

ELSEA GARDENS

BOURNE

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



Welcome to Elsea Gardens

A stunning collection of new two, three and four bedroom homes. Elsea Gardens is perfectly located near the charming market town of Bourne and is in close proximity to the cathedral city of Peterborough where there is something for the whole family to enjoy.

Location

Elsea Gardens is well served when it comes to useful local amenities.

The centre of Bourne is just 2 miles away and offers everything you need on a daily basis including a choice of doctors' surgeries and dental practices, as well as Boots.

There is a Lidl, Tesco Superstore and a Co-op less than a mile from the development, with a petrol station on the same roundabout as the development entrance.

You have the option of two gyms in Bourne, one at Bourne Leisure Centre with a nice leisure pool and one independent family-run gym with exercise classes to cater for all training requirements.



Elsa Park Community Centre

Community-owned facility providing various activities from Scouts to fitness classes.



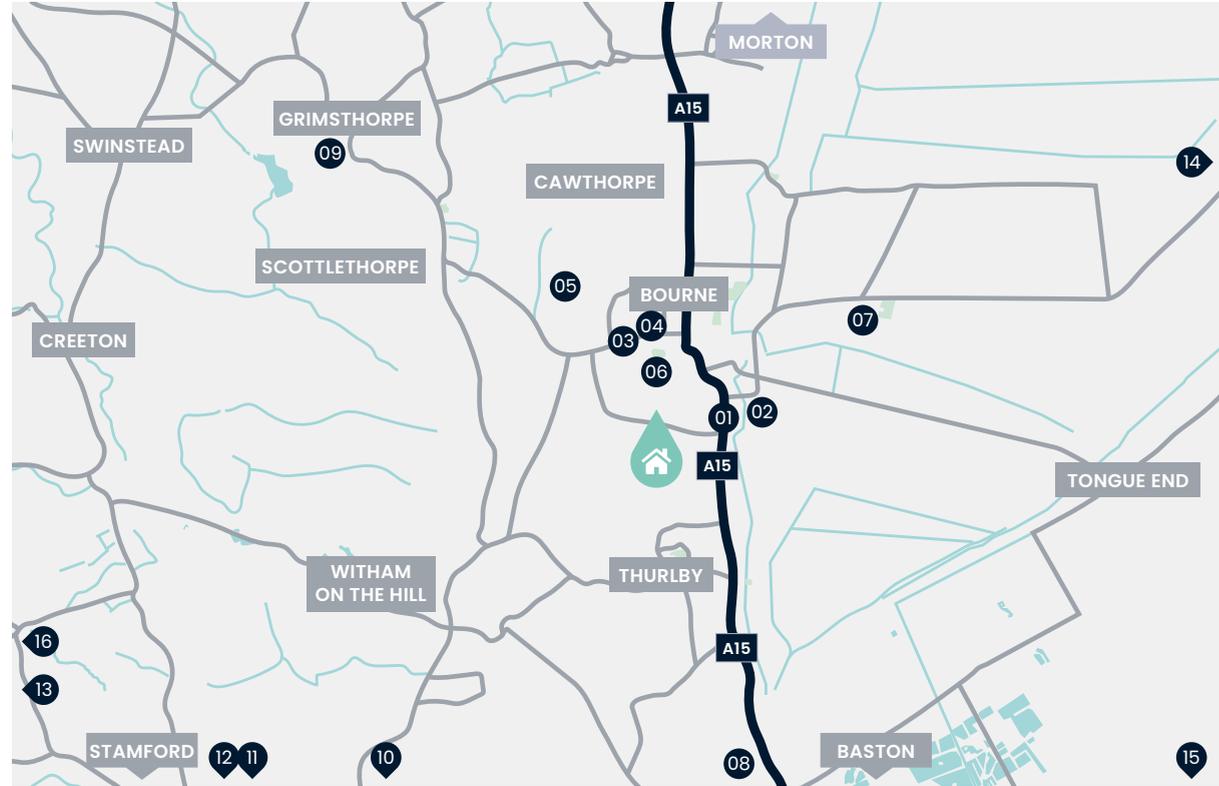
M&S Foodhall

The ideal place for all your everyday essentials.



Wellhead Park

A beautifully kept park with children's play areas and war memorial gardens.



