

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

Kirton in Lindsey, DN21

2 & 3 BEDROOM
NEW HOMES

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

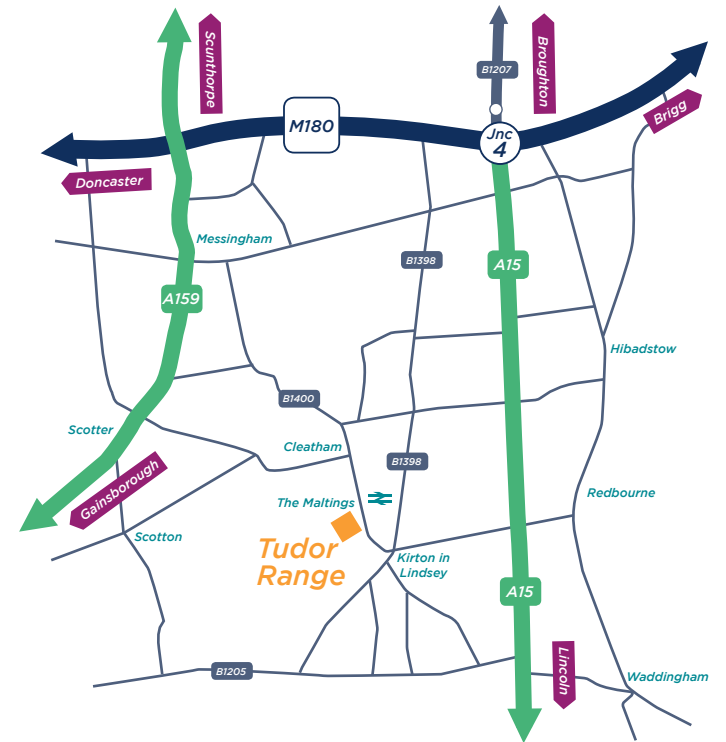
Kirton in Lindsey is a popular market town and is home to several independent retailers including a butcher, bakery, various beauty salons and a sweetshop.



