



FRAMPTON GATE

FRAMPTON

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES



ALL ABOUT FEELING PART OF SOMEWHERE SPECIAL

LIFE BEGINS AT FRAMPTON GATE



A collection of brand-new homes beautifully framed by their natural surroundings of open skies and fields, country lanes and hedgerows.

Frampton Gate is set within a unique Lincolnshire landscape that has evolved naturally and organically over centuries. Offering a choice of two, three, four, and five bedroom homes in a desirable village location at Frampton, and close to the neighbouring villages of Kirton and Wyberton. Each home has been built and finished with Allison Homes' signature craftsmanship and interior specification, with each design carefully tailored for relaxed modern living.

The homes are set within a landscaped streetscape, with green spaces and play areas adding to the tranquil feel. As well as this Frampton Gate is just a ten-minute drive from the thriving market town of Boston, and together with the excellent road connections that offer a wealth of choices for commuters, Frampton Gate is the ideal choice whether you are starting out or looking to discover quality of life for a growing family.



ALL ABOUT ENJOYING AN EXCEPTIONAL QUALITY OF VILLAGE LIVING

Frampton is part of a beautifully connected tapestry of local villages that together create a close-knit and well-served community.

Frampton, together with Kirton and Wyberton, offer a range of amenities; you will find convenience stores Costcutter and International Food and Drink, together with a Cooperative branch, pharmacy, and medical practice in Kirton. Families will find early years education at Frampton Pre-School, rated 'Good' by Ofsted just an eight-minute walk away, while Kirton Primary School, also rated Good, is one of Lincolnshire's top ten best state schools. Senior level Thomas Middlecott Academy is a mile away, with a selective Grammar School and Sixth Form in Boston.

For leisure, Kirton Youth Club is a hub for activities from football, netball, and basketball to arts and crafts, cooking and karaoke. All ages can enjoy Kirton's Middlecott Sport and Fitness Centre with gym, spin-studio and fitness classes, while Boston's Geoff Moulder Leisure Complex offers everything from a baby pool to family fun on the leisure pool flume. The Graves Park Social Club and Wyberton's Sports and Social Club offer a friendly welcome and calendar of social evenings. Dining out you'll find family – and dog-friendly – local inns, restaurants in characterful old cottages, and places for a takeaway.



KIRTON YOUTH CLUB
0.8 MILES



THE BLACK BULL INN
1.4 MILES



THOMAS MIDDLECOTT ACADEMY
1.7 MILE



GEOFF MOULDER LEISURE CENTRE
4.1 MILES



ALL ABOUT THE OPPORTUNITIES TO ENJOY LIFE TO THE FULL

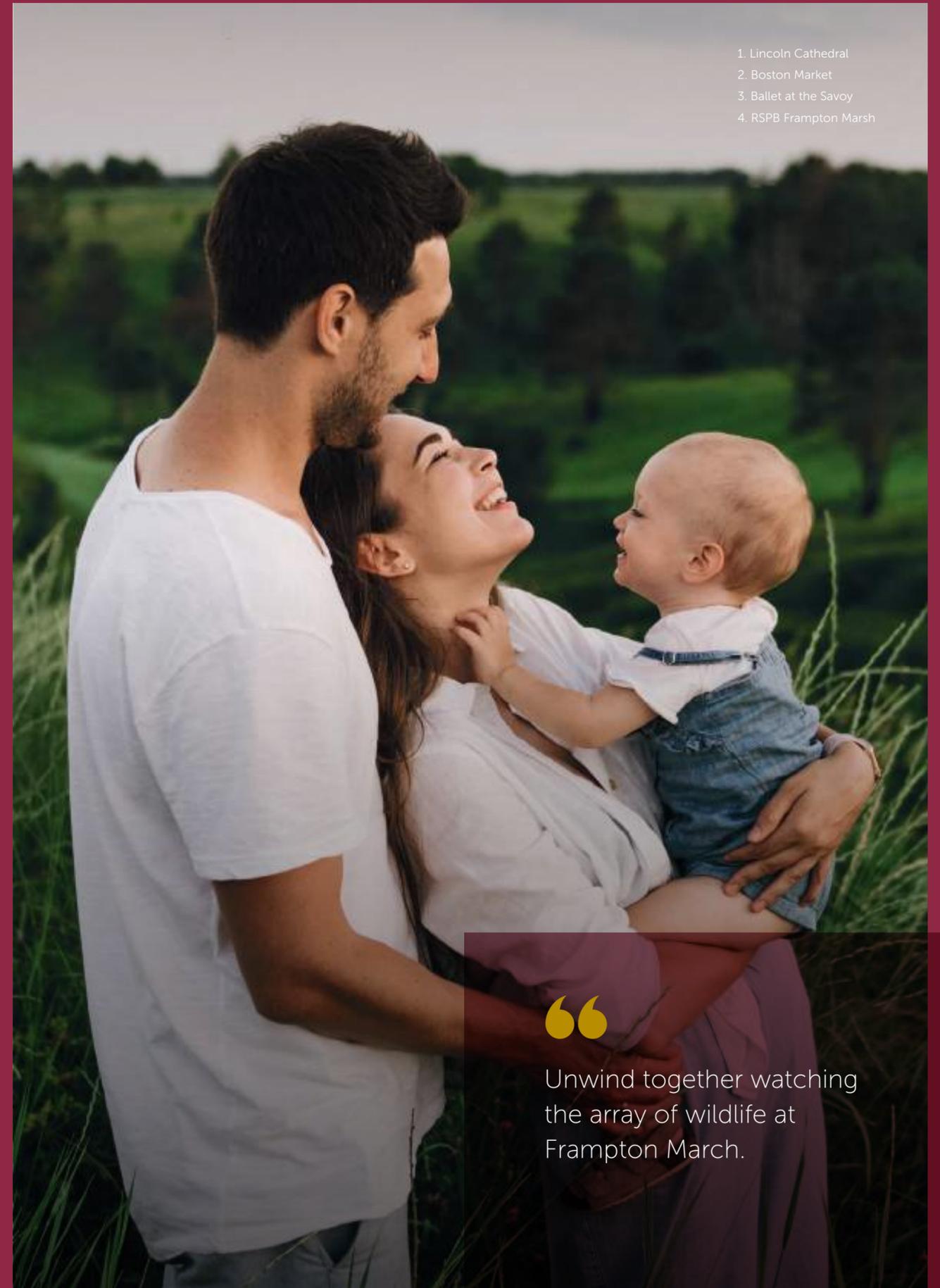
From towns linked to the Mayflower pilgrims to a world-renowned landscape, Lincolnshire life is distinctive and diverting.

