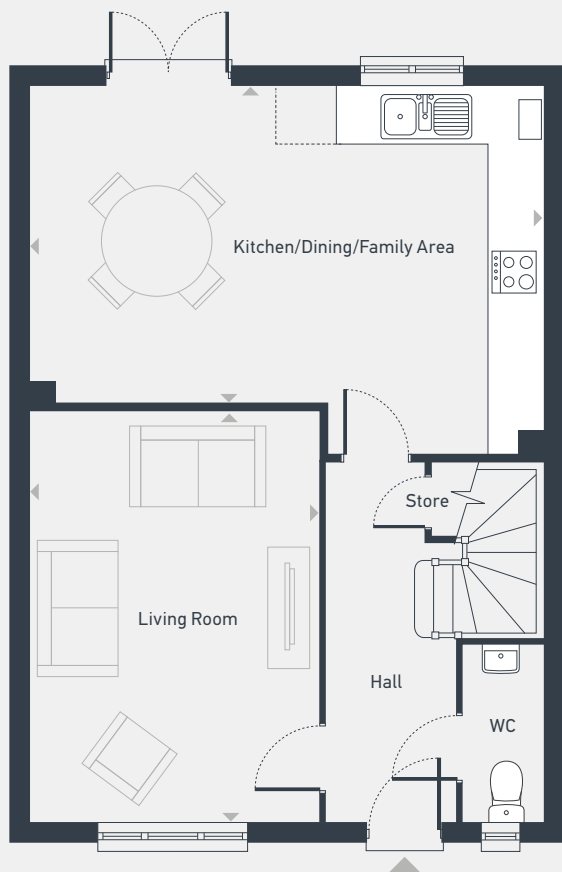
**The Mylne
4 bedroom home**



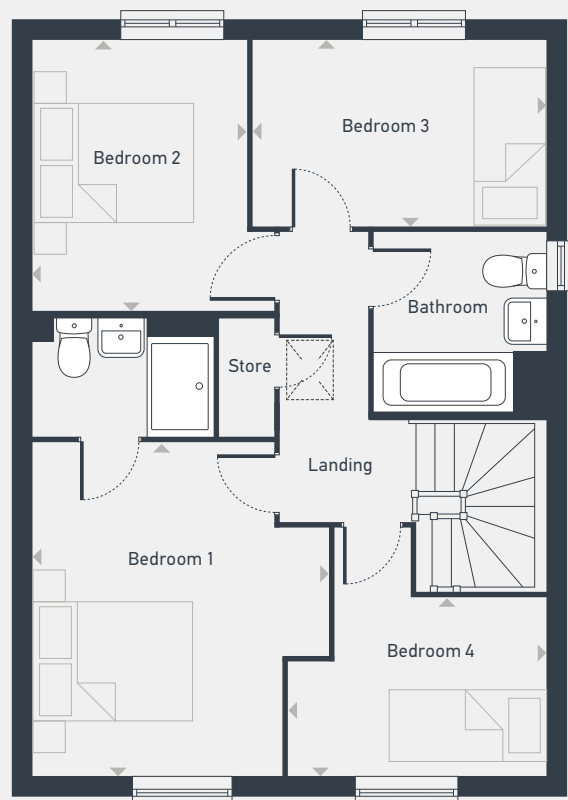
Falcons Place

The Mylne 4 bedroom home

105.4 sq m / 1136 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining	6.04m x 4.37m	19'9" x 14'4"

DIMENSIONS	m	ft
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 7'5"
Bedroom 4	3.10m x 2.10m	10'2" x 6'11"



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Falcons Place, Scunthorpe DN16 3UZ

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.

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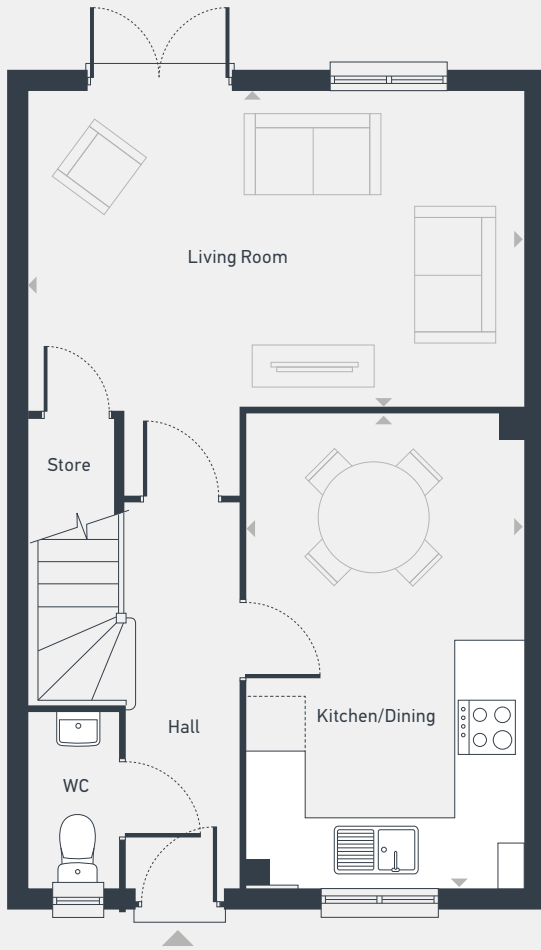
The Eveleigh
3 bedroom home



