





# Available plots as semi-detached 179 & 184

**THE HOLLY** – Available to view with an appointment as a beautiful three bedroom show-home, we have plots available for both summer and autumn completions and a semi-detached and detached version. The Holly is a really popular design which features a light and spacious dual aspect living room and a large dual aspect open-plan kitchen-diner which runs across the rear of the property and has French doors off the dining area opening straight out onto the patio in the garden. There is a cloakroom to the ground floor and a useful storage cupboard.

The first floor has a generous landing space with doors arranged off to three good-sized bedrooms with a built-in wardrobe and an en-suite shower room off the master bedroom in addition to a separate three piece family bathroom. While naturally individual plots can vary, the Holly is available with an enclosed south-facing rear garden and two parking spaces.

In our opinion, the Frampton Gate development is one of the nicest developments that we have seen from developers on the scale of Allison Homes. Situated less than a ten-minute drive from the historic market town of Boston off Middlegate Road in the much sought-after village of Frampton, this most attractive development of beautifully designed family homes has an attractive tree-lined frontage is situated within walking distance of the neighbouring village of Kirton which enjoys both primary and secondary schools in addition to many amenities to suit all age groups.

These brand new individually designed homes provide a fabulous range of 2,3,4 and 5 bedroom properties to suit modern and traditional lifestyles, with a winning combination of open-plan living, generous light-filled reception rooms and cosy study areas. We are really impressed by the plans for several green areas and attractive landscaping that give a more established ‘village feel’ as well as wider roads and some really generous gardens too.

We are proud to be working as a partner agent alongside the Allison Homes team so please call us to arrange a viewing or to ask us about the fantastic range of buyer incentives available to suit both first time buyers and home-movers alike including:

- ASSISTED SALE – Where Allison Homes may be able to help you with the sale of your property AND pay your estate agency fee.
- PART-EXCHANGE – Allows you to purchase your new Allison Home without selling your property yourself so NO FEES, CHAINS or DELAYS.
- FORCES HELP TO BUY – Under the scheme Armed Forces personnel can borrow up to 50% of their annual salary interest free (to maximum of £25,000).
- “Enjoy interest rates as low as 0.78% with OWN NEW RATE REDUCER! Speak to your Allison Homes Sales Executive to learn how you can apply. T&Cs apply.”
- Terms and Conditions Apply



**Entrance** – Composite front door opens into the **Entrance Hall** – Having staircase to the first floor accommodation, radiator, and doors arranged off to:

**Open-Plan Kitchen – Dining Room 5.64m x 3.57m (18'6 x 11'9)** – Has LED spotlights to the ceiling, uPVC windows to both the front, and side aspects, and French doors to the garden. There is a choice from a range of work-surfaces, and drawer, and cupboard units for both base and eye-level. Integrated appliances include an eye level double oven and ceramic hob with a choice of glass splash-backs and an extractor fan over. There is space and plumbing for a washing machine and space behind a removable unit for the option of the installation of a dishwasher. There is an inset single drainer sink with mixer tap over and useful under-stairs storage cupboard, and door to:

**Cloakroom** – With low flush WC, wash basin and radiator.





**Lounge – 18'6 x 10'4 (5.63m x 3.14m)** – Has a uPVC window to the front, radiator, and central ceiling light point. (Please note that the French doors in the show-home are not a standard feature in this design and are only in this show-home model.)

**First Floor Landing** – Has an airing cupboard housing the hot water tank, and doors arranged off to:

**Bedroom One 3.58m x 3.20m (11'9 x 10'6)** – Has a uPVC window, radiator, and built-in wardrobe with hanging rail. Door to:

**En-Suite 2.36m x 1.45m (7'9 x 4'9)** – Having tiled shower enclosure with rainfall shower, low flush WC, and pedestal wash basin.

**Bedroom Two 3.60m x 3.10m (11'10 x 10'2)** – With uPVC window, radiator.

**Bedroom Three 2.50m x 2.44m (8'3 x 8'0)** – Having a uPVC window, radiator.

**Family Bathroom** – Comprises a modern three piece white suite of panel bath with shower mixer over, pedestal wash basin, and low flush WC with uPVC window, LED spotlights, towel rail, and extractor fan. There is part tiling to the walls with a choice of tiling available from a range.

**Outside** – To the side of the property are two parking spaces, with turfed and landscaped gardens to the front and an enclosed garden with path and patio as standard and turfing of the rear garden available as an optional extra. PIR lighting is included to the front and rear and there is an outside tap

*\*Please note that images are used for illustrative purposes only and individual properties may differ.*









## Ground Floor



## First Floor



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Fairweather Estate Agents Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.