



## Available plots – 187 Ready Now! With 185 & 178 Summer Completion

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**THE APPLE** – This popular three bedroom semi-detached property has a driveway to the side and a generous enclosed garden. The Apple has an entrance hall with cloakroom and under-stairs storage, a modern kitchen with integrated appliances and a dual aspect lounge-diner with French doors to the rear garden and window to the side aspect.

As number 187 is literally ready to move into, this plot already benefits from having been fitted with neutral pale grey carpets and wood grain flooring throughout, a modern grey kitchen and an already turfed garden to the rear all ready to enjoy!

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).

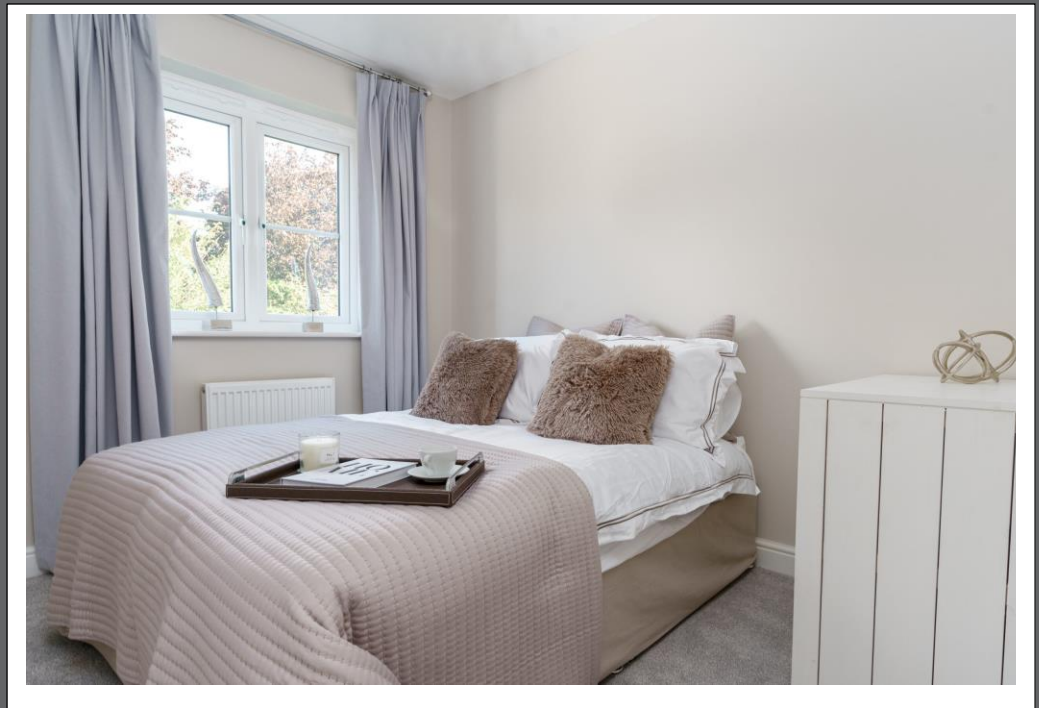
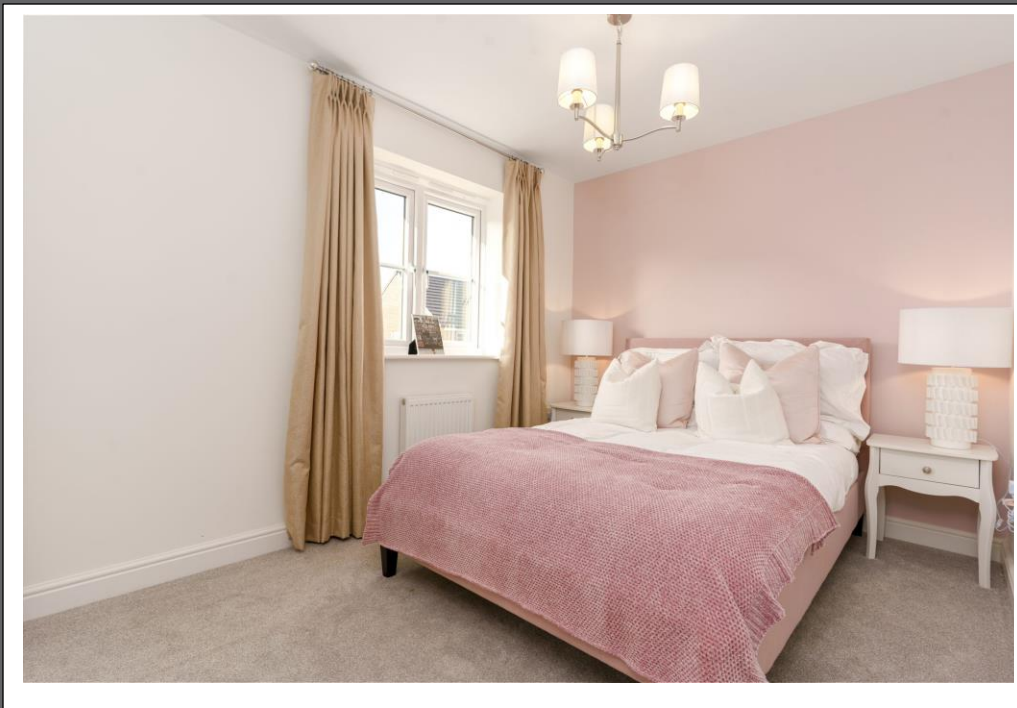


