

# Bourne Heights

(Bourne by-pass roundabout), West Road, Bourne PE10 0LB



A new development of eco-friendly 2, 3, 4 and 5 bedroom homes - with solar panels fitted as standard - in the historic market town of Bourne.



This development has 2, 3, 4 and 5 bed and equity share option homes - with solar PV panels fitted to all properties



winner of  
**housebuilder**  
awards  
2015

**LarkfleetHomes**

*...better, because we care*

# Bourne Heights



## Solar PV as standard

Properties at Bourne Heights will include solar photovoltaic (PV) panels that produce electricity from daylight, generating useable power even on cloudy days.

Homeowners at Bourne Heights will therefore enjoy reduced electricity bills as well as generating additional revenue from the government's Feed in Tariff scheme. Please ask a sales advisor for further details.



**Bourne Heights** is on the outskirts of the pretty market town of Bourne, lying right in the heart of south Lincolnshire.

It is in an outstanding location with green open spaces nearby, making it the perfect place for families and professionals. In fact, Bourne Heights is just two minutes' walk from Bourne Woods, a quiet ancient woodland which is ideal for those who enjoy walking, jogging or cycling.

For young families, Bourne has a number of outstanding primary and secondary schools which feed nearby colleges and universities in Peterborough, Leicester, Lincoln, Boston and Cambridge. Bourne Heights is within walkable distance of two senior schools and within easy reach of Westfield Primary Academy and the brand new primary academy at Elsea Park.

The new Community Centre at Elsea Park hosts activities ranging from baby and toddler groups through to fitness and interest groups for older children and adults. Bourne has a vibrant calendar of events with something on offer for everyone whether your interest is in staying fit, socialising or anything from drama to history.

The town boasts a number of popular restaurants and pubs, numerous sports clubs and a fully equipped leisure centre with swimming pool. On the high street a range of independent shops sits alongside the national retailers, including three supermarkets.

Bourne is just 16 miles from the vibrant city of Peterborough (from where trains take only 50 minutes to reach London) and less than an hour's drive from the county town of Lincoln. Towns such as Market Deeping, Stamford, Sleaford, Grantham, Spalding and Boston are all within a 30 minute drive.

Computer generated image of Bourne Heights - plots 22 to 26



## A choice of purchase options including Help to Buy

Larkfleet Homes offers a range of schemes and options to assist you with your home purchase, including:

- Assisted Move
- Part Exchange
- Help to Buy





# Bourne Heights

(Bourne by-pass roundabout), West Road, Bourne PE10 0LB



## 2 Two bedroom homes



**Towcester** (2)  
Plot numbers: 42, 60.

\* Affordable housing plots:  
4, 5, 6, 7, 14, 15, 16, 17.

Call our sales centre:  
**0845 450 7872**

## 3 Three bedroom homes



**Chester** (9)  
Plot numbers: 39, 40, 41, 51, 52, 53, 61, 62, 63.



**Newbury** (6)  
Plot numbers: 8, 9, 38, 54, 64, 65.



**Nottingham** (3)  
Plot numbers: 48, 57, 59.



**Windsor** (3)  
Plot numbers: 18, 45, 46.

## 4 Four bedroom homes



**Bath** (5)  
Plot numbers: 2, 11, 12, 20, 26.



**Epsom** (2)  
Plot numbers: 28, 56.



**Exeter** (2)  
Plot numbers: 13, 19.



**Galway** (2)  
Plot numbers: 22, 49.



**Kelso** (1)  
Plot number: 43.



**Lingfield** (6)  
Plot numbers: 25, 29, 30, 31, 32, 33.



**Redcar** (5)  
Plot numbers: 10, 21, 24, 44, 50.



**Warwick** (2)  
Plot numbers: 1, 47.

## 5 Five bedroom homes



**Cheltenham** (4)  
Plot numbers: 3, 27, 37, 55.



**Musselburgh** (2)  
Plot numbers: 23, 34.



**Ripon** (1)  
Plot number: 58.



**Thirsk** (2)  
Plot numbers: 35, 36.

Every care has been taken to ensure the accuracy of these particulars but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales advisors on the plot of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer generated illustrations of the development is for illustration purposes only.