On Wednesday's and Saturday's you can take a stroll through Boston's markets which have been held for hundreds of years and is the largest in Lincolnshire. Discover the medieval streetscapes which reveal eateries, coffee spots and shopping, ranging from Cammack & Sons with its prominent Art Deco style to Pescod Square's Shopping Centre. Stay for the evening and enjoy the Savoy's offering of premium arts entertainment from films to live-screened ballet, opera, and theatre.

The City of Lincoln offers the beautiful Cathedral and Cornhill Quarters, extensive High Street and Waterside Shopping Centre, while the Theatre Royal stages everything from one-man shows to big-scale productions. When it comes to the outdoors, The Wash is an internationally special place for wildlife. Head to RSPB Frampton Marsh, a waterscape of freshwater habitats to unwind watching summer skylarks, March hares and wintering flocks of birds on the tidal creeks, or to Freiston Shore RSPB Reserve where birds gather on the salt water lagoon at high-tide. From Skegness's funfairs and walks along the front, to evocative WW2 airfield visitor centres, or adventures with wolves and wallabies, tigers - and a hundred species of parrot - at the ARK sanctuary and Lincolnshire Wildlife Park, there is always something new to experience.



1. Lincoln Cathedral
2. Boston Market
3. Ballet at the Savoy
4. RSPB Frampton Marsh



Unwind together watching the array of wildlife at Frampton March.

SITE PLAN



OUR HOMES

- The Plum**
Two bedroom home
Homes 93, 94 & 95
- The Apple**
Three bedroom home
Homes 178, 185, 186 & 187
- The Osier**
Three bedroom home
Homes 176, 177, 188 & 189
- The Hemlock**
Three bedroom home
Homes 2, 3, 174, 175, 193 & 194
- The Crab Apple**
Three bedroom home
Homes 4, 5 & 6
- The Holly**
Three bedroom home
Homes 1, 7, 89, 101, 179 & 184
- The Mulberry**
Four bedroom home
Homes 190 & 191
- The Aspen**
Four bedroom home
Homes 90, 97, 98 & 171
- The Willow**
Four bedroom home
Homes 170 & 195
- The Walnut Special**
Four bedroom home
Homes 91, 99, 100 & 172
- The Sycamore**
Four bedroom home
Homes 96 & 173
- The Oak**
Five bedroom home
Home 192

- SH Show Home
- MS Marketing Suite
- BCP Bin Collection Point
- V Visitor Parking
- LEAP Locally Equipped Area of Play
- Shared
- Rented

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 delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



THE PLUM HOMES 93, 94 & 95

Two bedroom home

The Plum combines the charm of cottage style living with contemporary flair, from the welcoming canopied porch to the separate living room and kitchen/dining room opening out to the rear garden, complemented by a ground floor cloakroom. Upstairs are two double bedrooms and a family bathroom.