**Entrance** – Composite front door opens into the **Entrance Hall** – Having staircase to the first floor accommodation with under-stairs storage, radiator and door to:

**Cloakroom** – With pedestal wash basin with tiled splash back and low flush WC, radiator.

**Living/Dining Room 4.57m x 3.58m (15'0 x 11'9)** – Having a radiator, uPVC window to the side and French doors opening out onto the enclosed rear garden.

**Kitchen 3.17m x 2.44m (10'5 x 8'0)** – Having a uPVC window to the front aspect, LED spotlights to the ceiling, radiator and a kitchen comprising a range of work surfaces with modern drawer and cupboard units at both base and eye level. Integrated appliances include a double electric fan oven at eye level and a ceramic hob with extractor canopy over and there is a single drainer sink unit with mixer tap and splash-back wall tiling where appropriate. There is space and plumbing for a washing machine in addition to a removable unit providing space and plumbing for the option to add a dishwasher.



**Bedroom One 4.57m x 2.57m (15'0 x 8'5)** – Has a uPVC window to the front aspect and a radiator.

**Bedroom Two 2.87m x 2.62m (9'5 x 8'7)** – Has a uPVC window to the rear and a radiator.

**Bedroom Three 3.35m x 1.85m (11'0 x 6'1)** – Has a uPVC window to the rear and a radiator.

**Bathroom 2.49m x 1.40m (8'2 x 4'7)** – Comprises a modern three piece bathroom suite of panel bath with shower-mixer over, pedestal wash basin and low flush WC. There is part-tiling to the walls, a wall-mounted towel rail and LED spotlights to the ceiling.

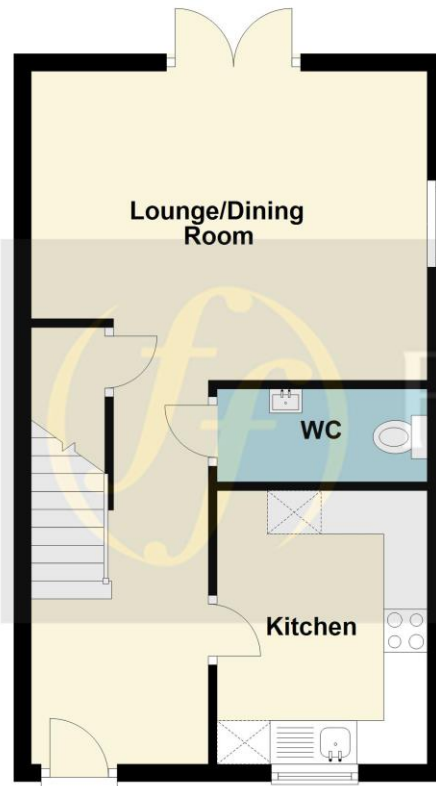
**Outside** – To the front of the property garden areas are turfed and landscaped to an approved scheme and the property has a generous driveway to the side of the property with ample parking for at least two vehicles. A gate opens through to the rear garden which is enclosed by fencing and includes paths and a patio with upgrade options available for turfing depending on personal taste. There is PIR lighting to the front and rear and an outside tap.

\*\* As Plot 187 is READY NOW, it already benefits from a turfed garden.

***\*Please note that some of the 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.

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