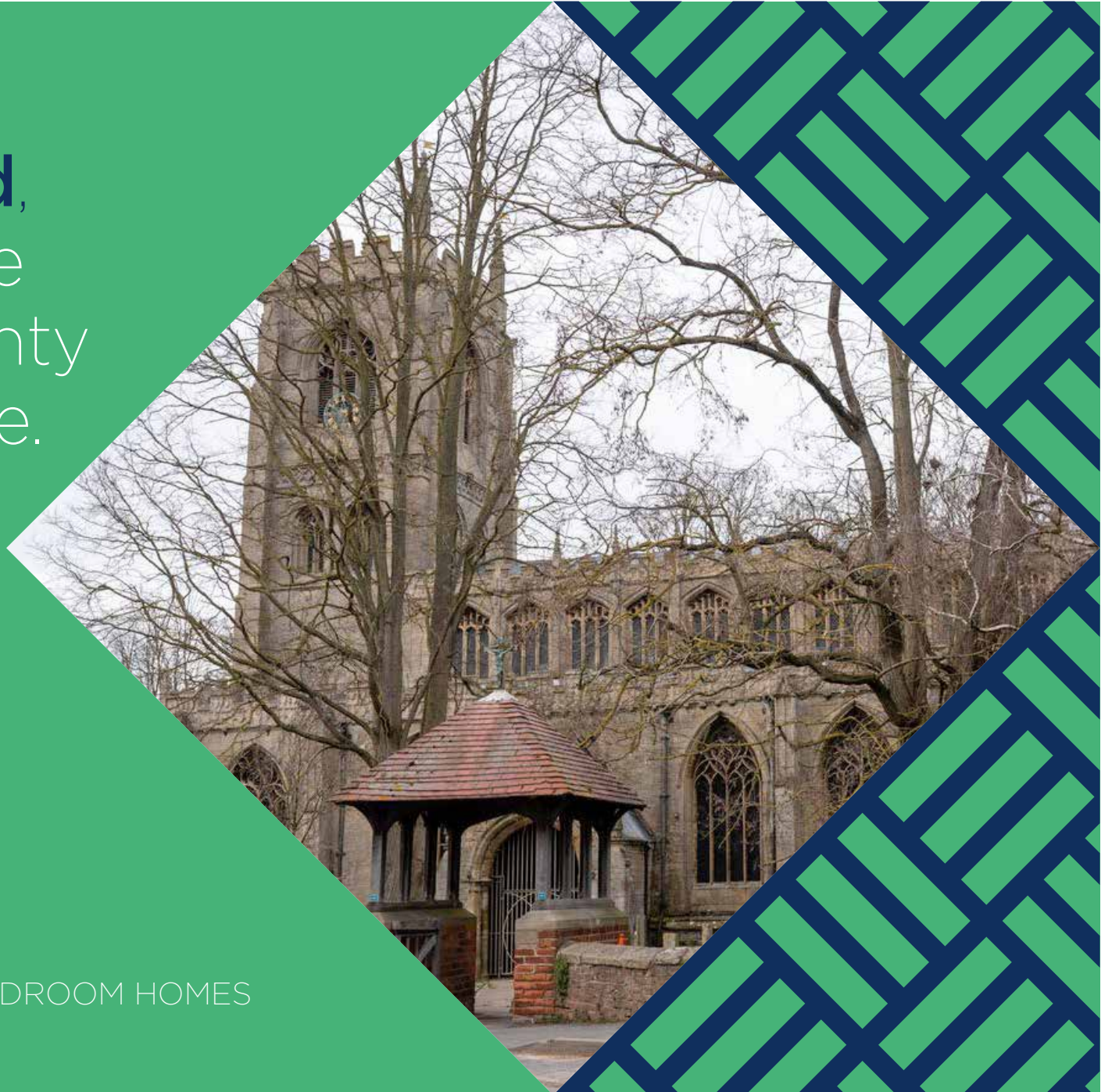


LONDON ROAD

Kirton, Lincolnshire PE20 1JF

2 & 3 BEDROOM
NEW HOMES

Welcome to
London Road,
situated in the
beautiful county
of Lincolnshire.