Bedroom 1	3712mm x 2763mm	12'2" x 9'1"
Bedroom 2	3789mm x 2715mm	12'5" x 8'11"
Bathroom	1975mm x 1701mm	6'6" x 5'7"

FIRST FLOOR



Living Room	4084mm x 3712mm	13'5" x 12'2"
Kitchen/Dining	3712mm x 2461mm	12'2" x 8'1"
Utility	2047mm x 1275mm	6'9" x 4'2"
WC	1576mm x 1275mm	5'2" x 4'2"

GROUND FLOOR

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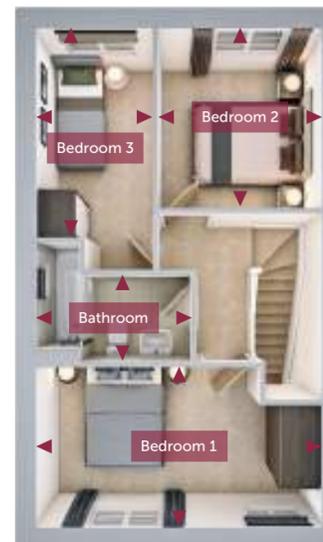


THE APPLE

HOMES 178, 185, 186 & 187

Three bedroom home

The hallway of the Apple leads into a dual aspect open-plan living room/dining space which opens on to the rear garden through French doors. The ground floor also features a separate kitchen and a cloakroom. Upstairs are two double bedrooms, a single bedroom and a family bathroom.



Bedroom 1	4574mm x 2570mm	15'0" x 8'5"
Bedroom 2	2872mm x 2624mm	9'5" x 8'7"
Bedroom 3	3340mm x 1862mm	11'0" x 6'1"
Bathroom	2479mm x 1386mm	8'2" x 4'7"

FIRST FLOOR



Living/Dining	4574mm x 3584mm	15'0" x 11'9"
Kitchen	3162mm x 2437mm	10'5" x 8'0"
WC	2437mm x 1075mm	8'0" x 3'6"

GROUND FLOOR

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THE OSIER

HOMES 176, 177, 188 & 189

Three bedroom home

The distinctive Osier benefits from a spacious dual aspect living room and an open-plan kitchen with dining area, both opening on to the rear garden via French doors. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double bedroom, and a single bedroom which could double up as a home office. There is also a family bathroom.



FIRST FLOOR

Bedroom 1	4614mm x 3591mm	15'2" x 11'9"
En suite	2805mm x 1703mm	9'3" x 5'7"
Bedroom 2	3166mm x 3020mm	10'5" x 9'11"
Bedroom 3	2264mm x 2030mm	7'5" x 6'8"
Bathroom	1909mm x 1764mm	6'3" x 5'9"



GROUND FLOOR

Living Room	4960mm x 2959mm	16'3" x 9'9"
Kitchen/Dining	4960mm x 4627mm	16'3" x 15'2"
WC	1924mm x 1063mm	6'4" x 3'6"

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THE HEMLOCK

HOMES 2, 3, 174, 175, 193 & 194

Three bedroom home

The Hemlock offers smart semi-detached living, where space flows beautifully from the living room to the kitchen/dining space with French doors to the rear garden, complemented by a ground floor cloakroom. Upstairs is bedroom 1 with en suite and built-in wardrobe, two further bedrooms - one double, one single - and a family bathroom.



FIRST FLOOR

Bedroom 1	3860mm x 3164mm	12'8" x 10'5"
En suite	2013mm x 1665mm	6'7" x 5'6"
Bedroom 2	3114mm x 2611mm	10'3" x 8'7"
Bedroom 3	2744mm x 2095mm	9'0" x 6'11"
Bathroom	2744mm x 1775mm	9'0" x 5'10"



GROUND FLOOR

Living Room	4358mm x 3711mm	14'4" x 12'2"
Kitchen	3931mm x 2764mm	12'11" x 9'1"
Dining	2612mm x 2610mm	8'7" x 8'7"
WC	1900mm x 1061mm	6'3" x 3'6"

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THE CRAB APPLE

HOMES 4, 5 & 6

Three bedroom home

The Crab Apple offers a comfortable living room/dining space, opening up to the garden via French doors, and a separate kitchen. There is also a utility room which leads through to the cloakroom on the ground floor. Upstairs are two double bedrooms, with bedroom 1 benefiting from an en suite, and a further single bedroom. There is also a family bathroom.



