

# TUDOR REACH

Kirton in Lindsey, DN21

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Tudor Reach**,  
in the beautiful  
North Lincolnshire  
countryside.



A COLLECTION OF 2 & 3 BEDROOM HOMES

# Tudor Reach is located within easy reach of the town centre.

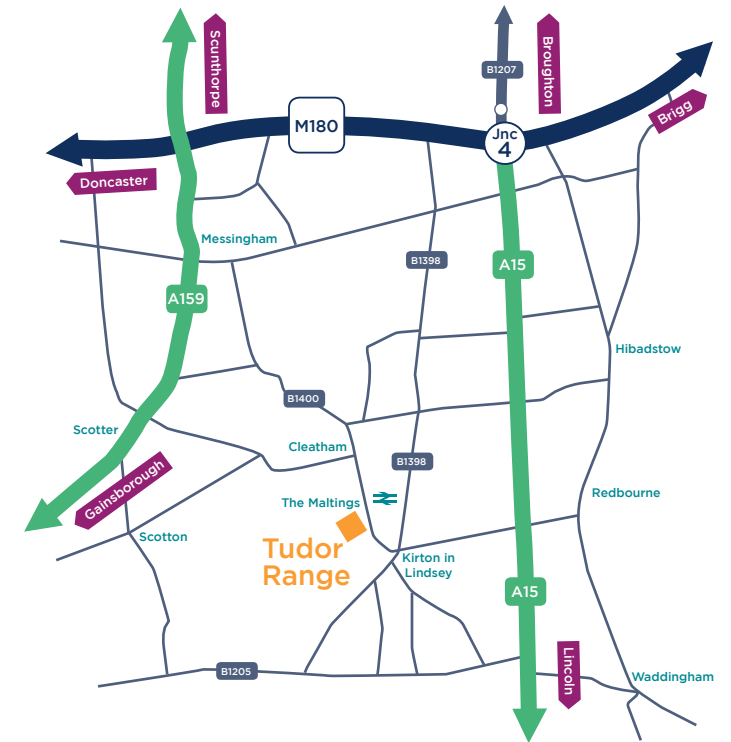
Kirton in Lindsey is a popular market town and is home to several independent retailers including a butcher, bakery, various beauty salons and a sweetshop.



Kirton in Lindsey benefits from close proximity to the A15.

The town has a garden centre and two pubs which serve food. There are also a selection of local takeaways and supermarkets in the area. Other facilities include a post office with banking facilities.

Scunthorpe is located 10 miles from Kirton in Lindsey where you will find restaurants and two shopping centres. Kirton in Lindsey benefits from close proximity to the A15, with links to Peterborough and Lincoln, as well as the M180, which offers links to Hull, Scunthorpe and Humberside.



