

Tudor Reach

Local Information



ALLISON
HOMES

Welcome to Tudor Reach, Kirton-in-Lindsey

This wonderful location is partially situated on Lincoln Cliff, offering beautiful local scenery. Alongside the town's unique atmosphere and rich history, it also boasts easy connections to the rest of the country, with both Lincoln and Scunthorpe less than half an hour away.

This small town has a lot to offer, with a local high street and marketplace, which are home to several independent retailers including a butcher, bakery, various beauty salons and a sweetshop. The town has a garden centre neighbouring a cosy café and a further two pubs which serve food. You will also find a number of other local takeaways and supermarkets in the area.

Other facilities in the town include a post office, where local residents can carry out their banking, as well as the Trent Valley Gliding Club.

Further leisure and shopping can be found just a short distance away, with Scunthorpe located 10 miles from Kirton in Lindsey's centre. Here, visitors can access a host of independent and chain restaurants, as well as spend time at one of the town's two shopping centres.



A great place to live

Kirton in Lindsey benefits from a close proximity to the A15, providing links to Peterborough and Lincoln, as well as the M180, which offers links to Hull, Scunthorpe and Humberside.

The town has a regular bus service, providing connections between Lincoln and Scunthorpe, and allowing easy access to surrounding areas. Nearby, is a handy railway station also running services every Saturday between Sheffield and Cleethorpes.








Despite being a small town, Kirton in Lindsey has its own primary and secondary schools close by. Both Kirton in Lindsey Primary School and Huntcliff Comprehensive School can be reached within walking distance, making it ideal for parents living in the town.



Tudor Reach features at a glance

- 91 new homes planned
- Choice of 14 home styles
- Choice of 1, 2, 3, 4, & 5 bedroom homes
- Great commuter location
- Close to Gainsborough, Scunthorpe and Lincoln
- Great amenities close by



- | | |
|---|--|
|  The Tallington 2111
1 bedroom home
PLOTS 35, 36, 37 & 38 |  The Normanby 2324
3 bedroom home
PLOTS 2, 22, 45, 53, 55, 56, 71 & 74 |
|  The Hemingby 2224
2 bedroom home
PLOTS 57, 58, 59, 60, 72 & 73 |  The Keddington 2401
4 bedroom home
PLOTS 82 & 84 |
|  The Roxby 2225
2 bedroom home
PLOT 54 |  The Redbourne 2433
4 bedroom home
PLOTS 83 & 91 |
|  The Nettleham 2328
3 bedroom home
PLOTS 3, 10, 11, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 44, 46, 47, 48, 49, 50, 51, 52, 87 & 88 |  The Ancaster 2434
4 bedroom home
PLOT 20 |
|  The Winthorpe 2308
3 bedroom home
PLOTS 4, 5, 12, 13, 39, 40, 61, 62, 66, 67, 75, 76, 77, 78, 85 & 86 |  The Dembleby 2409
4 bedroom home
PLOTS 6, 17, 18 & 89 |
|  The Benington 2329
3 bedroom home
PLOTS 7, 8, 9, 14, 15, 16, 41, 42, 43, 63, 64, 65, 68, 69, 70, 79, 80 & 81 |  The Middlethorpe 2513
5 bedroom home
PLOTS 19 & 90 |
|  The Linwood 2318
3 bedroom home
PLOT 21 |  The Roxholme E504
5 bedroom home
PLOT 1 |

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Advisors on the plot of their choice. The site details and individual house types may be subject to planning variation.



ALLISON
HOMES



Open plan kitchen/living area

Downstairs cloakroom

Master bedroom with en-suite

Storage cupboards

Allocated parking space

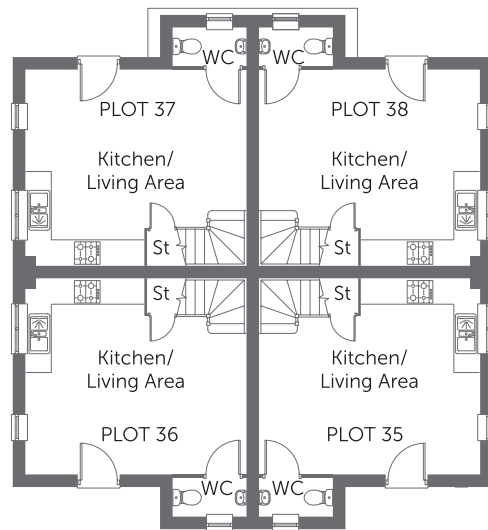
Built with you in mind

THE TALLINGTON

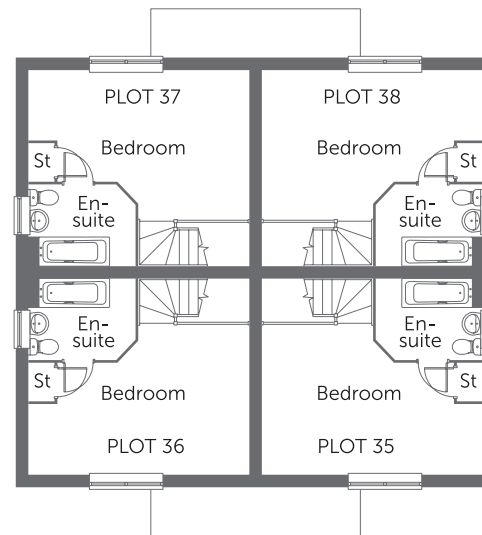
1 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Kitchen/ Living Area	5.26m x 4.67m	17'3" x 15'4"
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First Floor

