



# 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

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



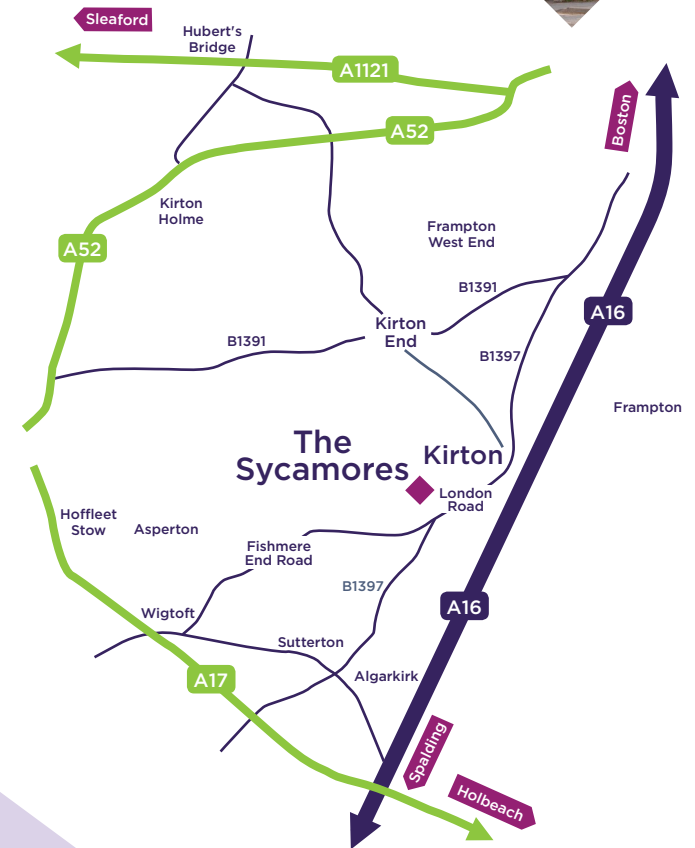
Boston



Sleaford



Spalding



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



# THE SYCAMORES SITE PLAN

**The Dee**  
2 Bed Semi- Detached House  
36, 37

**The Mere**  
3 Bed Detached House  
38, 49

**The Nene**  
3 Bed Detached House  
50

**The Dee**  
2 Bed Terrace House  
53, 54

**The Ribble**  
4 Bed Detached House  
48





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.

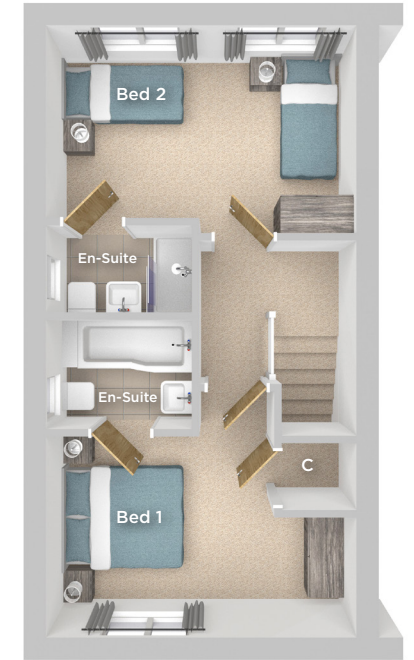
### SPECIFICATIONS

- ◆ 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 4'11"

**TOTAL FLOOR AREA**  
67.76m<sup>2</sup> - 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](http://www.platformhomeownership.com) for further details.



Computer generated image.

## THE MERE

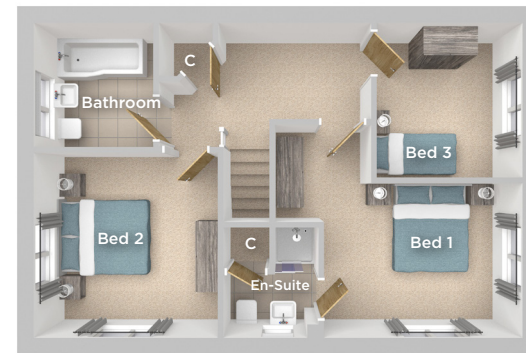
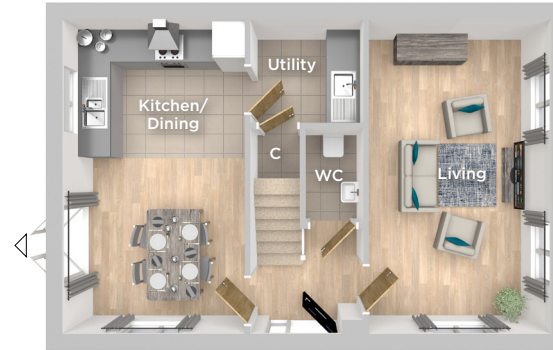
3 Bedroom  
Detached home