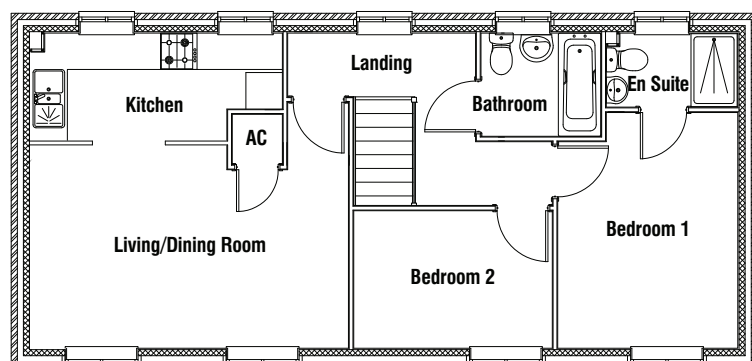
## Solar panels

Solar photovoltaic (PV) panels are fitted as standard on selected Larkfleet properties. Please ask your sales advisor to confirm if solar panels are fitted to the property on the plot number you are interested in.

## Plot numbers

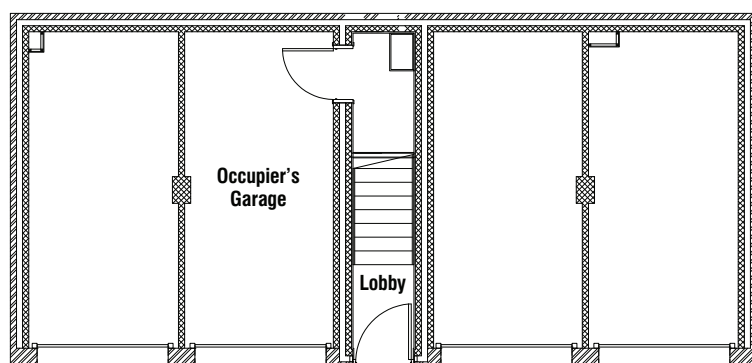
Please refer to the development brochure for confirmation of the plot numbers for this particular house type.

External wall finishes may vary from plot to plot or development to development. Please ask your sales advisor to confirm if the property you are interested in has a brick, stone or rendered external wall finish.



### First floor

Living/Dining	5.23m x 3.34m	17'1" x 10'11"
Kitchen	4.14m x 1.77m	13'6" x 5'9"
Bedroom 1	2.97m x 3.88m	9'8" x 12'8"
Bedroom 2	3.27m x 2.26m	10'8" x 7'4"
Bathroom	1.70m x 1.98m	5'6" x 6'5"



### Ground floor

Garage	5.21m x 2.45m	17'0" x 8'0"
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All measurements shown are approximate maximum room dimensions.

Depending on plot number, the floor plans for this house type may be opposite to those shown above.