Bedroom	5.26m x 3.56m	17'3" x 11'8"
En-suite	2.54m x 1.93m	8'4" x 6'4"

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



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2111 (559 sq ft)

THE TALLINGTON

Built with you in mind

1 bedroom home



ALLISON
HOMES



Front aspect living room

Kitchen/dining area
with French Doors

Utility area

Allocated parking spaces

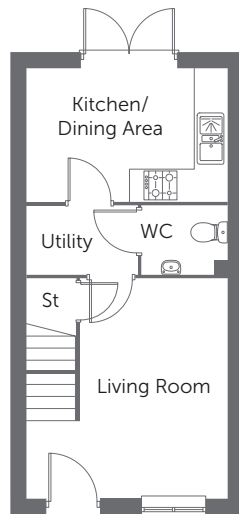
Built with you in mind

THE HEMINGBY

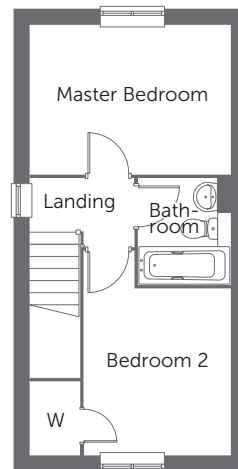
2 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	4.09m x 3.72m	13'6" x 12'2"
Kitchen/ Dining Area	3.72m x 2.47m	12'2" x 8'1"
Utility	2.06m x 1.27m	6'9" x 4'2"

First Floor

Master Bedroom	3.72m x 2.77m	12'2" x 9'1"
Bedroom 2	3.09m x 2.71m	10'1" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'7"

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2224 (652 sq ft)

THE HEMINGBY

Built with you in mind

2 bedroom home



ALLISON
HOMES



Ground floor storage cupboard

Open plan living/dining area
with kitchen

Master bedroom with en-suite

Garage

Allocated parking space

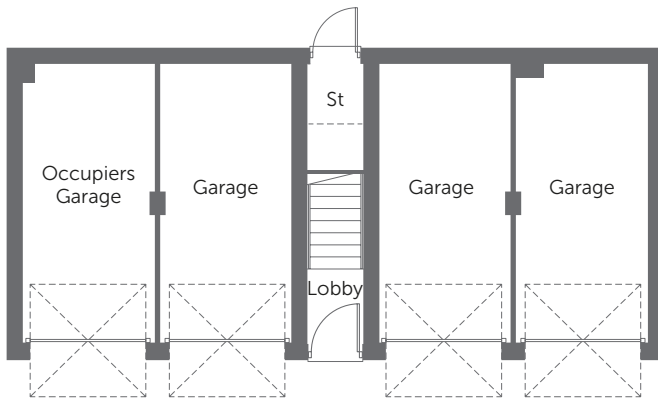
Built with you in mind

THE ROXBY 2225

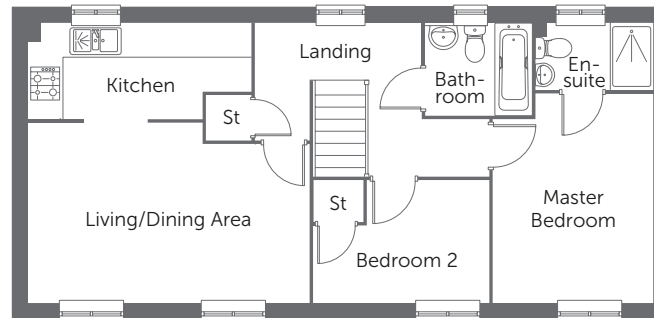
2 bedroom coach house



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

First Floor

Living/ Dining Area	5.23m x 3.34m	17'2" x 10'11"
Kitchen	4.14m x 1.76m	13'7" x 5'9"
Master Bedroom	3.88m x 2.96m	12'9" x 9'9"
En-suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.27m x 2.26m	10'9" x 7'5"
Bathroom	1.97m x 1.70m	6'5" x 5'7"

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2225 (718 sq ft)

Built with you in mind

THE ROXBY 2225

2 bedroom coach house



ALLISON
HOMES



Living/dining area
with French Doors

Front aspect kitchen

Allocated parking space(s)

