



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 where 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.



Kirton



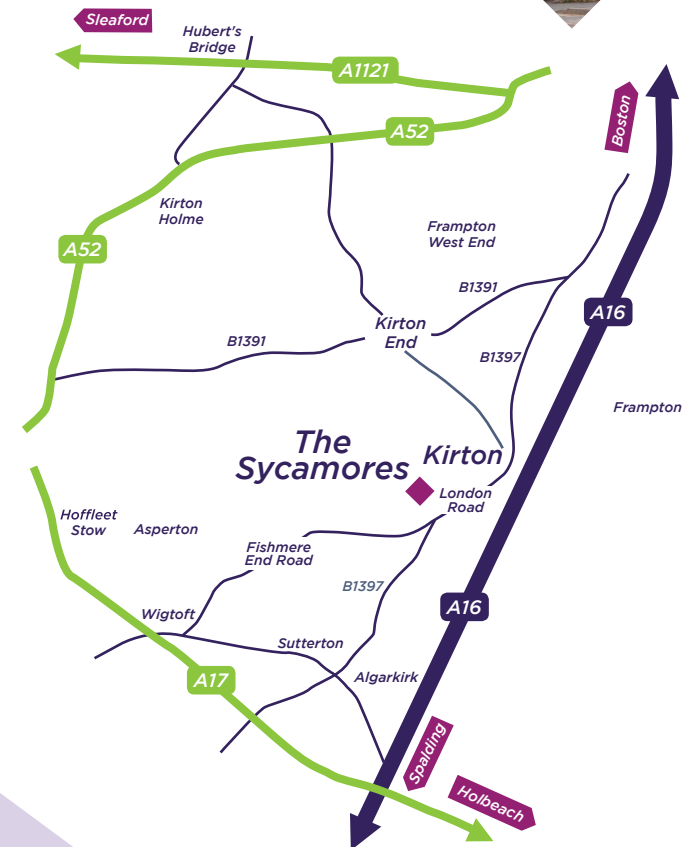
Boston



Sleaford



Spalding



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

THE SYCAMORES SITE PLAN



The Dee
2 Bed Terrace House
53, 54, 55



The Lock
3 Bed Detached House
52



The Mere
3 Bed Detached House
51





Computer generated image of a semi-detached block.

» THE DEE

2 Bedroom
Terrace home

*Please note: plots 53, 54 & 55 are
in a terrace configuration*

The Dee is a stylish two bedroom terrace 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 MERE

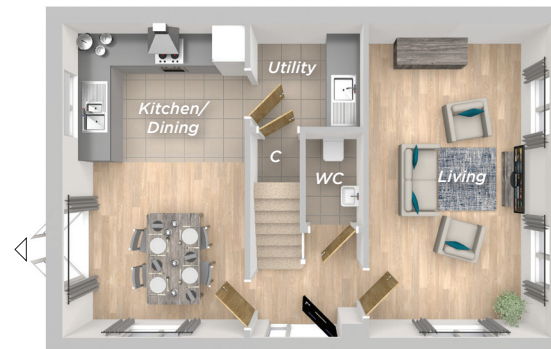
3 Bedroom
Detached home

The Mere is a stylish three bedroom 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	5.68m x 3.30m	18'8" x 10'10"
Living	5.68m x 3.30m	18'8" x 10'10"

FIRST FLOOR

Bedroom 1	3.60m x 2.83m	11'10" x 9'3"
En-suite	2.03m x 1.77m	6'8" x 5'10"
Bedroom 2	3.40m x 3.36m	11'2" x 11'0"
Bedroom 3	2.80m x 2.65m	9'2" x 8'8"
Bathroom	2.24m x 2.20m	7'4" x 7'3"

TOTAL FLOOR AREA
100.33m² - 1079.98 sq.ft

△ External access C Cupboard/Storage

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Computer generated image.

» THE LOCK

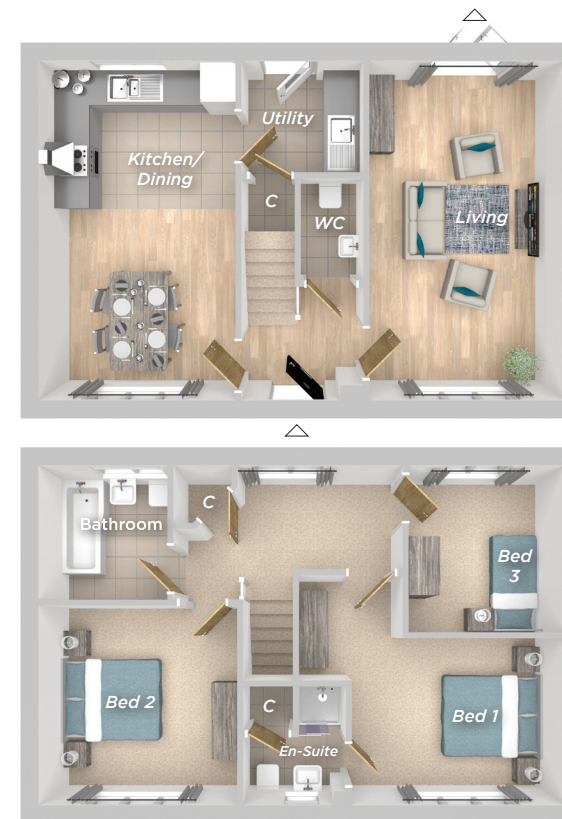
3 Bedroom
Detached home

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

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



GROUND FLOOR

Kitchen/Dining	5.69m x 3.30m	18'8" x 10'10"
Utility	2.04m x 1.86m	6'8" x 6'1"
Living	5.69m x 3.30m	18'8" x 10'10"

FIRST FLOOR

Bedroom 1	4.49m x 3.88m	14'9" x 12'9"
En-suite	2.03m x 1.77m	6'8" x 5'10"
Bedroom 2	3.40m x 3.36m	11'2" x 11'0"
Bedroom 3	2.80m x 2.65m	9'2" x 8'8"
Bathroom	2.29m x 2.20m	7'6" x 7'3"

TOTAL FLOOR AREA

100.53m² - 1082.13 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
51	The Mere 3 Bed Detached House	48 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
52	The Lock 3 Bed Detached House	46 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
53	The Dee 2 Bed End-Terrace House	44 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
54	The Dee 2 Bed Mid-Terrace House	42 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£172,000	£60,200	£256.21	TBC
55	The Dee 2 Bed End-Terrace House	40 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC

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.





**BUILDING HOMES FOR
A BETTER FUTURE**

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