A COLLECTION OF 2 & 3 BEDROOM HOMES

London Road is within easy reach of the historic town of Boston.

The village of Kirton, is only a short walk away were you will find various local amenities.



London Road is situated close to the main A16, A17 and the A52.

Kirton offers families with young children a nursery and primary school option.

The historic market town of Boston close by has a rich heritage and is known to many people as the home of the Pilgrim Fathers, with its historic buildings and dramatic coastline, this east Lincolnshire market town has plenty of things to do making it a great choice for families to visit.

Alternatively you are within 30 minutes commute to the various areas listed with average times shown by car.

2
MINS

Kirton

14
MINS

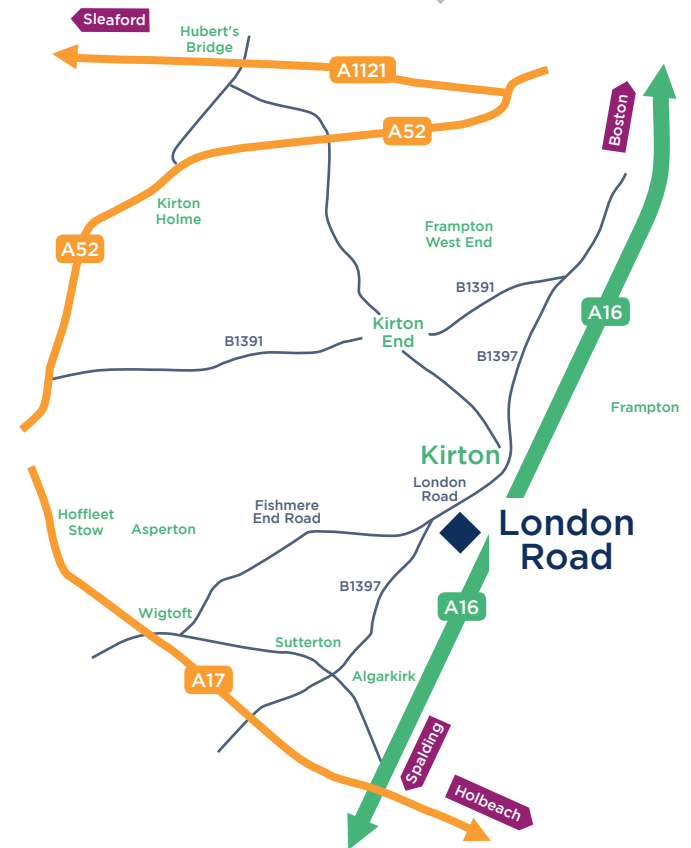
Boston

30
MINS

Sleaford

21
MINS

Spalding



London Road Site Layout

The Andover
3 Bed Semi-Detached
1, 2, 3 & 5

The Greenwich
3 Bed End-Terrace
7 & 9

The Portland
3 Bed Semi-Detached
4 & 6

The Chester
2 Bed Mid-Terrace
8

Agricultural Land

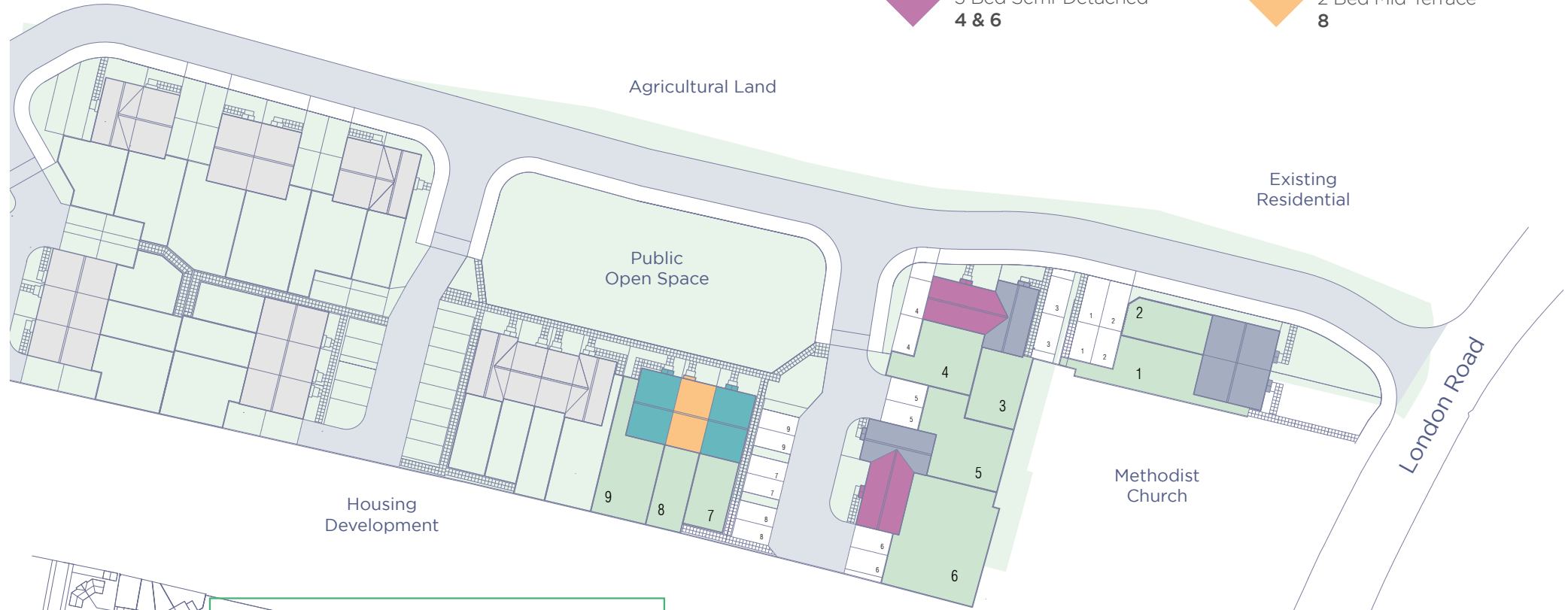
Existing Residential

Public Open Space

Housing Development

Methodist Church