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



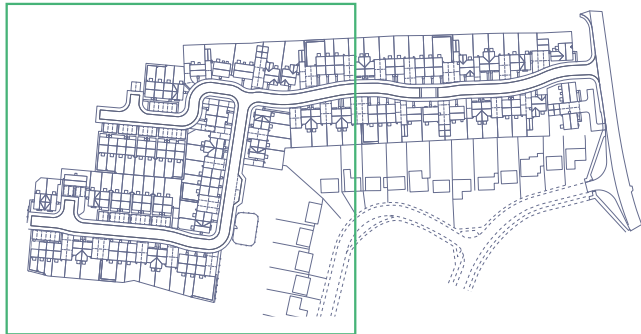
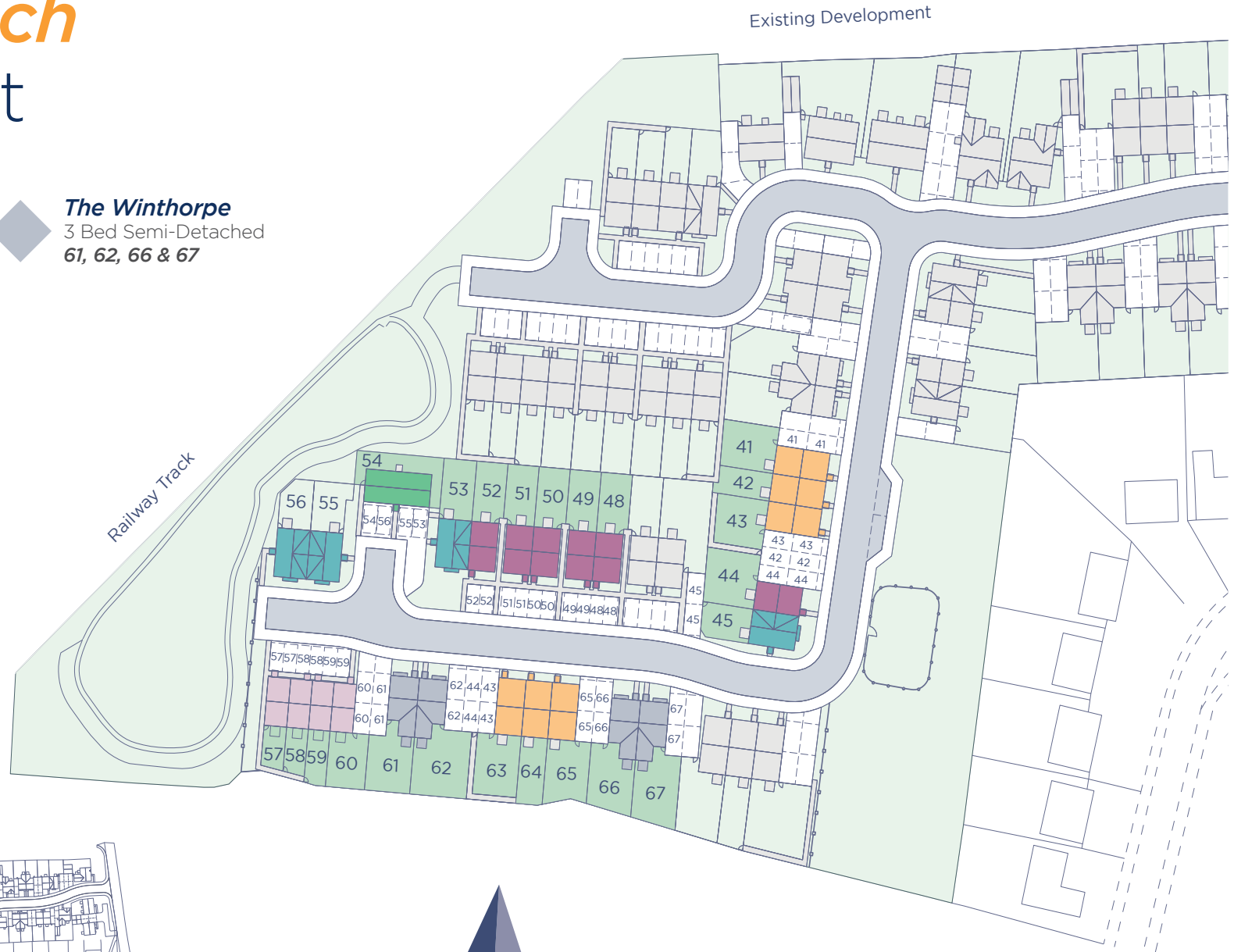
Hull

Tudor Reach

Site Layout

-  **The Roxby**
2 Bed Flat Over Garage
54
-  **The 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, 55 & 56
Plots 53, 55 & 56 include garages

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





Computer generated image shown.

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

61.15m² - 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 for further details.



Computer generated image shown.

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"

TOTAL FLOOR AREA
60.55m² - 651.71 sq.ft



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"

△ External access C Cupboard/Storage W Wardrobe

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Computer generated image shown.

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
87.29m² - 939.62 sq.ft

△ External access C Cupboard/Storage W Wardrobe

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Computer generated image shown.

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"



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"

TOTAL FLOOR AREA

74.43m² - 801.11 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown above in plot 53, plots 55 & 56 include garages.

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

91.48m² - 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
97.82m² - 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		SOLD					
42		SSTC					
43		SSTC					
44		SSTC					
45		SOLD					
48	3 Bed Semi-Detached House	94 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£180,000	£63,000	£268.13	TBC
49	3 Bed Semi-Detached House	96 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£180,000	£63,000	£268.13	TBC
50	3 Bed Semi-Detached House	98 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£180,000	£63,000	£268.13	TBC
51	3 Bed Semi-Detached House	100 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£180,000	£63,000	£268.13	TBC
52		SOLD					

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.



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
53		SOLD					
54		SOLD					
55		SOLD					
56		SSTC					
57		SOLD					
58		SOLD					
59	2 Bed Mid-Terrace Housee	63 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	Autumn 2023	£169,000	£59,150	£251.75	TBC
60		SOLD					
61		SOLD					
62		SOLD					

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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
63		SSTC					
64		SOLD					
65		SSTC					
66		SOLD					
67		SOLD					

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Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304



Banbury, Oxfordshire, OX16 1JH.