FIRST FLOOR

Bedroom 1	4580mm x 3330mm	15'0" x 10'11"
En suite	2434mm x 1708mm	8'0" x 5'7"
Bedroom 2	3150mm x 2446mm	10'4" x 8'0"
Bedroom 3	3150mm x 2046mm	10'4" x 6'9"
Bathroom	2701mm x 1693mm	8'10" x 5'7"



GROUND FLOOR

Living/Dining	4580mm x 4097mm	15'0" x 13'5"
Kitchen	4580mm x 3049mm	15'0" x 10'0"
Utility	2219mm x 2034mm	7'3" x 6'8"
WC	2034mm x 1007mm	6'8" x 3'4"

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THE HOLLY

HOMES 1, 7, 89, 101, 179 & 184

Three bedroom home

The Holly offers carefully balanced living space with both the living room and open-plan kitchen/dining area, both benefiting from a dual-aspect design. The ground floor also features a cloakroom. Upstairs are two double bedrooms - bedroom 1 with en suite and built-in wardrobe - and a single bedroom, as well as a family bathroom.



FIRST FLOOR

Bedroom 1	3584mm x 3209mm	11'9" x 10'6"
En suite	2356mm x 1438mm	7'9" x 4'9"
Bedroom 2	3602mm x 3103mm	11'10" x 10'2"
Bedroom 3	2504mm x 2444mm	8'3" x 8'0"
Bathroom	2168mm x 1963mm	7'1" x 6'5"



GROUND FLOOR

Living Room	5635mm x 3147mm	18'6" x 10'4"
Kitchen/Dining	5635mm x 3577mm	18'6" x 11'9"
WC	1974mm x 1010mm	6'6" x 3'4"

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THE MULBERRY

HOMES 190 & 191

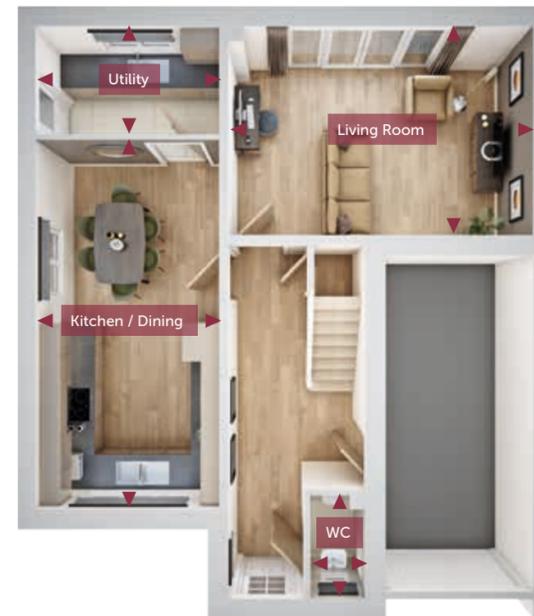
Four bedroom home

The Mulberry's distinctive layout offers living space that includes a separate living room, with French doors that open to the garden. The extended kitchen/dining area leads to a utility room with outside access. The single integral garage can also be accessed directly from the hallway. Upstairs are four bedrooms, three of which are double in size, with bedroom 1 boasting a fitted wardrobe and an en suite, as well as the family bathroom.



Bedroom 1	4365mm x 4312mm	14'4" x 14'2"
En suite	2964mm x 2344mm	9'9" x 7'8"
Bedroom 2	3432mm x 3313mm	11'3" x 10'11"
Bedroom 3	4718mm x 2647mm	15'6" x 8'8"
Bedroom 4	3079mm x 2528mm	10'1" x 8'4"
Bathroom	2373mm x 2093mm	7'9" x 6'10"

FIRST FLOOR



Living Room	4970mm x 3407mm	16'4" x 11'2"
Kitchen/Dining	6031mm x 2990mm	19'10" x 9'10"
Utility	2990mm x 1766mm	9'10" x 5'10"
WC	1778mm x 900mm	5'10" x 2'11"

GROUND FLOOR

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THE ASPEN

HOMES 90, 97, 98 & 171

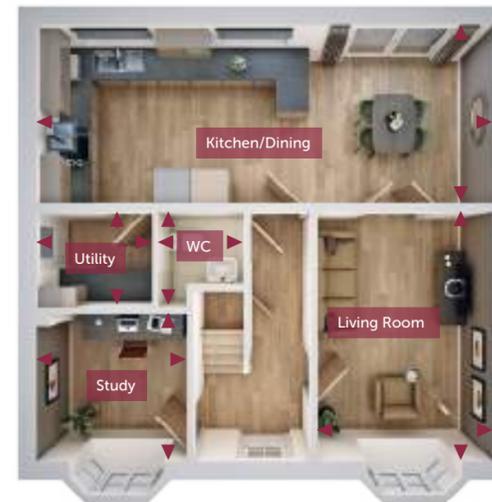
Four bedroom home

The detached Aspen offers exceptionally well-designed living space including a bay-fronted living room and a kitchen/dining area which leads to the garden through French doors, plus a utility room, cloakroom and a large study benefiting from another bay window. Upstairs are four bedrooms, two of which are double including bedroom 1 with en suite - plus a family bathroom. The home also benefits from a single garage.



