



THE SYCAMORES

Kirton, Boston
Lincolnshire, PE20 1BH
2 & 3 Bedroom New Homes



THE SYCAMORES 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.

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

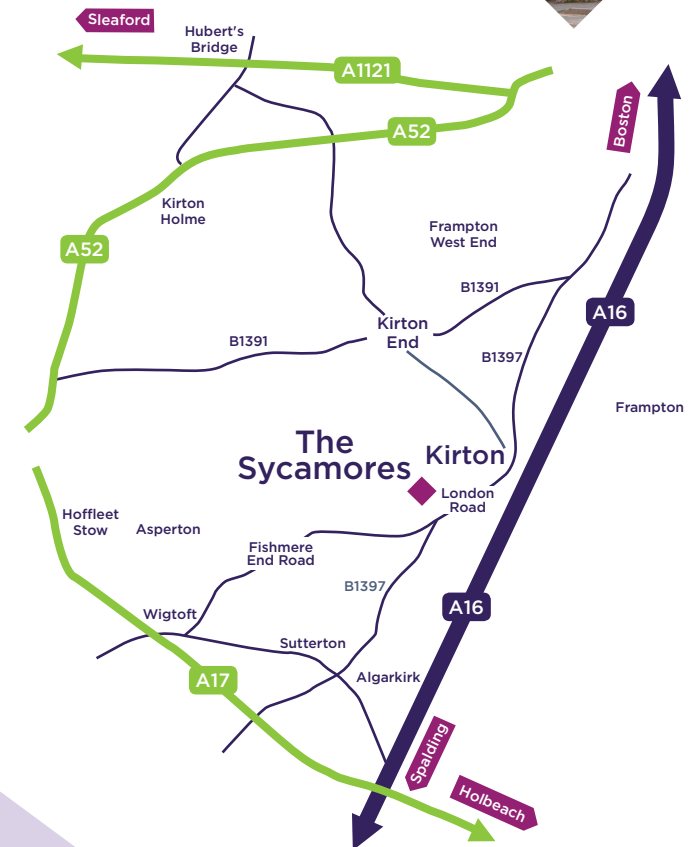
The historic market town of Boston close by has a rich heritage and is known to many people as the home of the Pilgrim Fathers, with

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.



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



THE SYCAMORES SITE PLAN

-  **The Dee**
2 Bed Semi-Detached House
56, 57
-  **The Avon**
3 Bed Semi-Detached House
58, 59





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» THE DEE

2 Bedroom
Semi-Detached home

The Dee is a stylish two bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find two bedrooms, bedroom 1 benefits from an en-suite with a white suite with bath, Bedroom 2 also has a en-suite with shower.

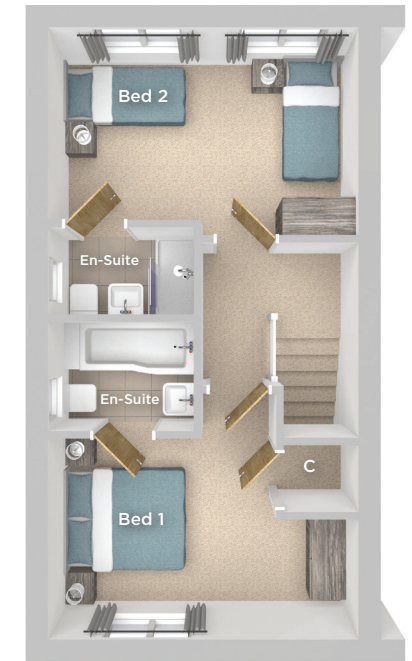
SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking
- ◆ Solar Panels fitted



GROUND FLOOR

| | | |
|----------------|---------------|--------------|
| Kitchen/Dining | 4.15m x 2.74m | 13'8" x 9'0" |
| Living | 5.32m x 2.97m | 17'5" x 9'9" |



FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.15m x 2.72m | 13'8" x 8'11" |
| En-suite | 1.97m x 1.50m | 6'6" x 4'11" |
| Bedroom 2 | 4.15m x 2.77m | 13'8" x 9'1" |
| En-suite | 1.97m x 1.23m | 6'6" x 4'1" |

TOTAL FLOOR AREA
67.76m² - 729.37 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.

» THE AVON

3 Bedroom
Semi-Detached home

The Avon is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

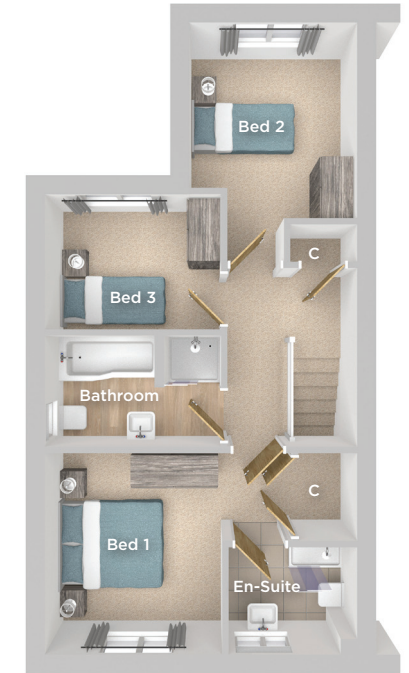
- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking
- ◆ Solar Panels fitted



GROUND FLOOR

Kitchen/Dining
5.51m x 4.59m 18'1" x 15'1"

Living
4.35m x 3.86m 14'3" x 12'8"



FIRST FLOOR

Bedroom 1
3.21m x 2.81m 10'6" x 9'3"

En-suite
2.05m x 1.72m 6'9" x 5'8"

Bedroom 2
2.66m x 2.65m 8'9" x 8'8"

Bedroom 3
2.81m x 1.80m 9'3" x 5'11"

Bathroom
2.81m x 1.80m 9'3" x 5'11"

TOTAL FLOOR AREA
66.70m² - 717.91 sq.ft

△ External access C Cupboard/Storage

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» THE SYCAMORES, KIRTON

Boston, Lincolnshire, PE20 1BH

House prices for all plots available



| Plot | House Type | Postal Address | 100% Price | 35% Share Value | Monthly Rent | Service Charge |
|------|---|--|------------|-----------------|--------------|----------------|
| 56 | The Dee 2 Bed Semi- Detached House | 38 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT. | £179,500 | £62,825 | £267.38 | TBC |
| 57 | The Dee 2 Bed Semi- Detached House | 36 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT. | £179,500 | £62,825 | £267.38 | TBC |
| 58 | The Avon 3 Bed Semi- Detached House | 34 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT. | £214,000 | £74,900 | £318.77 | TBC |
| 59 | The Avon 3 Bed Semi- Detached House | 32 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT. | £214,000 | £74,900 | £318.77 | TBC |

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:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304





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Sales@Platformhg.com

Platformhomeownership.com

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