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**  
100.33m<sup>2</sup> - 1079.98 sq.ft

△ External access    C Cupboard/Storage

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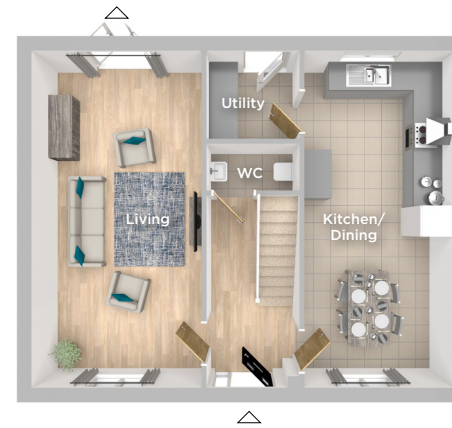
## » THE RIBBLE

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

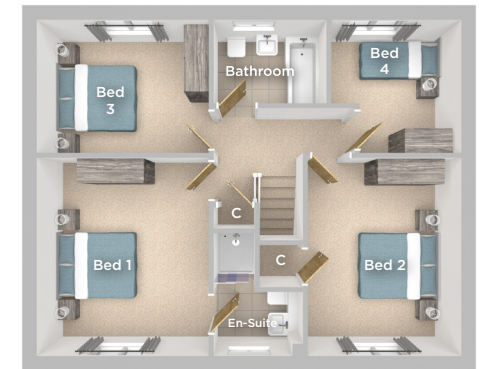
- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	6.92m x 3.10m	22'9" x 10'2"
Utility	1.92m x 1.81m	6'4" x 5'11"
Living	6.92m x 3.50m	22'9" x 11'6"

**TOTAL FLOOR AREA**  
120.76m<sup>2</sup> - 1299.86 sq.ft



### 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"

△ External access    C Cupboard/Storage

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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.

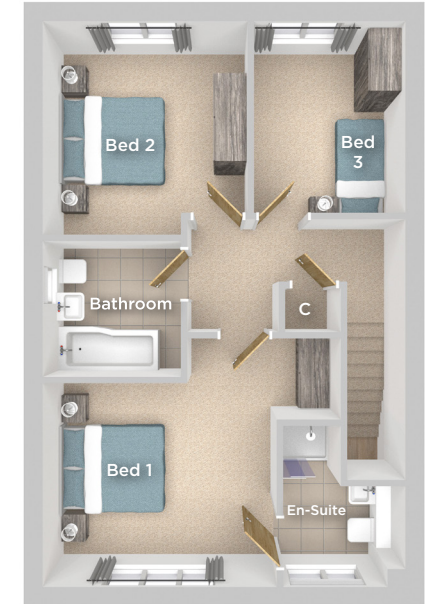
### SPECIFICATIONS

- ◆ 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**  
100.53m<sup>2</sup> - 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	<b>The Dee</b> 2 Bed Semi-Detached House	79 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
37	<b>The Dee</b> 2 Bed Semi-Detached House	81 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
38	<b>The Mere</b> 3 Bed Detached House	83 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
48	<b>The Ribble</b> 4 Bed Detached House	54 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£269,000	£94,150	£400.70	TBC
49	<b>The Mere</b> 3 Bed Detached House	52 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
50	<b>The Nene</b> 3 Bed Detached House	50 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£262,000	£91,700	£390.27	TBC
51	<b>SSTC</b>					
52	<b>SSTC</b>					
53	<b>The Dee</b> 2 Bed End-Terrace House	44 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£179,500	£62,825	£267.38	TBC
54	<b>The Dee</b> 2 Bed Mid-Terrace House	42 Sycamore Way, Kirton, Boston, Lincolnshire, PE20 1AT.	£172,000	£60,200	£256.21	TBC
55	<b>SSTC</b>					

For more information contact:  
[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
[Platformhomeownership.com](http://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.





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A BETTER FUTURE**

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