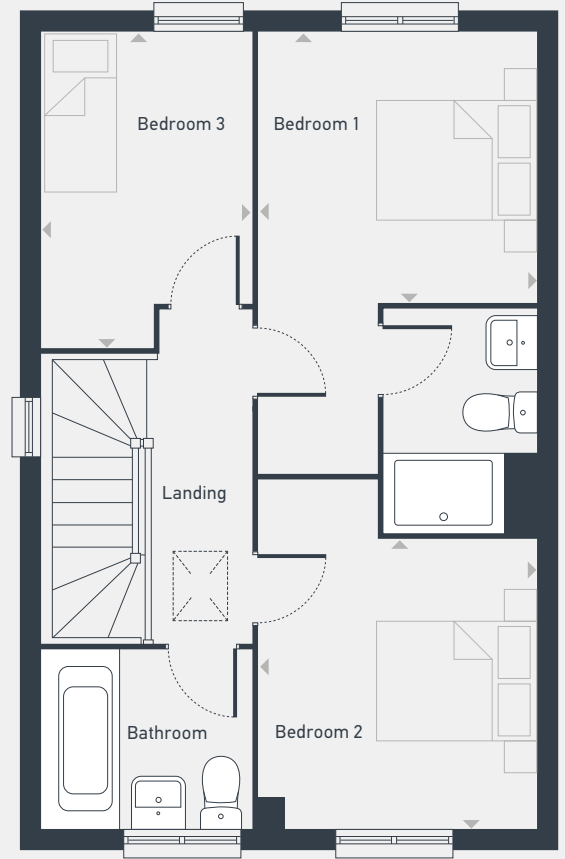
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The Eveleigh 3 bedroom home

80.36 sq m / 865 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living Room	4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining	4.78m x 2.80m	15'8" x 9'2"

DIMENSIONS	m	ft
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"



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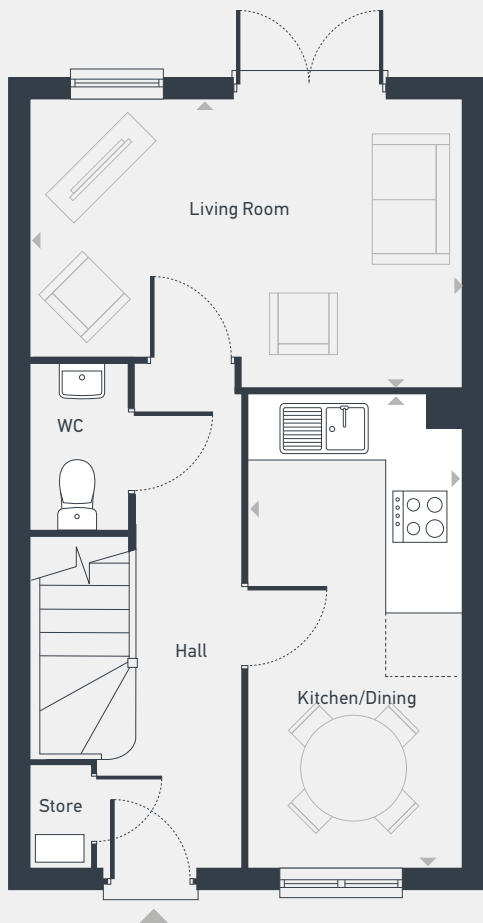
The Harcourt 2 bedroom home



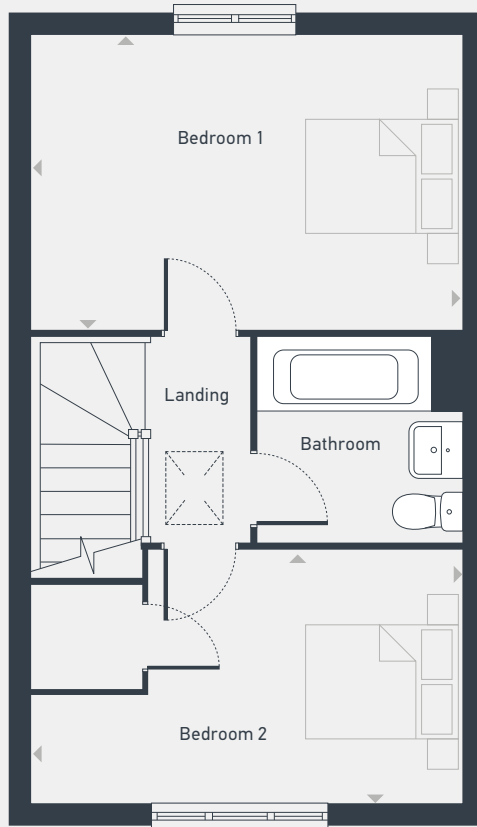
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The Harcourt 2 bedroom home

