



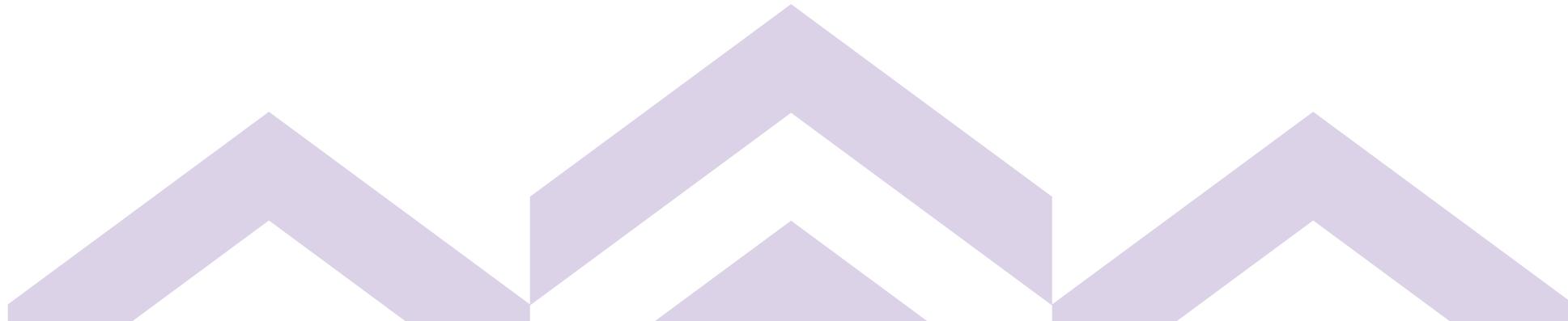
THE SYCAMORES

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

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUILDING A BETTER FUTURE THROUGH NEW HOMES





ABOUT SHARED OWNERSHIP

Buy your Sycamores home through Shared Ownership.

Your dream home is more affordable than you may think with Shared Ownership.

Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

STEP
1

Buy the first share in your new home

STEP
2

Pay rent on the remaining share

STEP
3

Buy more shares in your home later

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

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

2
MINS
Kirton

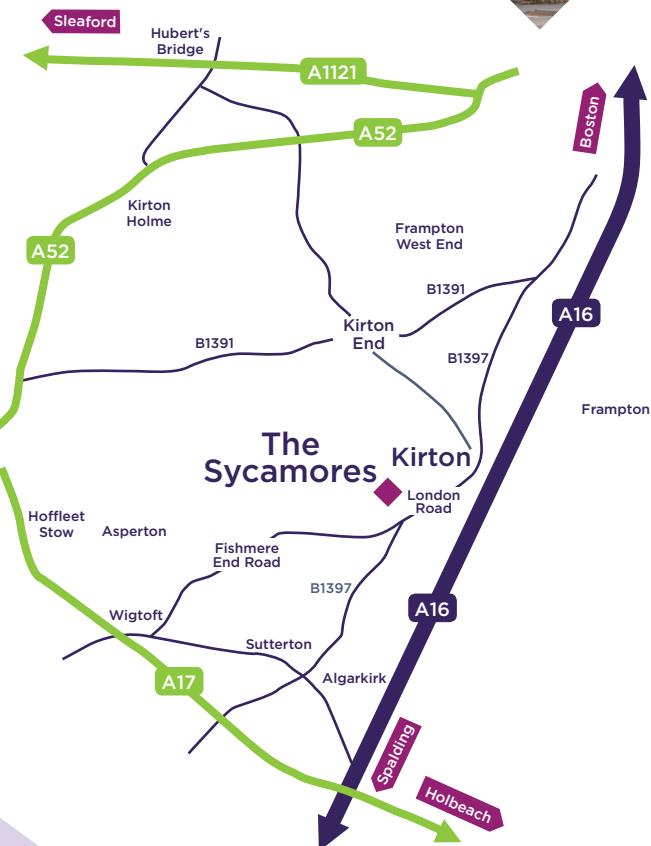
14
MINS
Boston

30
MINS
Sleaford

21
MINS
Spalding

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
36, 37

The logo for 'The Mere' features a blue diamond shape on the left and the text 'The Mere' in a purple serif font, followed by '3 Bed Detached House' and the number '38, 49' in a bold black sans-serif font.

The Nene

3 Bed Detached House
50





Computer generated image of a semi-detached block.