Your nearest transport links



Stamford Train Station



A1(M)



East Midlands Airport

Up to 2 Miles

- 01. Elsa Park Community Centre
- 02. Tesco Superstore
- 03. Bourne Dental Practice
- 04. Bourne Town Centre

Up to 5 Miles

- 05. Bourne Woods Nature Reserve
- 06. Wellhead Park
- 07. Bourne Rugby Union Football Club
- 08. Waterside Garden Centre

Up to 10 Miles

- 09. Grimsthorpe Castle Park
- 10. Burghley House & Park
- 11. Stamford
- 12. Rutland Open Air Theatre

Up to 25 Miles

- 13. Rutland Water
- 14. Springfields Outlet Shopping & Leisure
- 15. Peterborough City Centre
- 16. Bugtopia The Zoo

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Connections

Elsea Gardens is well placed for transport links connecting to nearby Bourne as well as city destinations across the region.

Formally known as the "Great Road from London to Lincoln", the A15 trunk road will put you in reach of the city of Peterborough in just 28 minutes. The nearest motorway from the development is the A1, which links the A1(M) north at Leeds and the A1(M) south at Peterborough.

You're also a 50-minute drive from the popular seaside resort of Skegness, while Boston and Stamford are under a 30-minute drive away.



Destinations by car

4
min

Bourne
1.9 miles

21
min

Stamford
11.5 miles

28
min

Peterborough
15.7 miles



Destinations by train
Stamford Train Station

13
min

Peterborough

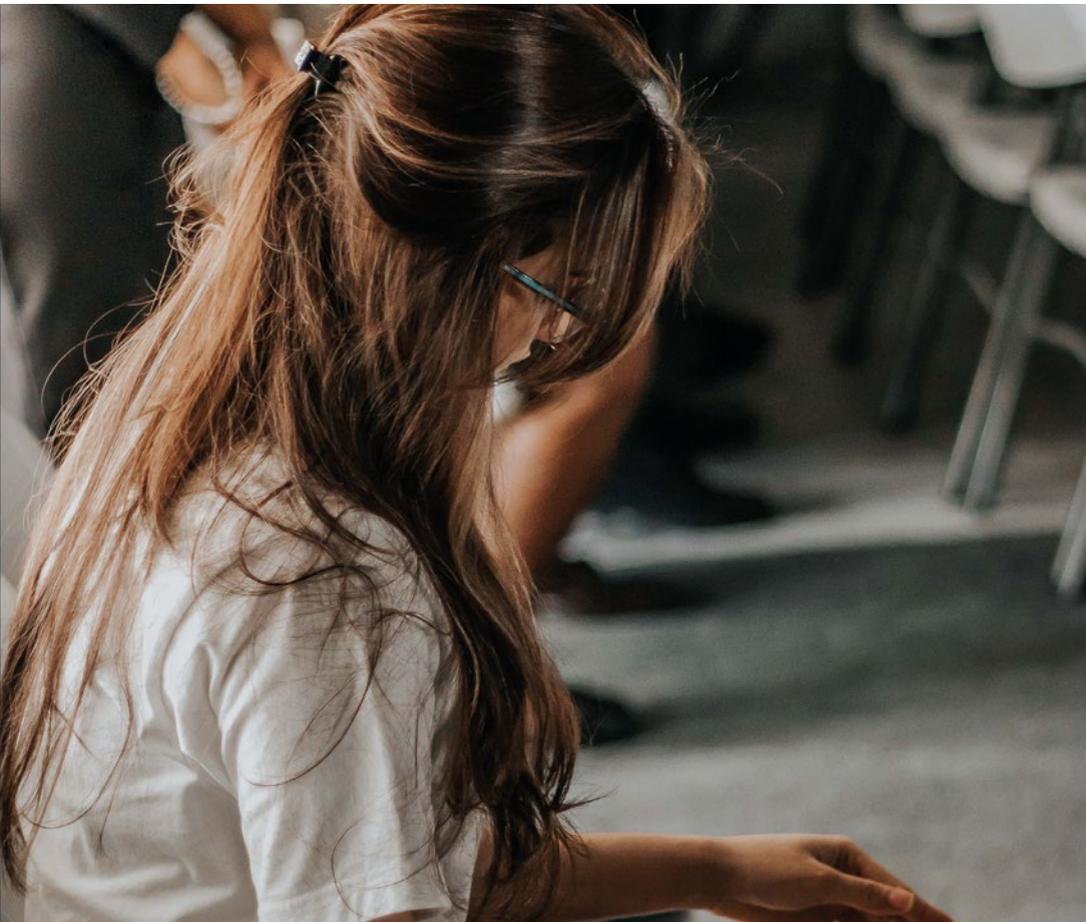
1 22
hr min

London King's Cross

1 45
hr min

Nottingham

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



Education

Preschool to college level education is available in and around the Bourne area.

There is a selection of primary and secondary schools within a 5-minute drive of Elsea Gardens. These include Bourne Elsea Park C of E Primary Academy, Bourne Grammar School and Bourne Academy School.