Scunthorpe



Lincoln



Grimsby




Hull

# Tudor Reach

## Site Layout


 **The Roxby**  
2 Bed Flat Over Garage  
54

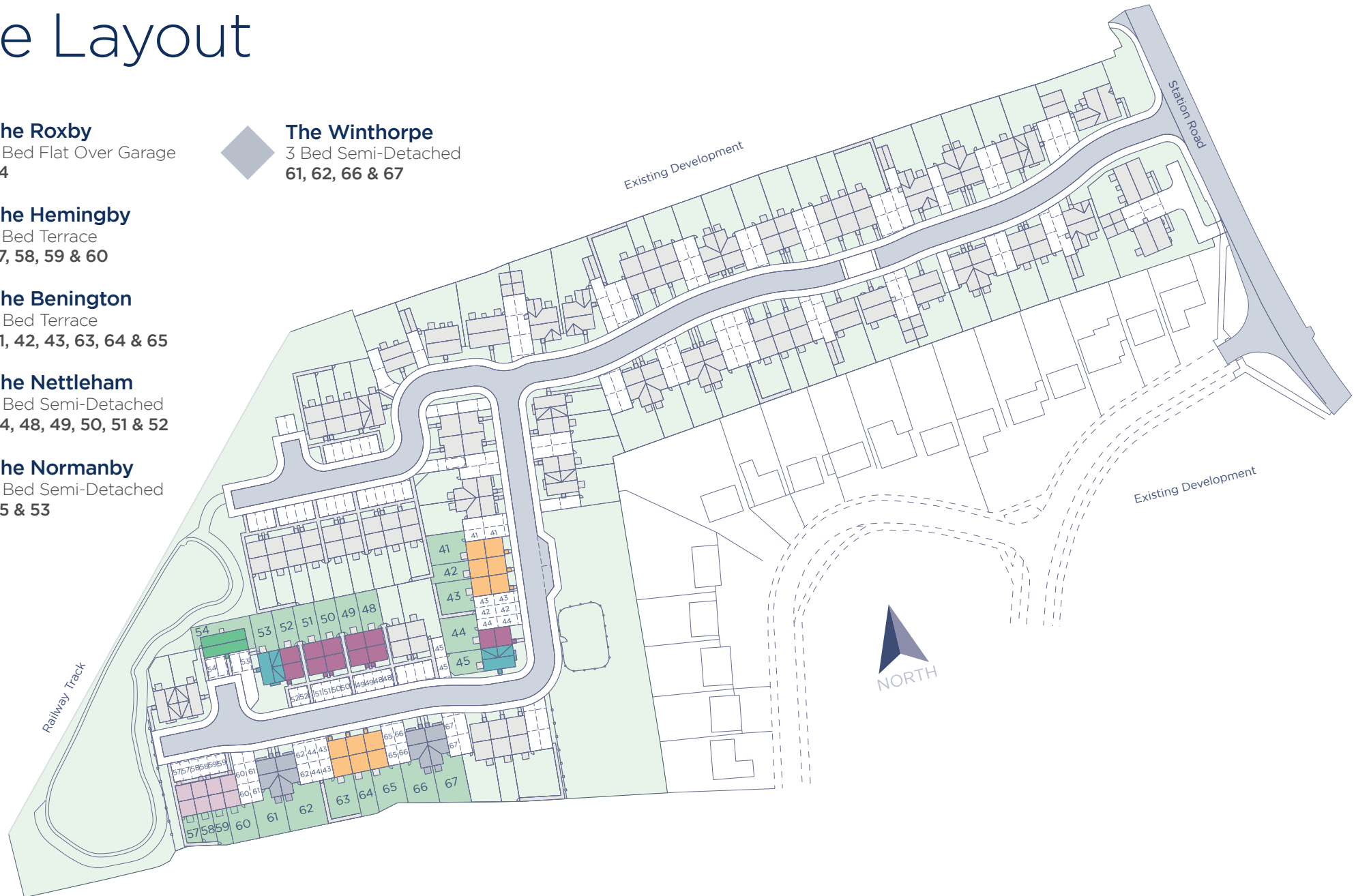
 **The Winthorpe**  
3 Bed Semi-Detached  
61, 62, 66 & 67

 **The Hemingby**  
2 Bed Terrace  
57, 58, 59 & 60

 **The Benington**  
3 Bed Terrace  
41, 42, 43, 63, 64 & 65

 **The Nettleham**  
3 Bed Semi-Detached  
44, 48, 49, 50, 51 & 52

 **The Normanby**  
3 Bed Semi-Detached  
45 & 53





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## The Roxby

2 Bed Flat Over Garage home

The Roxby is a comfortable two bedroom home comprising of a spacious front aspect open plan living/dining area and kitchen.

There are 2 bedrooms with the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Single Garage



### FIRST FLOOR

Kitchen	4.17m x 1.80m	13'8" x 5'11"	Bedroom 1	3.92m x 3.00m	12'10" x 9'10"
Living/Dining	5.27m x 3.37m	17'3" x 11'1"	En-Suite	2.20m x 1.26m	7'3" x 4'1"
			Bedroom 2	3.30m x 2.30m	10'10" x 7'7"
			Bathroom	2.00m x 1.74m	6'7" x 5'8"

### TOTAL FLOOR AREA

61.15m<sup>2</sup> - 658.26 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



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## The Hemingby

2 Bed Terrace home

The Hemingby is a modern two bedroom terrace home comprising of a spacious living area, well appointed kitchen/dining with double doors to the turfed rear garden.

Upstairs there are two bedrooms and a family bathroom.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	3.76m x 2.50m	12'4" x 8'2"
Living	4.12m x 3.76m	13'6" x 12'4"



### FIRST FLOOR

Bedroom 1	3.76m x 2.80m	12'4" x 9'2"
Bedroom 2	3.01m x 2.74m	9'11" x 9'0"
Bathroom	2.00m x 1.73m	6'7" x 5'8"

**TOTAL FLOOR AREA**  
60.55m<sup>2</sup> - 651.71 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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## The Benington

3 Bed Terrace home

The Benington is a modern three bedroom terrace home comprising of a spacious living/dining area with double doors to the turfed rear garden, and front aspect kitchen.

Upstairs there are three bedrooms with the master bedroom benefiting from a fitted wardrobe and En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	4.63m x 3.09m	15'2" x 10'2"
Living/Dining	4.63m x 4.16m	15'2" x 13'8"



### FIRST FLOOR

Bedroom 1	3.37m x 2.82m	11'1" x 9'3"
En-Suite	2.47m x 1.75m	8'1" x 5'9"
Bedroom 2	3.21m x 2.48m	10'6" x 8'2"
Bedroom 3	3.21m x 2.08m	10'6" x 6'10"
Bathroom	2.73m x 1.73m	8'11" x 5'8"

**TOTAL FLOOR AREA**  
87.29m<sup>2</sup> - 939.62 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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## The Nettleham

3 Bed Semi-Detached home

The Nettleham is a stylish three bedroom home comprising of a spacious living/dining area with double doors to the turfed rear garden, and front aspect kitchen.