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# Chester

Three bedroom house

INNOVATION • QUALITY • SUSTAINABILITY



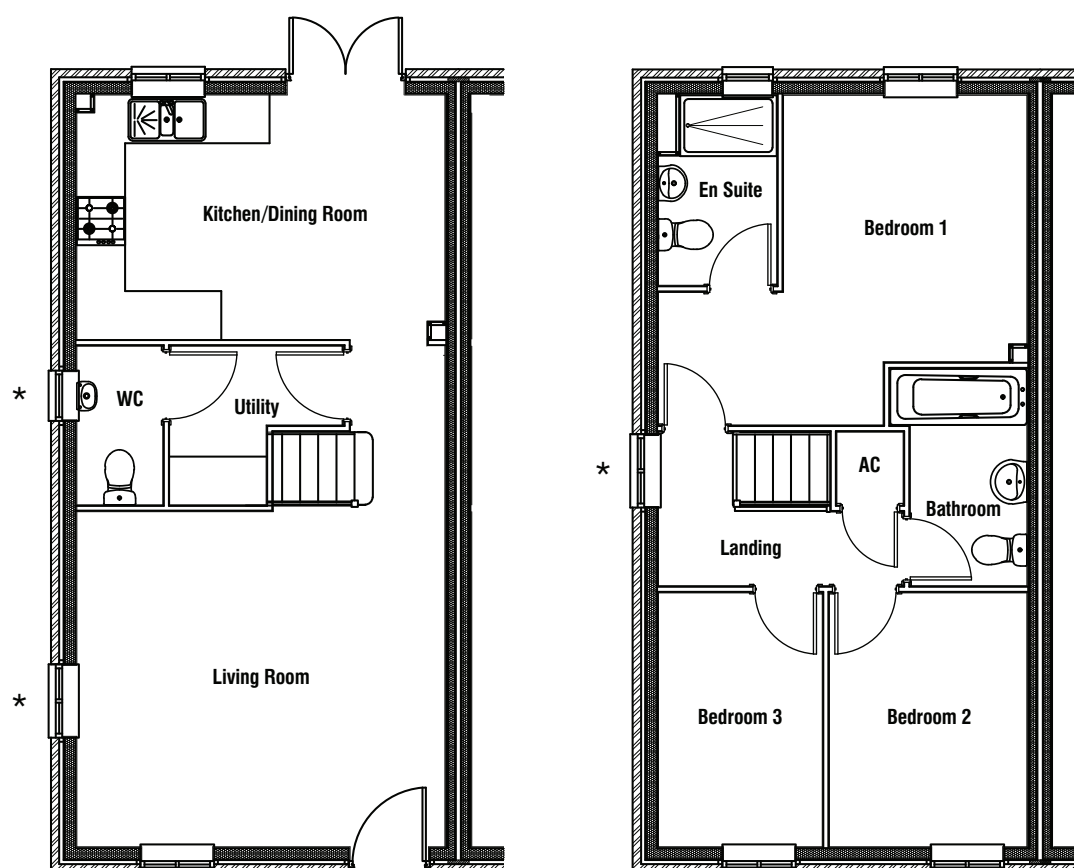
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## Ground floor

Living Room	4.56m x 4.17m 15'1" x 13'8"
Kitchen/Dining	4.56m x 3.04m 15'1" x 10'0"
WC	1.97m x 1.07m 6'6" x 3'6"

## First floor

Bedroom 1	3.32m x 3.03m 10'11" x 9'11"
En Suite	2.37m x 1.47m 7'9" x 4'10"
Bedroom 2	3.16m x 2.46m 10'5" x 8'1"
Bedroom 3	3.16m x 2.04m 10'5" x 6'8"
Bathroom	2.70m x 1.45m 8'10" x 4'9"

All measurements shown are approximate maximum room dimensions.

\* Windows to end plots only.

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# Newbury

Three bedroom house

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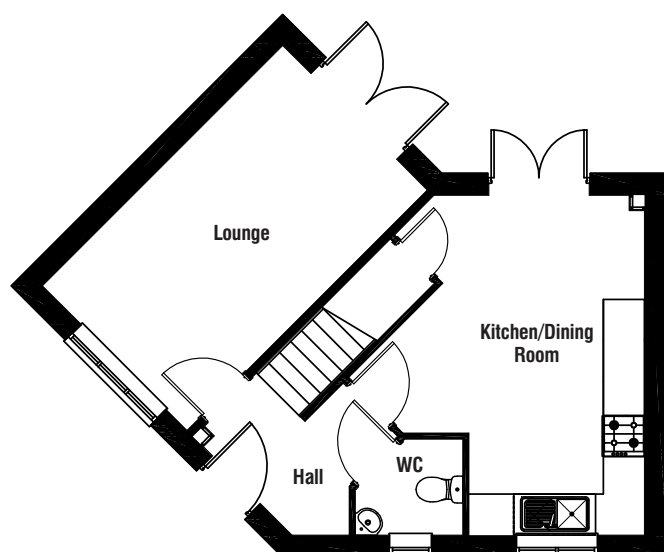
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## Plot numbers