London Road





Computer generated image shown.

The Andover

3 Bed Semi-Detached home

The Andover is a stylish three bed semi-detached new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower 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	3.77m x 2.56m	12'4" x 8'5"
Living/Dining	5.00m x 4.73m	16'5" x 15'6"

FIRST FLOOR

Bedroom 1	4.27m x 2.61m	14'0" x 8'7"
Bedroom 2	4.23m x 2.61m	13'11" x 8'7"
Bedroom 3	2.96m x 2.31m	9'9" x 7'7"
Bathroom	2.31m x 1.78m	7'7" x 5'10"

TOTAL FLOOR AREA
85.76m² - 923.08 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 for further details.



Computer generated image shown.

The Andover

3 Bed Semi-Detached home

The Andover is a stylish three bed semi-detached new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower 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	3.77m x 2.56m	12'4" x 8'5"
Living/Dining	5.00m x 4.73m	16'5" x 15'6"

FIRST FLOOR

Bedroom 1	4.27m x 2.61m	14'0" x 8'7"
Bedroom 2	4.23m x 2.61m	13'11" x 8'7"
Bedroom 3	2.96m x 2.31m	9'9" x 7'7"
Bathroom	2.31m x 1.78m	7'7" x 5'10"

TOTAL FLOOR AREA
85.76m² - 923.08 sq.ft

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Computer generated image shown.

