

# 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.

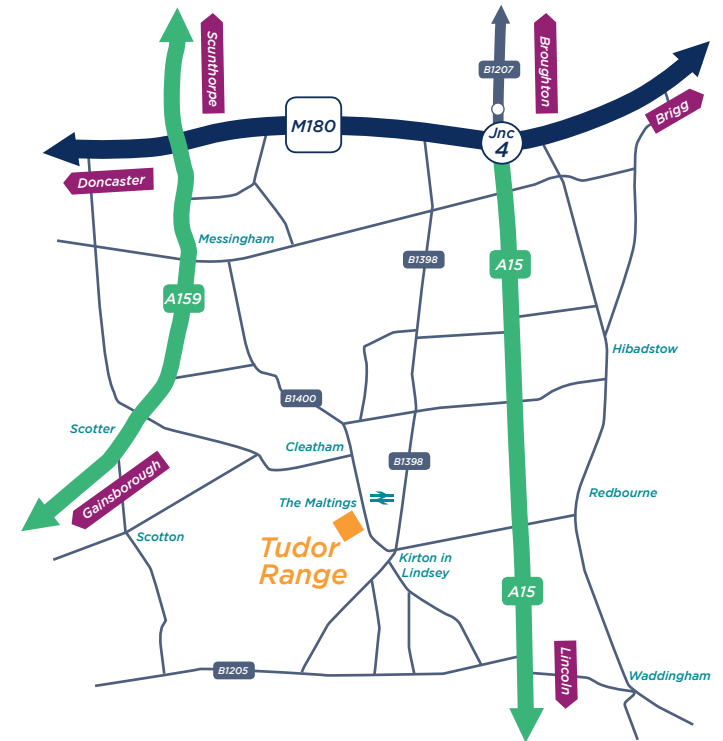
Kirton in Lindsey is a popular market town and is home to several independent retailers including a butcher, bakery, various beauty salons and a sweetshop.



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

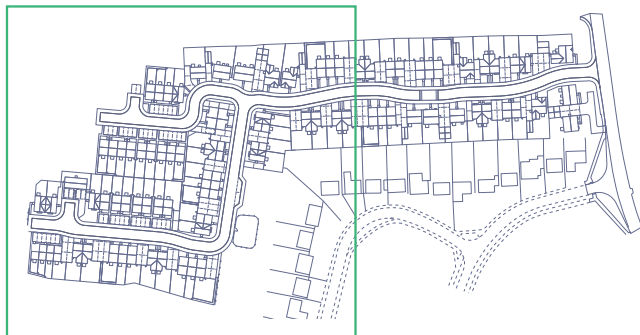
# Tudor Reach

## Site Layout

Existing Development

- 
**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

61.15m<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.



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**  
60.55m<sup>2</sup> - 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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## The Benington

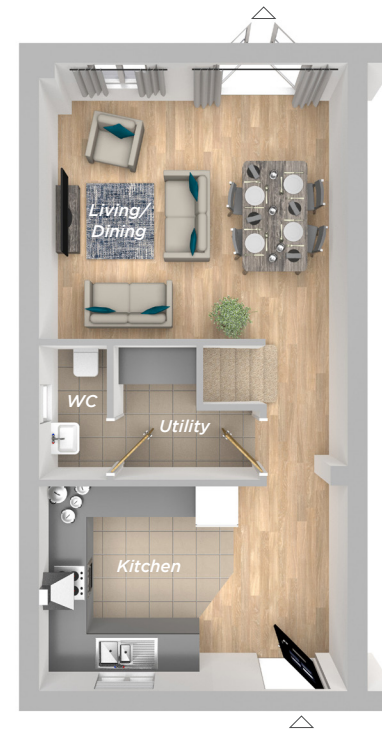
3 Bed Terrace home

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.

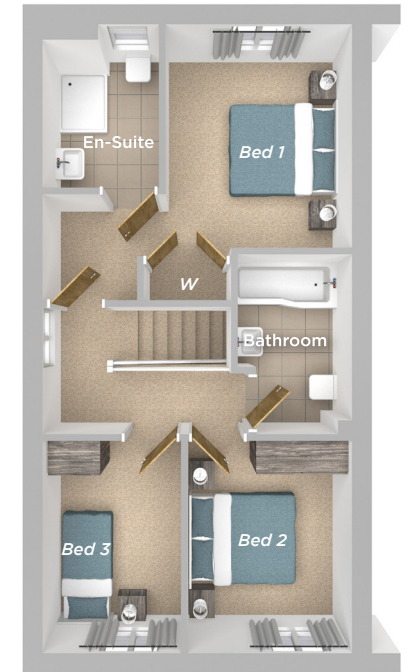
### SPECIFICATIONS

- ◆ 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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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

74.43m<sup>2</sup> - 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

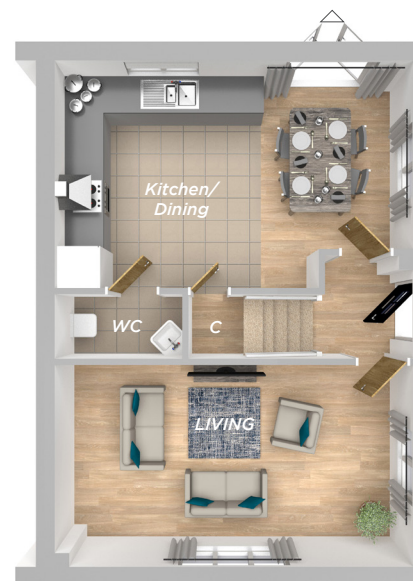
3 Bed Semi-Detached home

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**  
91.48m<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.