60.29 sq m / 649 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living Room	4.08m x 2.75m	13'4" x 9'0"
Kitchen/Dining	4.56m x 2.00m	14'11" x 6'7"

DIMENSIONS	m	ft
Bedroom 1	4.08m x 2.84m	13'4" x 9'4"
Bedroom 2	4.08m x 2.41m	13'4" x 7'11"



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**The Mountford
3 bedroom home**

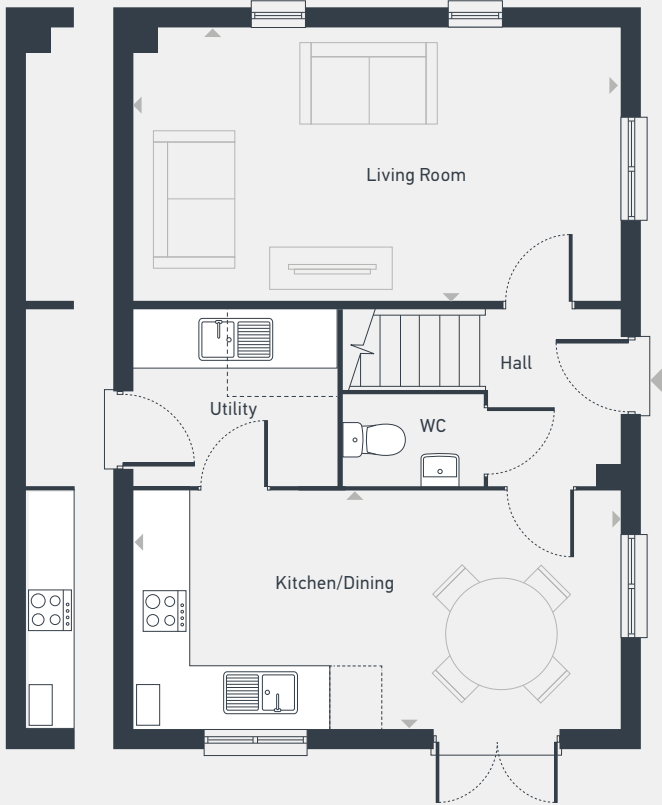


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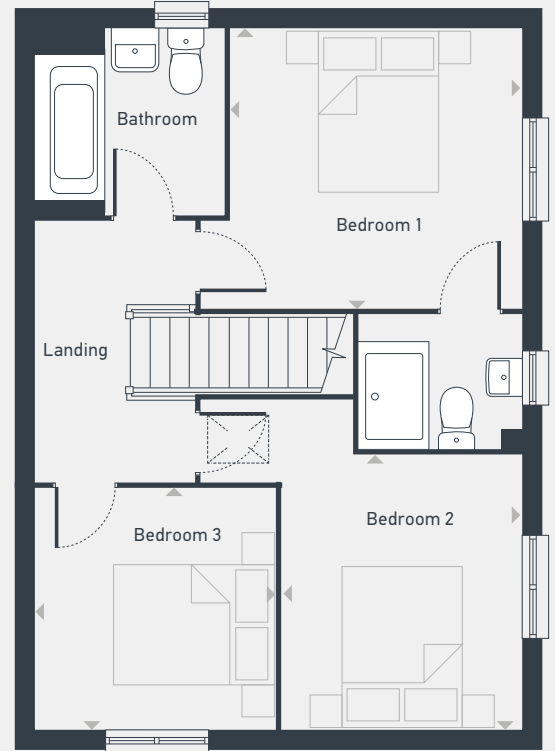
The Mountford 3 bedroom home

90.12 sq m / 970 sq ft

Layout for Semi-Detached



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining	5.59m x 2.70m	18'4" x 8'10"

DIMENSIONS	m	ft
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"



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Kitchen

- Symphony fitted kitchen in a choice of colours
- Coordinating worktop and matching upstand
- Matching extractor
- Soft-close doors and drawers
- LED under-cabinet lighting
- Indesit single electric oven with four-ring gas hob and stainless steel splashback (Mylne only Indesit double stainless steel electric oven)
- Integrated fridge-freezer
- Stainless-steel single-bowl inset sink with chrome mixer tap (Mylne only has 1.5 bowl)

Plumbing and heating

- Gas-fired combi boiler and water system

Electrical

- External lights at the front & back
- Doorbell
- Wiring installed to TV points from the loft space. Aerial not provided.
- Mains-wired smoke detectors
- USB socket to kitchen and bedroom 1

Bathroom

- White bathroom suite with shower over bath and glass shower screen (where no en-suite)
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around the bath where high level shower is fitted/no en-suite

En-suites (where applicable)

- White shower tray with glass door
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around shower

Internal finishes

- White matt emulsion walls and ceilings
- Vinyl flooring in the kitchen, bathroom and cloakroom
- A choice of carpets in the remaining rooms

External

- Front garden landscaping
- Turfed rear garden
- Outside tap



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