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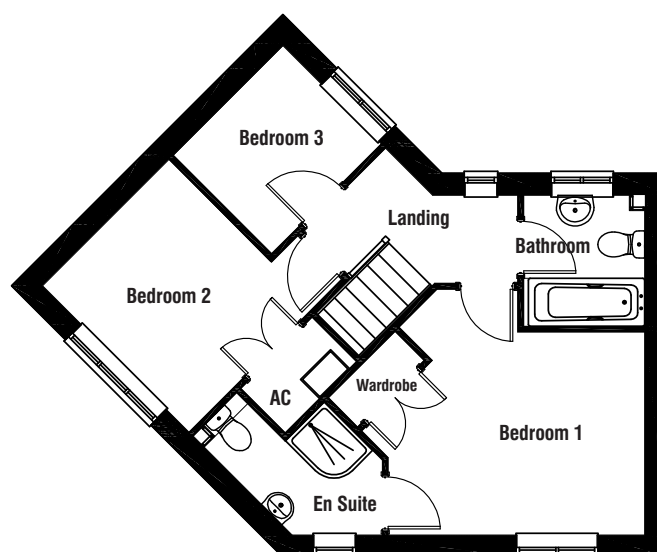
External wall finishes may vary from plot to plot or development to development. Please ask your sales advisor to confirm if the property you are interested in has a brick, stone or rendered external wall finish.



### Ground floor

Lounge	2.99m x 4.97m	9'10" x 16'4"
Kitchen/Dining Room	2.57m x 4.97m	8'5" x 16'4"

All measurements shown are approximate maximum room dimensions.



### First floor

Bedroom 1	3.99m x 2.97m	13'1" x 9'9"
En Suite 1	1.70m x 1.31m	5'7" x 4'3"
Bedroom 2	3.02m x 2.61m	9'11" x 8'7"
Bedroom 3	2.03m x 2.27m	6'8" x 7'5"
Bathroom	1.75m x 1.90m	5'9" x 6'3"

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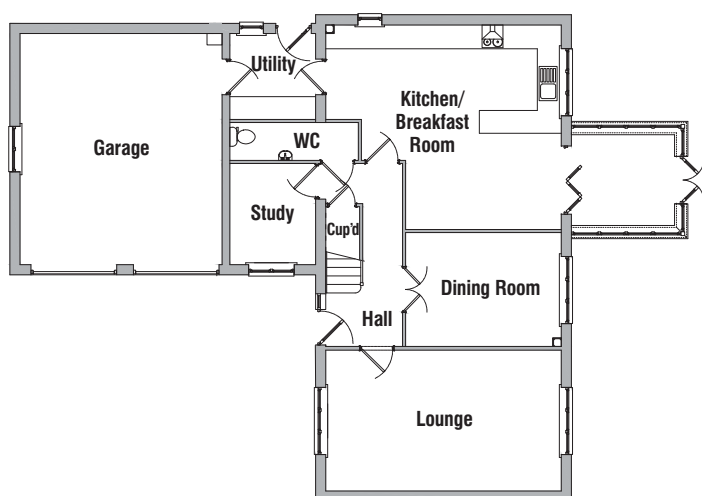
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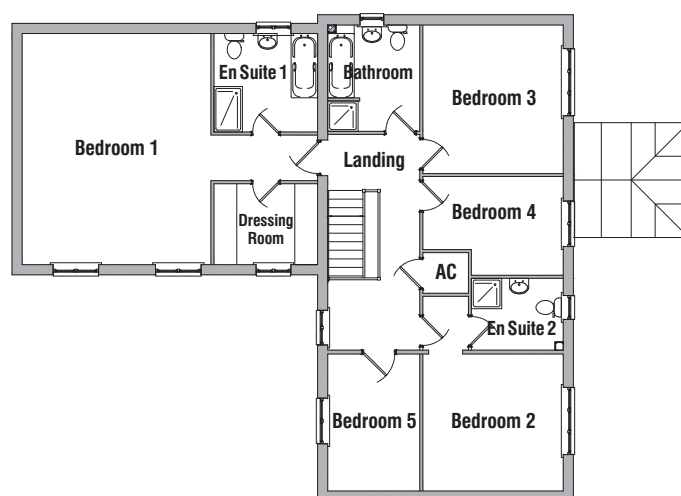
External wall finishes may vary from plot to plot or development to development. Please ask your sales advisor to confirm if the property you are interested in has a brick, stone or rendered external wall finish.