Upstairs you will find three bedrooms and a family bathroom with modern white suite and shower fitted over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen  
3.20m x 2.48m 10'6" x 8'1"  
Living/Dining  
4.63m x 3.62m 15'2" x 11'11"

### TOTAL FLOOR AREA

74.43m<sup>2</sup> - 801.11 sq.ft



### FIRST FLOOR

Bedroom 1  
4.63m x 4.01m 15'2" x 13'2"  
Bedroom 2  
2.91m x 2.66m 9'7" x 8'9"  
Bedroom 3  
3.38m x 1.90m 11'1" x 6'3"  
Bathroom  
2.52m x 1.41m 8'3" x 4'8"

△ External access    C Cupboard/Storage

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## The Normanby

3 Bed Semi-Detached home

The Normanby is a modern three bedroom home comprising of a spacious living area well appointed kitchen/dining area with double doors to the turfed rear garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a fitted wardrobe and En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	5.69m x 3.63m	18'8" x 11'11"
Living	5.69m x 3.20m	18'8" x 10'6"

### FIRST FLOOR

Bedroom 1	3.25m x 2.96m	10'8" x 9'8"
En-Suite	2.39m x 1.48m	7'10" x 4'10"
Bedroom 2	3.64m x 3.14m	11'11" x 10'4"
Bedroom 3	2.54m x 2.48m	8'4" x 8'2"
Bathroom	2.22m x 2.00m	7'3" x 6'7"

### TOTAL FLOOR AREA

91.48m<sup>2</sup> - 984.71 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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Computer generated image shown.

# The Winthorpe

3 Bed Semi-Detached home

The Winthorpe is a modern three bedroom home comprising of a spacious living area, well appointed kitchen with separate dining with double doors leading out to the turfed rear garden.

Upstairs there are three bedrooms with the master bedroom benefiting from a fitted wardrobe and En-Suite shower room.

## SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



## GROUND FLOOR

Kitchen	4.91m x 2.81m	16'1" x 9'3"
Dining	2.70m x 2.66m	8'10" x 8'9"
Living/Dining	4.38m x 3.75m	14'5" x 12'4"



## FIRST FLOOR

Bedroom 1	3.20m x 2.80m	10'6" x 9'2"
En-Suite	2.05m x 1.71m	6'9" x 5'7"
Bedroom 2	2.70m x 2.66m	8'10" x 8'9"
Bedroom 3	2.78m x 2.14m	9'2" x 7'0"
Bathroom	2.80m x 1.80m	9'2" x 5'11"

**TOTAL FLOOR AREA**  
97.82m<sup>2</sup> - 1052.90 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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# Tudor Reach, Kirton in Lindsey

## Lincolnshire, DN21 4AZ.



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
41	3 Bed End-Terrace House	80 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£202,500	£70,875	£301.64	TBC
42	3 Bed mid-Terrace House	82 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£197,500	£69,125	£294.19	TBC
43	3 Bed End-Terrace House	84 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£202,500	£70,875	£301.64	TBC
44	3 Bed Semi-Detached House	86 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£180,000	£63,000	£268.13	TBC
45	3 Bed Semi-Detached House	88 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£212,500	£74,375	£316.54	TBC
48	3 Bed Semi-Detached House	94 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£180,000	£63,000	£268.13	TBC
49	3 Bed Semi-Detached House	96 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£180,000	£63,000	£268.13	TBC
50	3 Bed Semi-Detached House	98 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£180,000	£63,000	£268.13	TBC
51	3 Bed Semi-Detached House	100 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£180,000	£63,000	£268.13	TBC
52	3 Bed Semi-Detached House	102 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZA.	Autumn	£180,000	£63,000	£268.13	TBC
53	3 Bed Semi-Detached House with garage	104 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£217,500	£76,125	£323.99	TBC
54	2 Bed Over Garage Flat	106 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn	£146,000	£51,100	£217.48	TBC

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**

Please note:  
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
 Purchasers are advised to consult with your sales co ordinator.



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## Lincolnshire, DN21 4AZ.



