



## Falcons Place Area

A collection of 2, 3 & 4 bedroom homes in a pretty rural area.

In a scenic location close to open green spaces, yet near the vibrant town of Scunthorpe, these new homes are perfect for buyers of all kinds.

Nearby are a supermarket, convenience stores, post office, pharmacy, pubs & takeaways. Parents will also be pleased to find schools for all ages rated highly by Ofsted close by.

For a relaxing day out, Ashby Ville Nature Reserve, the Pink Pig Farm & Normanby Hall Country Park are ideal.

Commuting by road is simple, with the M180 motorway connecting to the M1 & A1(M) via the M18 for travel to Leeds, Sheffield, Nottingham & Leicester.

Scunthorpe station, meanwhile, is a 9 minute drive, for services to Sheffield & Manchester.

For air travel, Humberside Airport is just 20 minutes away by car.

### Falcons Place

Scunthorpe DN16 3UZ | 01724 245 638

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**Linden**  
HOMES

# Development layout



## 4 bedroom home

- The Aslin
- The Mylne

## 3 bedroom home

- The Eveleigh
- The Mountford

## 2 bedroom home

- The Harcourt

bc	bin collection point	►	garage entrance
ss	sub station	v	visitor parking space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.



## Around the local neighbourhood

- |   |                                    |                                       |
|---|------------------------------------|---------------------------------------|
| <b>1</b> Lakeside Retail Park/Morrisons | <b>5</b> Outwood Academy Brumby    | <b>9</b> The Baths Hall               |
| <b>2</b> The Grange Primary School      | <b>6</b> The Pods leisure centre   | <b>10</b> Normanby Hall/Go Ape        |
| <b>3</b> Ashby Ville Nature Reserve     | <b>7</b> North Lincolnshire Museum | <b>11</b> North Lindsey College       |
| <b>4</b> The Pink Pig Farm              | <b>8</b> Scunthorpe town centre    | <b>12</b> Scunthorpe General Hospital |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
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