FIRST FLOOR

Bedroom 1	5123mm x 3014mm	16'10" x 9'11"
En suite	2562mm x 1861mm	8'5" x 6'1"
Bedroom 2	3671mm x 2707mm	12'1" x 8'11"
Bedroom 3	2689mm x 2664mm	8'10" x 8'9"
Bedroom 4	2664mm x 2201mm	8'9" x 7'3"
Bathroom	2735mm x 1707mm	9'0" x 5'7"



GROUND FLOOR

Living Room	4250mm x 3000mm	13'11" x 9'10"
Kitchen	7773mm x 3035mm	25'6" x 10'0"
Study	2551mm x 2511mm	8'5" x 8'3"
Utility	1951mm x 1625mm	6'5" x 5'4"
WC	1625mm x 1450mm	5'4" x 4'9"

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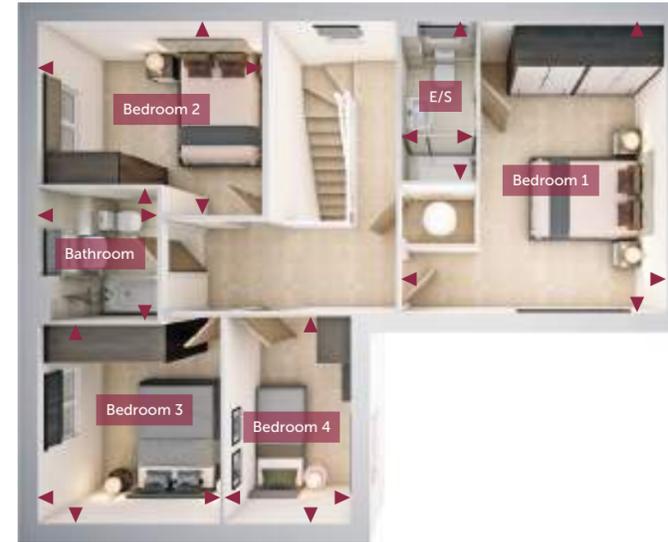


THE WILLOW

HOMES 170 & 195

Four bedroom home

The spacious detached Willow offers an impressive use of space. Downstairs is a separate kitchen with breakfast area and an open-plan living room/dining room, with French doors opening up to the garden. There is also a cloakroom and utility room, which provides access through to the integral garage. Upstairs are three double bedrooms - with bedroom 1 benefiting from an en suite - a single bedroom and a family bathroom.



Bedroom 1	4643mm x 4234mm	15'3" x 13'11"
En suite	2534mm x 1200mm	8'4" x 3'11"
Bedroom 2	3563mm x 3077mm	11'8" x 10'1"
Bedroom 3	3150mm x 2886mm	10'4" x 9'6"
Bedroom 4	3282mm x 2001mm	10'9" x 6'7"
Bathroom	2100mm x 1888mm	6'11" x 6'2"

FIRST FLOOR



Living Room	4980mm x 3611mm	16'4" x 11'10"
Dining	4277mm x 3563mm	14'1" x 11'8"
Kitchen	2953mm x 2680mm	9'8" x 8'10"
Breakfast	2813mm x 2518mm	9'3" x 8'3"
Utility	1870mm x 1599mm	6'2" x 5'3"
WC	1850mm x 1014mm	6'1" x 3'4"

GROUND FLOOR

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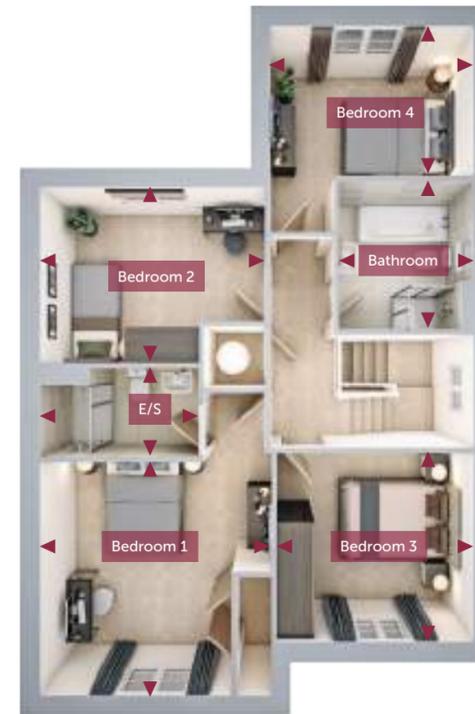


THE WALNUT SPECIAL

HOMES 91, 99, 100 & 172

Four bedroom home

The detached Walnut Special features flowing yet beautifully delineated living space creating a separate living room leading on to a kitchen/dining/family area with French doors out to the rear garden. The ground floor also features a utility room, cloakroom and a study area off the hallway. Upstairs three of the four bedrooms are double, including bedroom 1 with en suite and fitted wardrobe and a spacious family bathroom provides both a bath and separate shower. There is also a single garage.