The Greenwich

3 Bed End-Terrace home

The Greenwich is a stylish three bed end-terrace new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower 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
3.77m x 2.56m 12'4" x 8'5"

Living/Dining
5.00m x 4.73m 16'5" x 15'6"

FIRST FLOOR

Bedroom 1
4.27m x 2.61m 14'0" x 8'7"

Bedroom 2
4.23m x 2.61m 13'11" x 8'7"

Bedroom 3
2.96m x 2.31m 9'9" x 7'7"

Bathroom
2.31m x 1.78m 7'7" x 5'10"

TOTAL FLOOR AREA
85.76m² - 923.08 sq.ft

△ External access C Cupboard/Storage

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The Portland

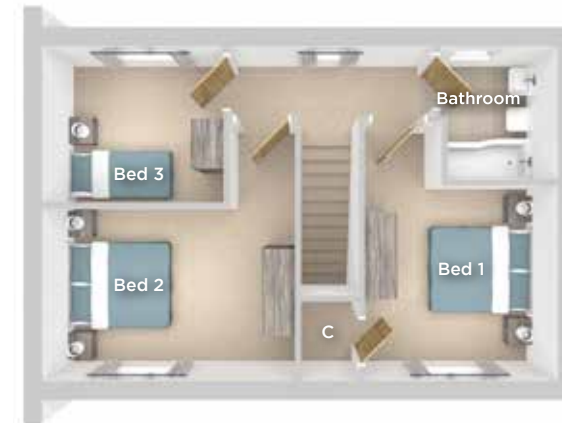
3 Bed Semi-Detached home

The Portland is a modern three bed semi-detached new home comprising of a front aspect spacious kitchen/dining featuring French doors to the rear allowing easy access to the turfed rear garden.

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

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Stainless steel oven, hob & extractor
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.31m x 2.88m 17'5" x 9'6"

Living
5.31m x 3.07m 17'5" x 10'1"

FIRST FLOOR

Bedroom 1
3.09m x 3.10m 10'2" x 10'2"

Bedroom 2
4.03m x 2.74m 13'2" x 9'0"

Bedroom 3
2.90m x 2.50m 9'6" x 8'2"

Bathroom
2.14m x 1.91m 7'0" x 6'3"

TOTAL FLOOR AREA
87.02m² - 936.69 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Chester

2 Bed Mid-Terrace home

The Chester is a modern two bed mid-terrace new home comprising of a well appointed kitchen/dining with rear allowing easy access to the turfed rear garden and spacious living area.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower 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/Dining
4.54m x 3.03m 14'11" x 9'11" "

Living
4.22m x 3.48m 13'10" x 11'5" "

TOTAL FLOOR AREA
77.85m² - 837.99 sq.ft



FIRST FLOOR

Bedroom 1
4.54m x 3.56m 14'11" x 11'8" "

Bedroom 2
4.54m x 2.71m 14'11" x 8'11" "

Bathroom
2.39m x 2.15m 7'10" x 7'1" "

△ External access C Cupboard/Storage

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London Road, Kirton

Lincolnshire, PE20 1JF.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
1	3 Bed Semi-Detached House	1 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
2	3 Bed Semi-Detached House	2 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
3	3 Bed Semi-Detached House	3 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
4	3 Bed Semi-Detached House	4 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
5	3 Bed Semi-Detached House	5 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
6	3 Bed Semi-Detached House	6 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£190,000	£66,500	£283.02	£25.25
7	3 Bed End-Terrace House	7 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£185,000	£64,750	£275.57	£25.25
8	2 Bed Mid-Terrace House	8 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£170,000	£59,500	£253.23	£25.25
9	3 Bed End-Terrace House	9 Queen Road, Kirton, London Road, Kirton, Boston Lincolnshire, PE20 1JF.	April 2024	£185,000	£64,750	£275.57	£25.25