» THE DEE

2 Bedroom
Semi-Detached home

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

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

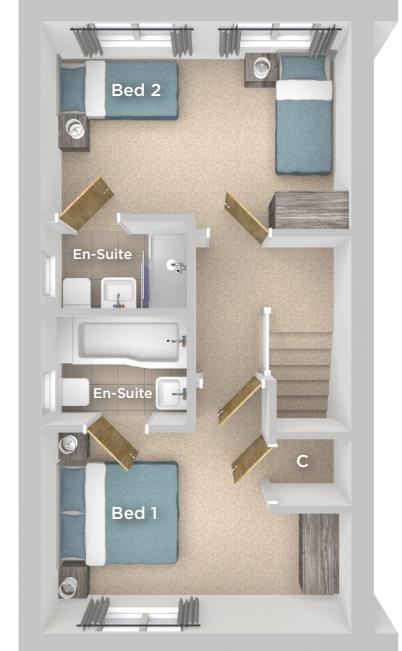
Bedroom 1	4.15m x 2.72m	13'8" x 8'11"
En-suite	1.97m x 1.50m	6'6" x 4'11"
Bedroom 2	4.15m x 2.77m	13'8" x 9'1"
En-suite	1.97m x 1.23m	6'6" x 4'1"

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 MERE

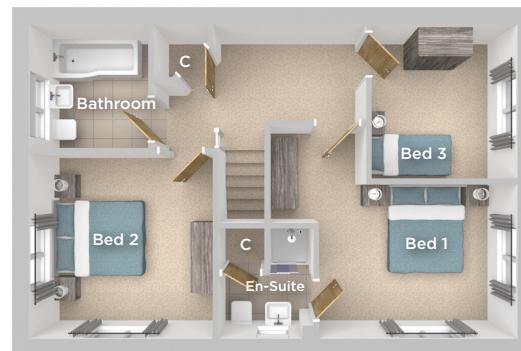
3 Bedroom
Detached home

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 RIBBLE

4 Bedroom
Detached home

The Ribble is a stylish four bedroom detached home comprising of a well appointed modern kitchen/dining layout, spacious living area with double door access to the turfed garden. Upstairs you will find four 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	22'9" x 10'2"
Utility	6'4" x 5'11"
Living	22'9" x 11'6"

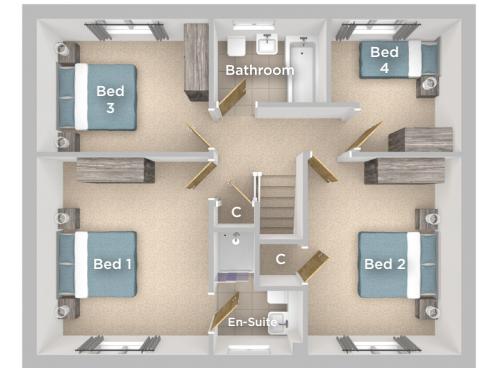
TOTAL FLOOR AREA

120.76m² - 1299.86 sq.ft

△ External access C Cupboard/Storage

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FIRST FLOOR

Bedroom 1	4.11m x 3.56m	13'6" x 11'8"
En-suite	1.90m x 1.34m	6'3" x 4'5"
Bedroom 2	4.10m x 3.15m	13'5" x 10'4"
Bedroom 3	3.56m x 2.77m	11'8" x 9'1"
Bedroom 4	2.77m x 1.74m	7'9" x 5'8"
Bathroom	2.37m x 1.74m	7'9" x 5'8"



Computer generated image.

THE NENE

3 Bedroom
Detached home

The Nene 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.

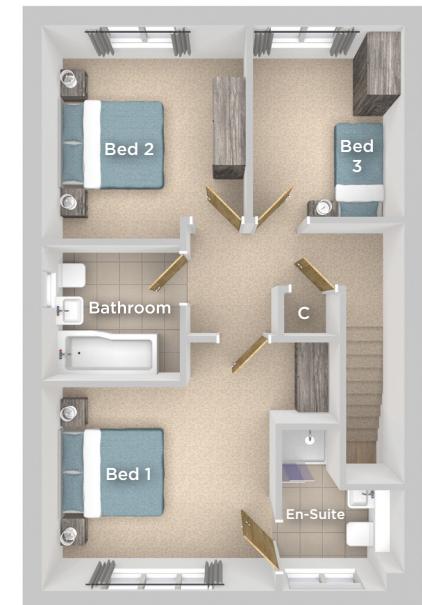
SPECIFICATIONS

- ◆ 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



GROUND FLOOR

Kitchen/Dining	5.69m x 3.24m	18'8" x 10'7"
Utility	2.50m x 2.03m	8'2" x 6'8"
Living	5.50m x 4.64m	18'1" x 15'3"



FIRST FLOOR

Bedroom 1	4.70m x 3.90m	15'5" x 12'10"
En-suite	2.54m x 1.93m	8'4" x 6'4"
Bedroom 2	3.36m x 3.23m	11'0" x 10'7"
Bedroom 3	3.06m x 2.40m	10'0" x 7'11"
Bathroom	2.20m x 2.17m	7'2" x 7'1"

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
36	The Dee 2 Bed Semi-Detached House	79 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
37	The Dee 2 Bed Semi-Detached House	81 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
38	The Mere 3 Bed Detached House	83 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
48	The Ribble 4 Bed Detached House	54 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£269,000	£94,150	£400.70	TBC
49	The Mere 3 Bed Detached House	52 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
50	The Nene 3 Bed Detached House	50 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
51		SSTC				
52		SSTC				
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		SSTC				

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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