Bedroom 1	3773mm x 3696mm	12'5" x 12'2"
En suite	2639mm x 1475mm	8'8" x 4'10"
Bedroom 2	3773mm x 2921mm	12'5" x 9'7"
Bedroom 3	3385mm x 2949mm	11'1" x 9'8"
Bedroom 4	3375mm x 2717mm	11'1" x 8'11"
Bathroom	2466mm x 2271mm	8'1" x 7'5"

FIRST FLOOR



Living Room	4986mm x 3768mm	16'4" x 12'4"
Dining/Family	5094mm x 3194mm	16'9" x 10'6"
Kitchen	3401mm x 3375mm	11'2" x 11'1"
Utility	2027mm x 1766mm	6'8" x 5'10"
Study	1836mm x 1824mm	6'0" x 6'0"
WC	1736mm x 1025mm	5'8" x 3'4"

GROUND FLOOR

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THE SYCAMORE

HOMES 96 & 173

Four bedroom home

The spacious double-fronted detached Sycamore offers impressive looks and space. Downstairs offers a generous dual aspect kitchen/dining/family area as well as a separate living room, which leads to the garden via French doors. There is also a cloakroom and utility room. Upstairs, bedroom 1 boasts built-in wardrobes and an en suite, whilst there are two additional double bedrooms and a further single. There is a large family bathroom providing both a bath and separate shower.



Bedroom 1	4404mm x 3464mm	14'5" x 11'4"
En suite	1610mm x 1531mm	5'3" x 5'0"
Bedroom 2	3740mm x 3463mm	12'3" x 11'4"
Bedroom 3	3452mm x 3050mm	11'4" x 10'0"
Bedroom 4	3463mm x 1919mm	11'4" x 6'4"
Bathroom	3258mm x 2745mm	10'8" x 9'0"

FIRST FLOOR



Living Room	5748mm x 3512mm	18'10" x 11'6"
Kitchen/Dining	7782mm x 3269mm	25'7" x 10'9"
Family	3425mm x 2553mm	11'3" x 8'5"
Utility	2197mm x 2028mm	7'3" x 6'8"
WC	2028mm x 988mm	6'8" x 3'3"

GROUND FLOOR

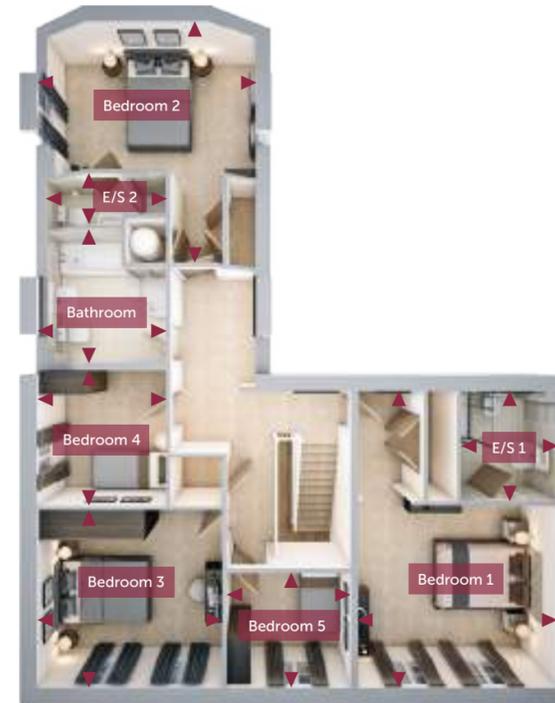
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THE OAK HOMES 192

Five bedroom home

The detached Oak's distinctive design allows spacious accommodation throughout. Downstairs features a separate living room, and an expansive dining/family area flowing into the kitchen. There are two cloakrooms and a utility room. Upstairs features three double bedrooms, two of which have en suites and built-in wardrobes. There are also two single bedrooms, one of which could be used for a study and the family bathroom. The home also benefits from a detached garage.