Bourne Elsea Park C of E Primary Academy

This Church of England school prides itself on having an exciting curriculum which inspires children to develop a love for learning. They want every child to excel, to be valued and cared for, and to work towards their personal best. Pupils are encouraged to have a positive self-image and to be confident in their learning.

Bourne Grammar School

Rated 'outstanding' by Ofsted, Bourne Grammar has a tradition of hard work, respect for achievement and sound discipline. The school seeks to encourage students to consider others, and prides itself on being a school which is intellectually stimulating, personally challenging and rewarding.

Bourne Academy School

Bourne Academy school aims for greatness within a supportive 'family type' environment based on mutual respect. They believe that every student should be celebrated in both their achievements and in their diversity, while their vision is that every student should be inspired and motivated to feel a sense of achievement equipping them to pursue their goals.

Although the schools listed above are nearby, we cannot guarantee admission.

ELSEA GARDENS

BOURNE

A stunning collection of new two, three and four bedroom homes. Elsea Gardens is perfectly located near the charming market town of Bourne and is in close proximity to the cathedral city of Peterborough where there is something for the whole family to enjoy.



2 Bedroom Homes

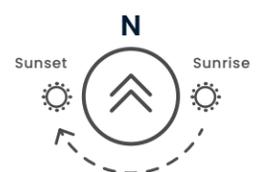
- The Shelley

3 Bedroom Homes

- The Bluebell
- The Bullington
- The Palmerston

4 Bedroom Homes

- The Eversden



SS - Sub-Station
V - Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. January 2022.

The Shelley

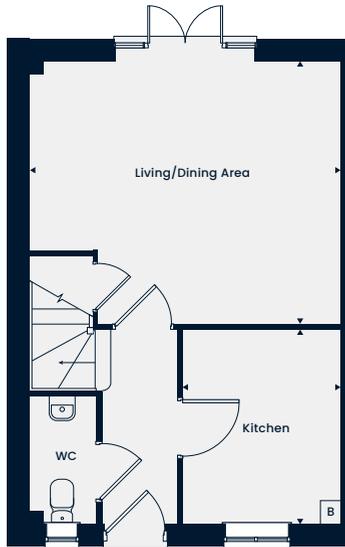
2 Bedroom Home



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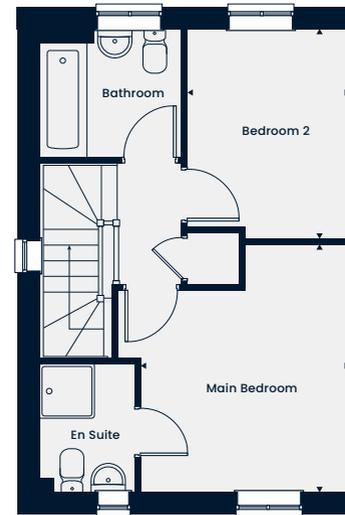


A charming two bedroom home with a spacious living/dining area with double doors leading out to the garden. The first floor offers the main bedroom which features an en suite, a second bedroom and family bathroom.



Ground Floor

Kitchen	2.88m x 2.31m 9'5" x 7'7"
Living/Dining Area	4.56m x 3.89m 14'11" x 12'9"



First Floor

Main Bedroom	3.67m x 3.08m 11'10" x 9'10"
Bedroom 2	3.10m x 2.41m 10'2" x 7'10"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

The Bluebell

3 Bedroom Home



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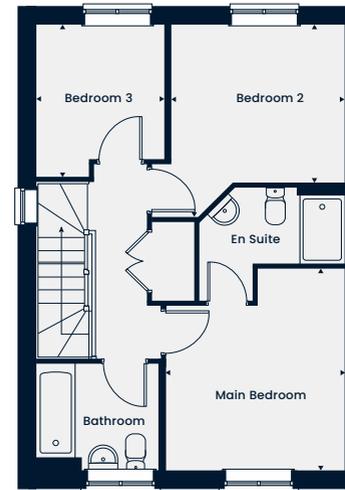


A delightful three bedroom home with a spacious living room and a large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs is complete with the main bedroom which features an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area 5.42m x 3.27m | 17'9" x 10'8"
 Living Room 4.72m x 3.27m | 15'5" x 10'8"



First Floor

Main Bedroom 3.95m x 3.14m | 12'11" x 10'3"
 Bedroom 2 3.05m x 2.70m | 9'11" x 8'10"
 Bedroom 3 2.70m x 2.25m | 8'10" x 7'4"