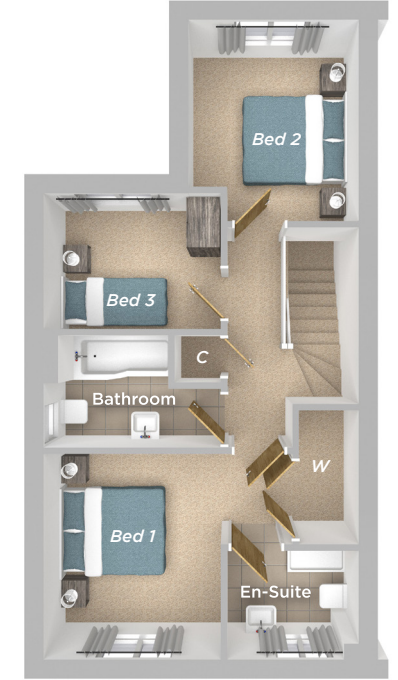
### SPECIFICATIONS

- ◆ 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" |

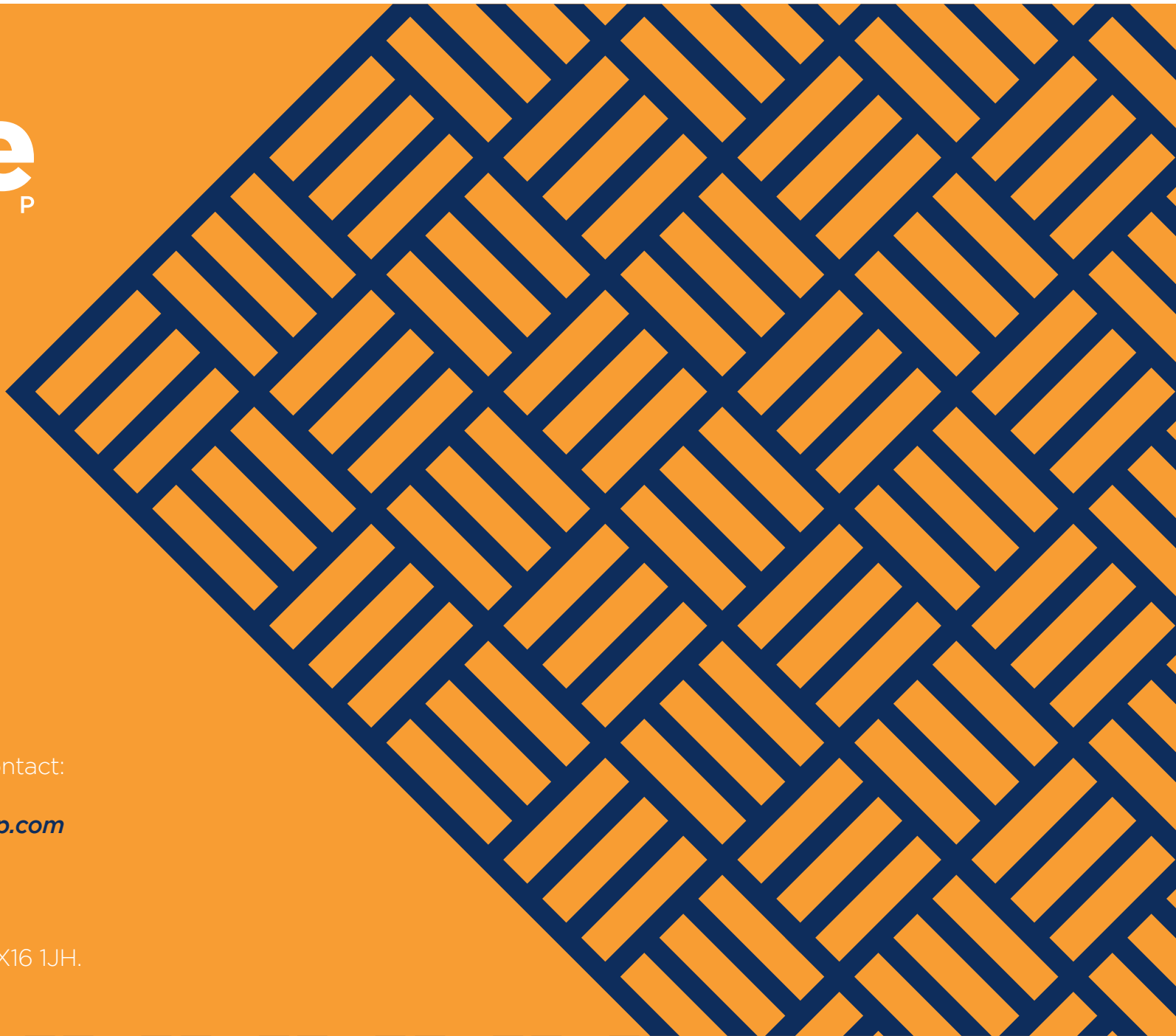
**TOTAL FLOOR AREA**  
97.82m<sup>2</sup> - 1052.90 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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