Ground floor

Lounge	6.09m x 3.67m	20'0" x 12'1"
Dining Room	4.01m x 2.96m	13'2" x 9'9"
Kitchen/Breakfast Room	6.09m x 5.29m	20'0" x 17'4"
Study	2.34m x 2.57m	7'8" x 8'6"

All measurements shown are approximate maximum room dimensions.

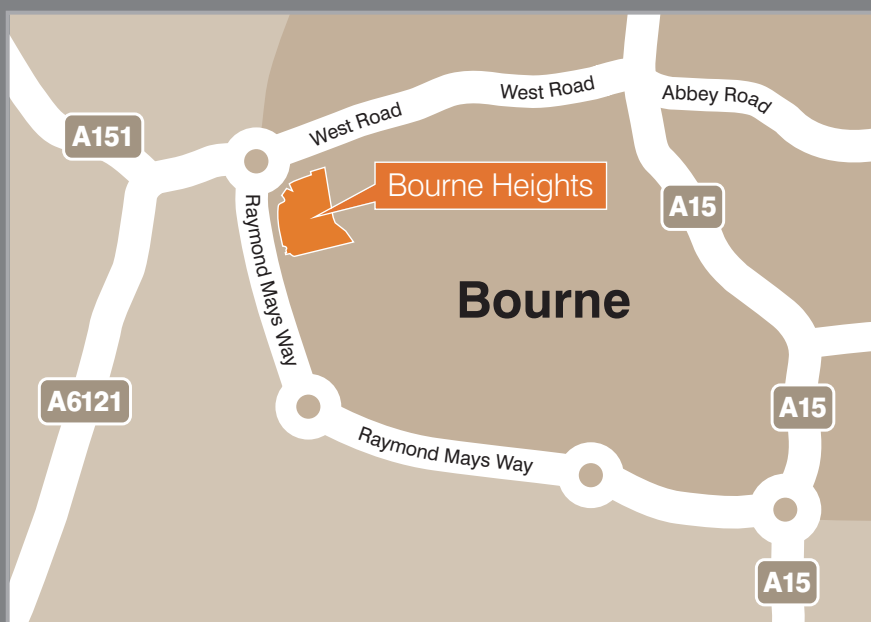


First floor

Bedroom 1	4.69m x 5.98m	16'3" x 19'8"
En Suite 1	2.86m x 2.55m	9'5" x 8'4"
Bedroom 2	3.67m x 3.67m	12'1" x 12'1"
En Suite 2	2.40m x 1.84m	7'10" x 6'0"
Bedroom 3	3.67m x 3.79m	12'1" x 12'5"
Bedroom 4	3.67m x 2.57m	12'1" x 8'5"
Bedroom 5	2.35m x 3.67m	7'9" x 12'1"
Bathroom	2.34m x 2.80m	7'8" x 9'2"

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For more information about this development and our home purchasing options, call the sales office on:

**0845 450 7872**

or email: [enquiries@larkfleethomes.co.uk](mailto:enquiries@larkfleethomes.co.uk)

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