Bedroom 1	5955mm x 4023mm	19'7" x 13'2"
En suite 1	2025mm x 1963mm	7'3" x 6'5"
Bedroom 2	4843mm x 4380mm	15'11" x 14'5"
En suite 2	2600mm x 1025mm	8'6" x 3'4"
Bedroom 3	3712mm x 3563mm	12'2" x 11'8"
Bedroom 4	2721mm x 2600mm	8'11" x 8'6"
Bedroom 5	2482mm x 2307mm	8'2" x 7'7"
Bathroom	2695mm x 2600mm	8'10" x 8'6"

FIRST FLOOR



Living Room	5955mm x 4023mm	19'7" x 13'2"
Dining/Family	6372mm x 3843mm	20'11" x 12'7"
Kitchen	4395mm x 4380mm	14'5" x 14'5"
Utility	2350mm x 2317mm	7'9" x 7'7"
WC 1	1752mm x 956mm	5'9" x 3'2"
WC 2	1950mm x 980mm	6'5" x 3'3"

GROUND FLOOR

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ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Frampton Gate benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors.

In all houses, the bathrooms and en suites feature white sanitaryware and heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LED to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at Frampton Gate has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

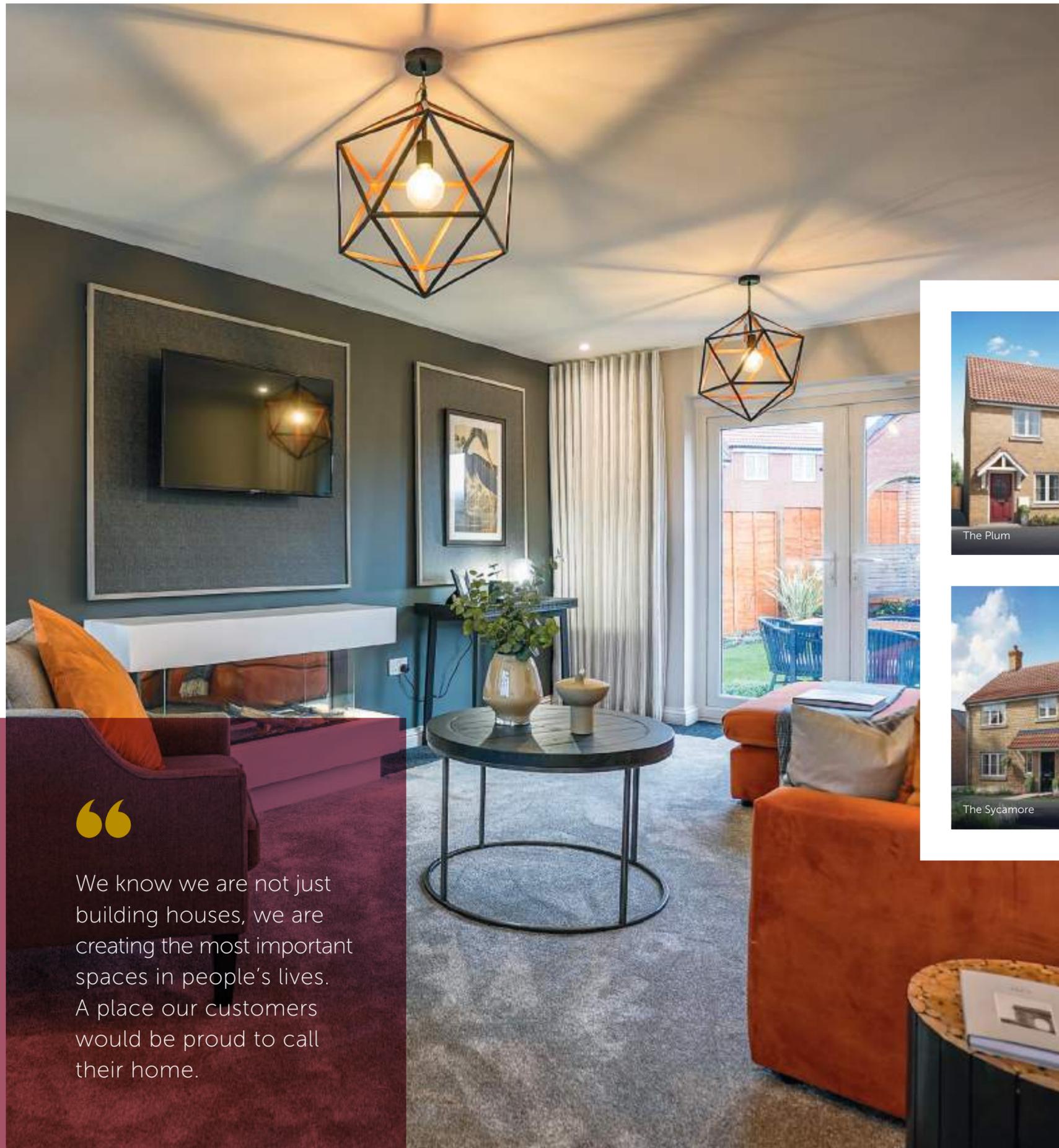
Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is a '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



“

We know we are not just building houses, we are creating the most important spaces in people's lives. A place our customers would be proud to call their home.