B – Boiler WC – Cloakroom

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The Bullington

3 Bedroom Home



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The Bullington

3 Bedroom Home

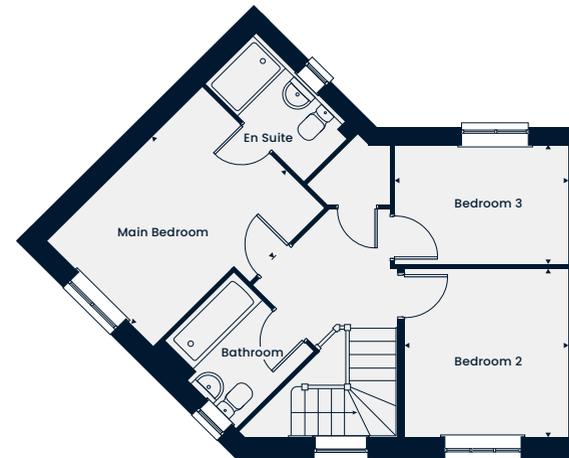
Total Area 947 sq. ft.

A lovely three bedroom home benefiting from an extensive open-plan kitchen/dining area and living room with double doors leading to the garden. Upstairs there is the main bedroom which features an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.14m x 3.48m 16'10" x 11'5"
Living Room	5.14m x 3.58m 16'10" x 11'9"



First Floor

Main Bedroom	3.81m x 3.01m 12'6" x 9'10"
Bedroom 2	2.96m x 2.85m 9'8" x 9'4"
Bedroom 3	3.02m x 2.10m 9'10" x 6'10"

B – Boiler WC – Cloakroom

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The Palmerston

3 Bedroom Home



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The Palmerston

3 Bedroom Home

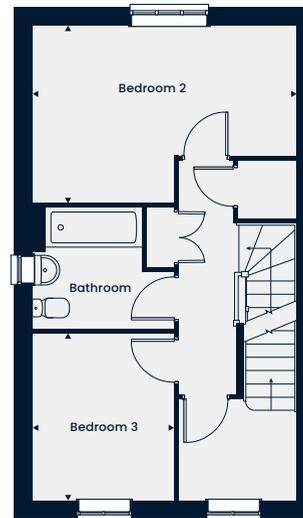
Total Area 1,119 sq. ft.

A charming three bedroom home set over three floors with an open-plan kitchen/dining area and a separate living room with double doors leading out to the garden. The first floor offers two bedrooms and a family bathroom, while the top floor features the main bedroom with an en suite.



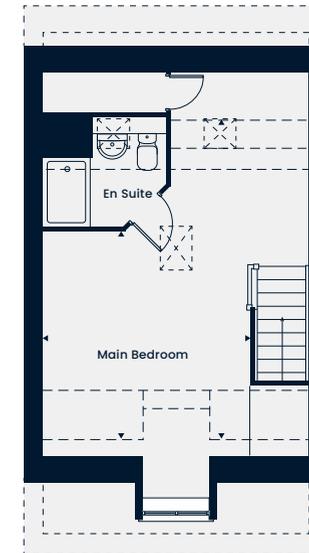
Ground Floor

Kitchen/Dining Area
4.87m x 2.43m | 15'11" x 7'11"
Living Room
4.59m x 3.39m | 15'0" x 11'1"



First Floor

Bedroom 2
4.59m x 3.11m | 15'0" x 10'2"
Bedroom 3
2.94m x 2.45m | 9'7" x 8'0"



Second Floor

Main Bedroom
5.67m x 3.61m | 18'7" x 11'10"

B – Boiler - - - - Reduced Head Height ☒ – Rooflight WC – Cloakroom

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The Eversden

4 Bedroom Home



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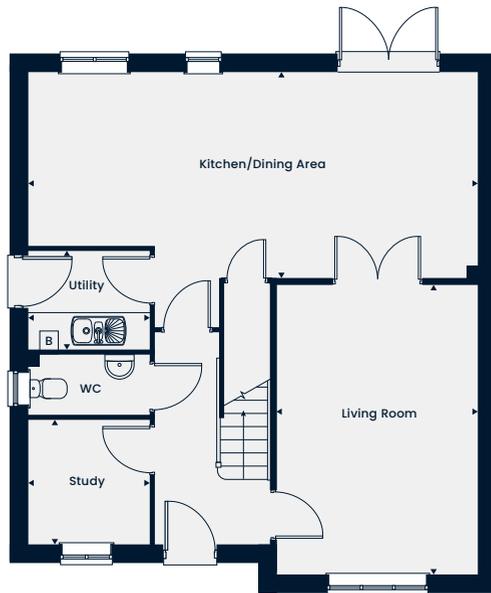