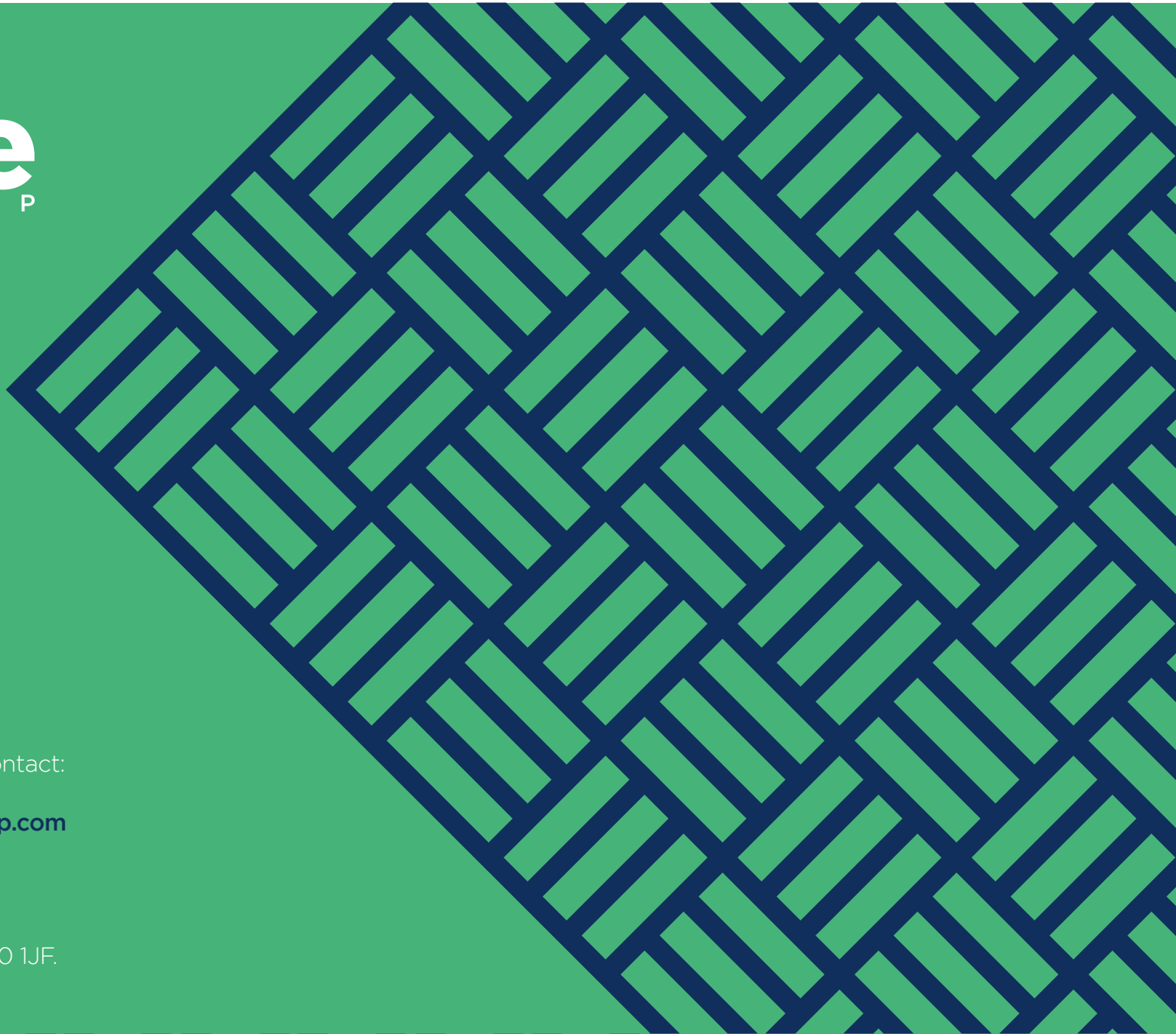
PLEASE NOTE: There will be a service charge for the maintenance of communal areas to be confirmed

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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Kirton, Lincolnshire, PE20 1JF.