ALL ABOUT HOMES BUILT ON SOLID VALUES



The Plum



The Sycamore

We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

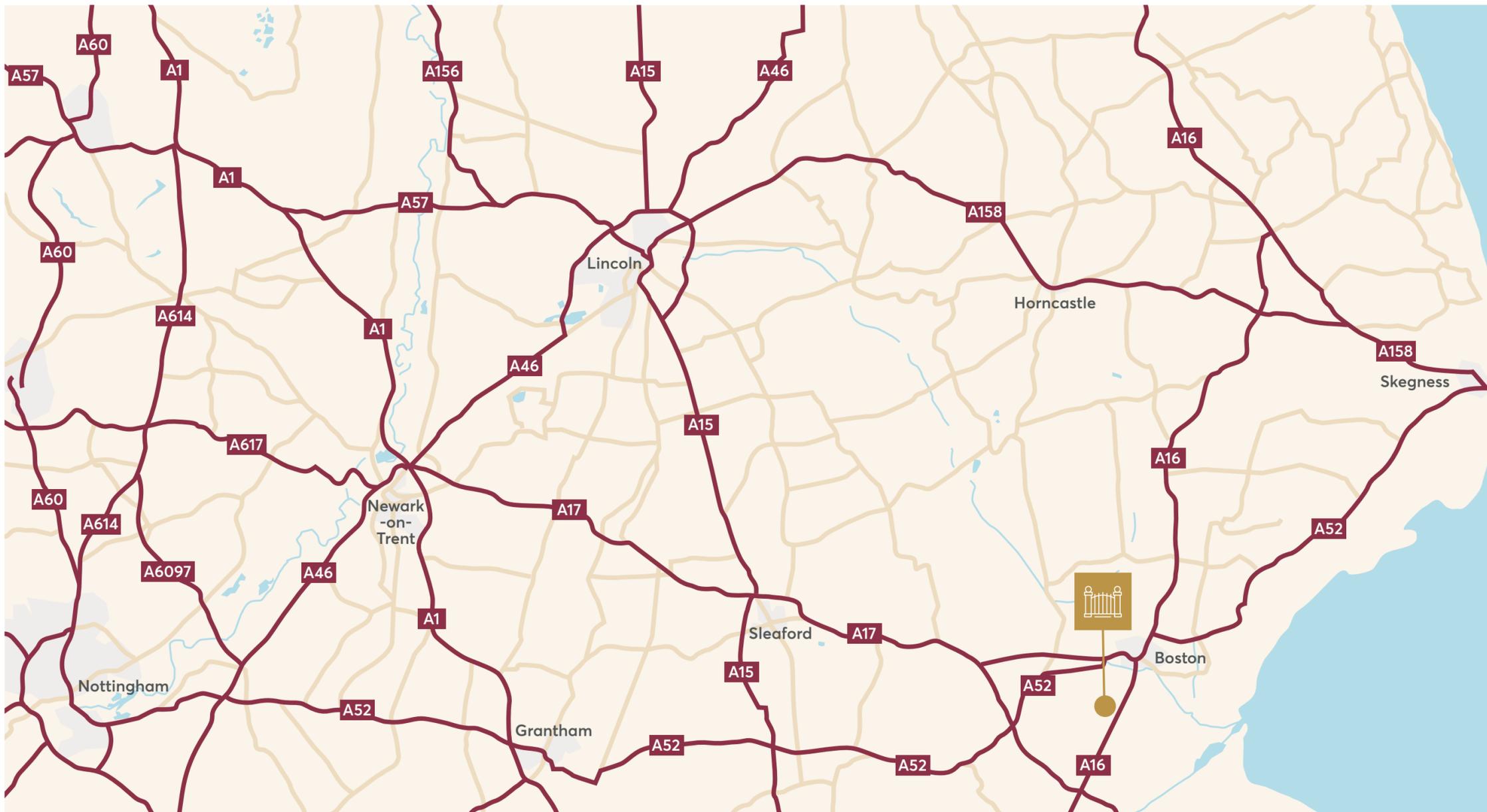
Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT ENVIABLE COMMUTING OPTIONS

At Frampton Gate you can enjoy the benefits of exceptionally good transport links.

The A16 is close by - with Peterborough a 48 minute drive - and the A17 linking the East Midlands to East Anglia is a five minute drive at the Sutterton interchange. Together with the A52 which runs cross-country from Staffordshire to Skegness, at Frampton Gate you are well-placed for travel within the county as well as to city and coast. Boston railway station, with Station Approach car parking, is one of the main stations on the Poacher Line, with direct East Midlands Railway services to Nottingham, Skegness, and to Grantham where East Coast Line services run into London King's Cross in just over an hour.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.



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