The Eversden

4 Bedroom Home

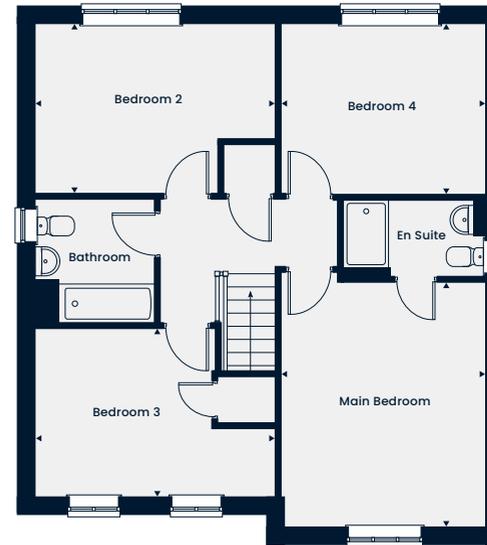
Total Area 1,485 sq. ft.

The Eversden is a stunning four bedroom home featuring a spacious living room and an open-plan kitchen/dining area with double doors opening into the rear garden. The ground floor also includes a utility area and a study. Four good-sized bedrooms and the family bathroom are on the first floor, with the bonus of an en suite to the main bedroom.



Ground Floor

Kitchen/Dining Area	7.92m x 3.64m 27'11" x 11'9"
Living Room	5.14m x 3.53m 16'10" x 11'6"
Study	2.21m x 2.11m 7'3" x 6'11"
Utility	2.13m x 1.74m 6'11" x 5'8"



First Floor

Main Bedroom	4.35m x 3.60m 14'3" x 11'9"
Bedroom 2	4.20m x 3.02m 13'9" x 9'10"
Bedroom 3	4.23m x 2.98m 13'10" x 9'9"
Bedroom 4	3.59m x 3.02m 11'9" x 9'10"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights only provided to integral and attached garages	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. November 2021.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Backed by
HM Government

Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

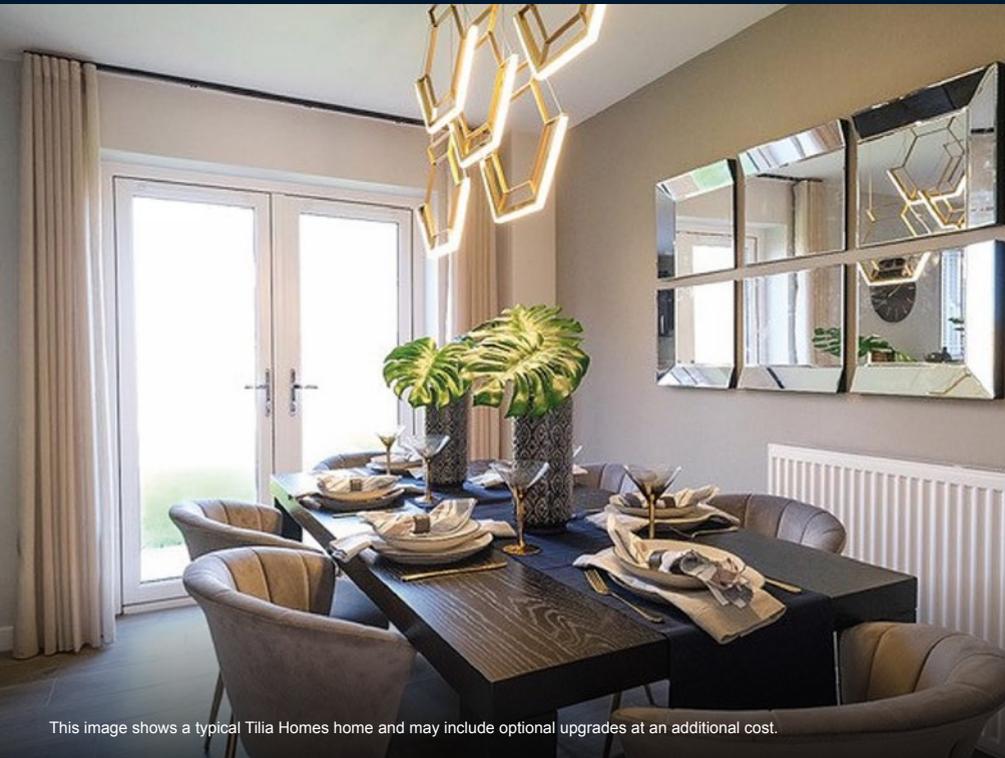


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. October 2021.

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