House prices for all plots available

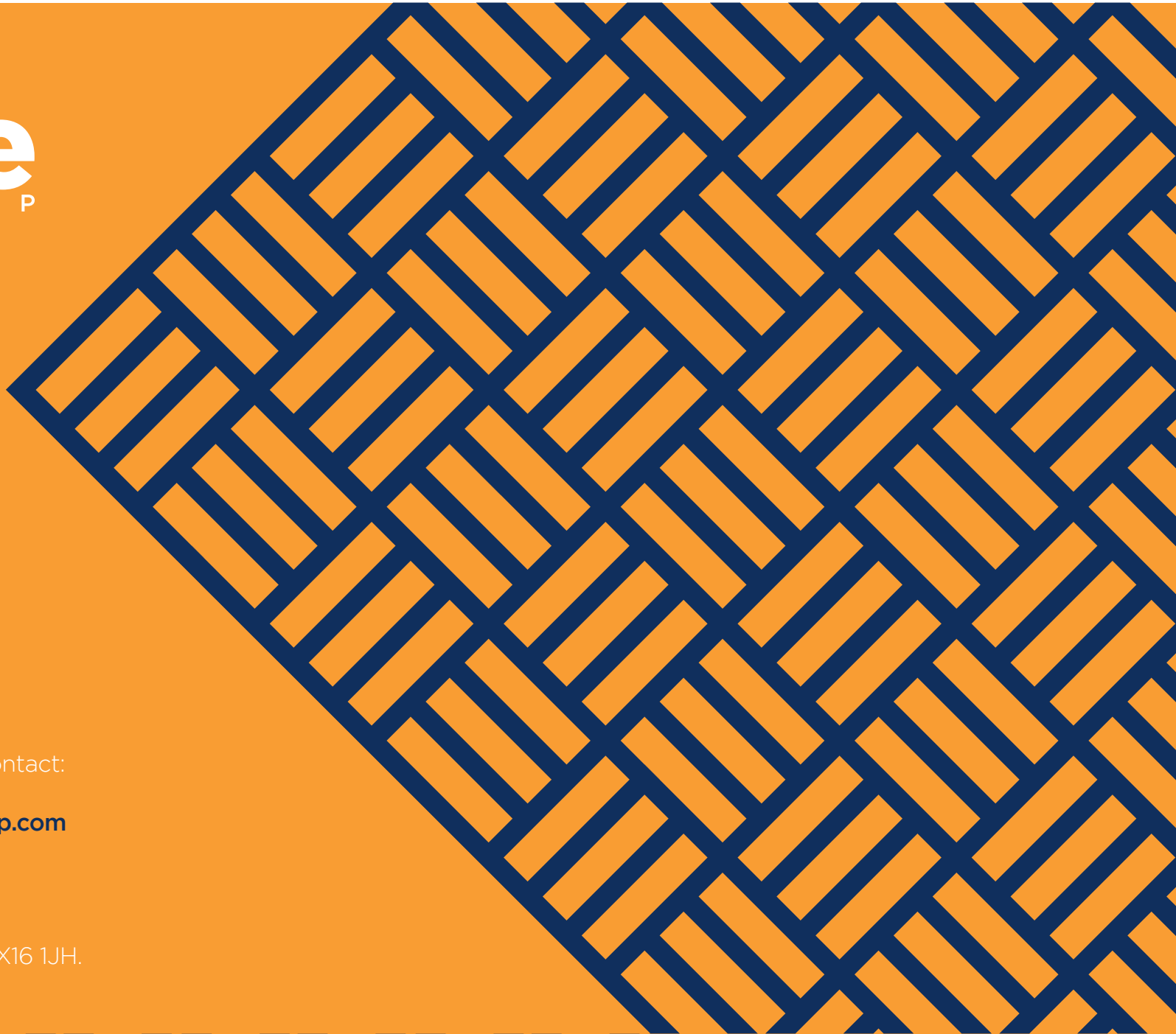
Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
57	2 Bed End-Terrace House	67 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£172,000	£60,200	£256.20	TBC
58	2 Bed Mid-Terrace House	65 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£169,000	£59,150	£251.75	TBC
59	2 Bed Mid-Terrace House	63 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£169,000	£59,150	£251.75	TBC
60	2 Bed End-Terrace House	61 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£172,000	£60,200	£256.20	TBC
61	3 Bed Semi-Detached House	59 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£200,000	£70,000	£297.92	TBC
62	3 Bed Semi-Detached House	57 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£200,000	£70,000	£297.92	TBC
63	3 Bed End-Terrace House	55 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£202,500	£70,875	£301.64	TBC
64	3 Bed Mid-Terrace House	53 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£197,500	£69,125	£294.19	TBC
65	3 Bed End-Terrace House	51 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZA.	Autumn 2023	£202,500	£70,875	£301.64	TBC
66	3 Bed Semi-Detached House	49 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£200,000	£70,000	£297.92	TBC
67	3 Bed Semi-Detached House	47 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£200,000	£70,000	£297.92	TBC

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