



TUDOR REACH

Kirton in Lindsey, Gainsborough
Lincolnshire, DN21 4AZ
2 & 3 Bedroom New Homes

INTRODUCING RENT TO BUY

These homes are available to reserve through the Rent to Buy.

Rent to Buy is a government scheme that allows individuals to rent a new home at a reduced rental amount while providing them with the opportunity to buy the home during that time - whether through Shared Ownership or via an outright sale.

This scheme is designed to ease the transition between renting and buying by subsidising a percentage of the rent. When they join the scheme a buyer rents a property at below market value for up to five years, allowing them to use the remaining amount to save for a deposit. After the end of the period, the renter either has to purchase or leave.



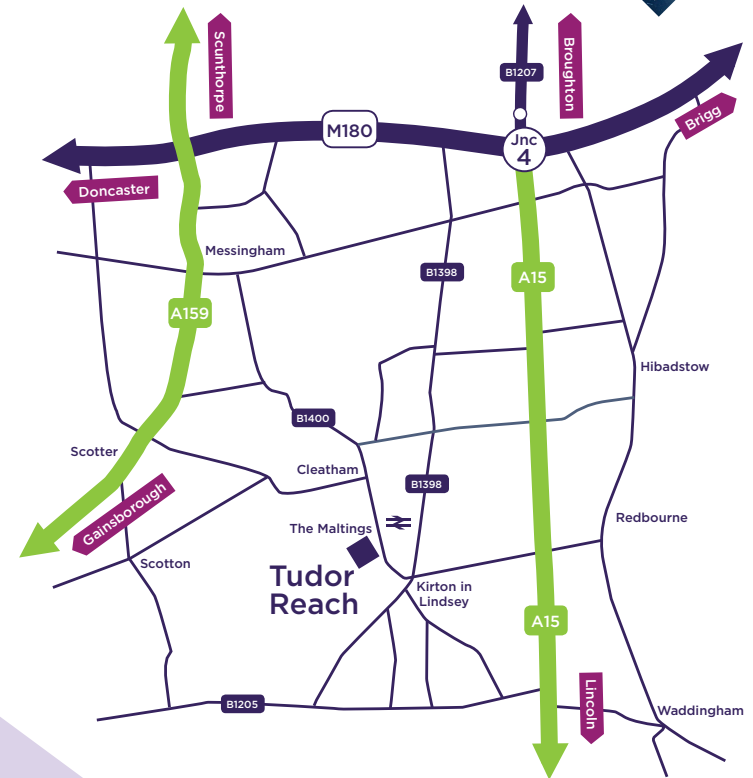
TUDOR REACH IS LOCATED WITHIN EASY REACH OF THE TOWN CENTRE.

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

Please note: Car journey times shown are a average based on normal driving conditions.



TUDOR REACH SITE PLAN

 **The Hemingby**
2 Bed Mid-Terrace House
59

 **The Benington**
3 Bed End-Terrace House
65

 **The Nettleham**
3 Bed Semi-Detached House
51



Railway Track

Existing Development





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THE HEMINGBY

3 Bedroom
Mid-Terrace home

The Hemingby is a modern two bedroom mid-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

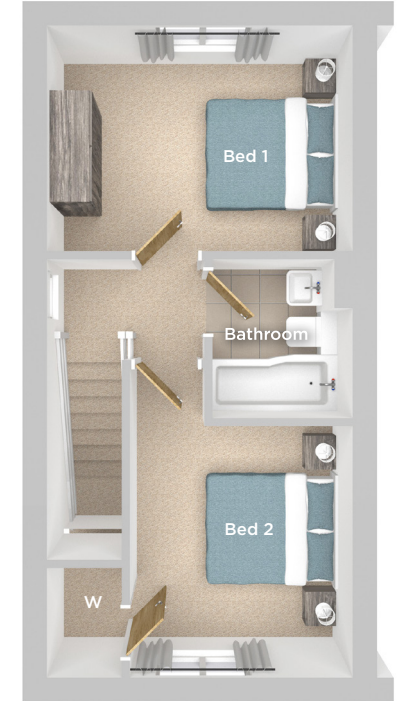


GROUND FLOOR

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

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.



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THE BENINGTON

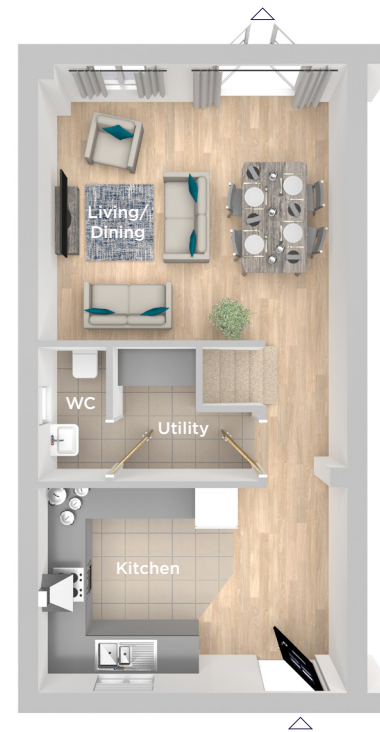
3 Bedroom
End-Terrace home

The Benington is a modern three bedroom end-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.

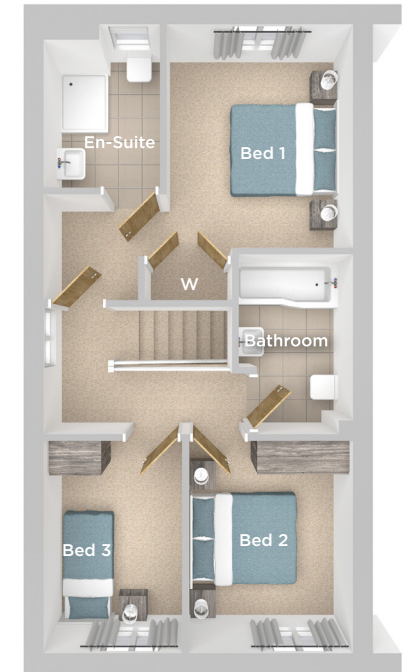
SPECIFICATIONS

- ◆ 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

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THE NETTLEHAM

3 Bedroom
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

74.43m² - 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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» TUDOR REACH, KIRTON IN LINDSEY

Lincolnshire, DN21 4AZ

House prices for all plots available on the **Rent to Buy Scheme**



Plot	House Type	Postal Address	Monthly Rent
51	The Nettleham 3 Bed Semi-Detached House	100 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	£660.00
59	The Hemingby 2 Bed Mid-Terrace House	63 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	£580.00
65	The Benington 3 Bed End-Terrace House	51 The Maltings, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4AZ.	£760.00

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.

For more information contact:

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