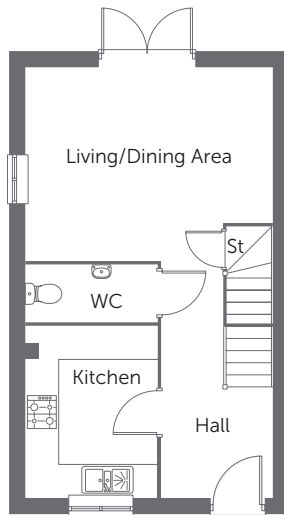
Built with you in mind

THE NETTLEHAM

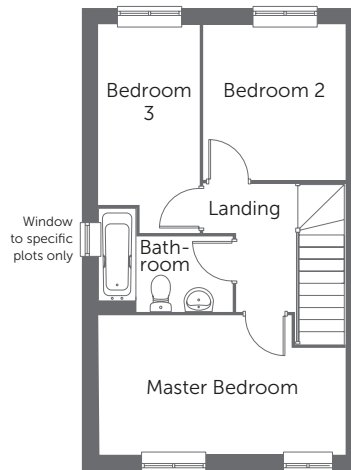
3 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living/ Dining Area	4.57m x 3.58m	14'11" x 11'8"
Kitchen	3.16m x 2.43m	10'4" x 8'0"

First Floor

Master Bedroom	4.57m x 2.57m	15'0" x 8'5"
Bedroom 2	2.87m x 2.62m	9'5" x 8'7"
Bedroom 3	3.34m x 1.86m	10'11" x 6'1"
Bathroom	2.49m x 1.91m	8'2" x 6'3"

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2328 (801 sq ft)

THE NETTLEHAM

Built with you in mind

3 bedroom home



ALLISON
HOMES



Front aspect living area

Kitchen/dining area
with French Doors

Master bedroom with en-suite
and fitted wardrobe

Allocated parking spaces

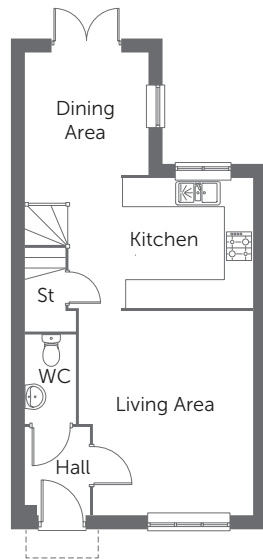
Built with you in mind

THE WINTHORPE

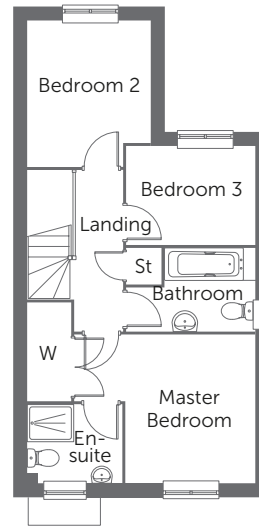
3 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Area	4.37m x 3.72m	14'4" x 12'2"
Kitchen	3.95m x 2.77m	12'2" x 9'1"
Dining Area	2.62m x 2.61m	8'7" x 8'6"

First Floor

Master Bedroom	3.17m x 2.77m	10'5" x 9'1"
En-suite	2.01m x 1.67m	6'7" x 5'6"
Bedroom 2	3.12m x 2.62m	10'2" x 8'7"
Bedroom 3	2.75m x 2.10m	9'0" x 6'10"
Bathroom	2.75m x 1.77m	9'0" x 5'10"

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2308 (918 sq ft)

Built with you in mind

THE WINTHORPE

3 bedroom home



ALLISON
HOMES



Living/dining area
with French Doors

Front aspect kitchen

Separate utility

Master bedroom with en-suite
and fitted wardrobe

Allocated parking spaces

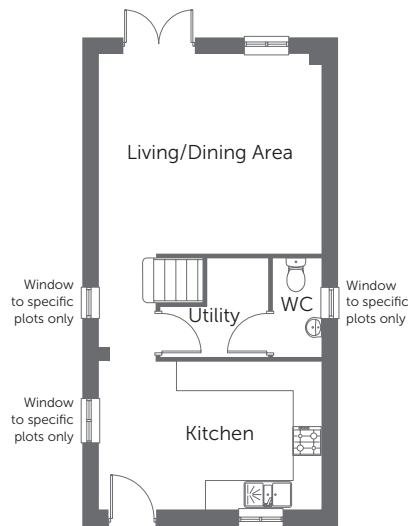
Built with you in mind

THE BENINGTON

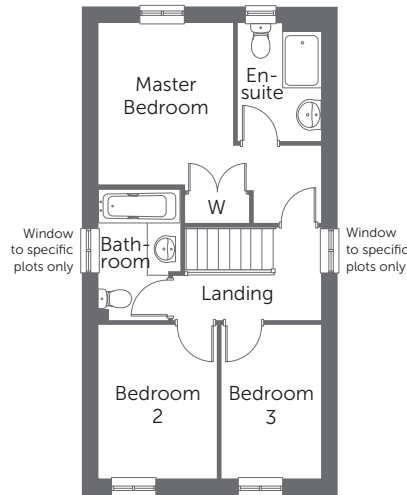
3 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living/ Dining Area	4.59m x 4.12m	15'0" x 13'6"
Kitchen	4.59m x 3.05m	15'0" x 10'0"
Utility	2.21m x 2.03m	7'3" x 6'8"

First Floor

Master Bedroom	3.33m x 2.79m	10'11" x 9'1"
En-suite	2.44m x 1.71m	8'0" x 5'7"
Bedroom 2	3.17m x 2.45m	10'4" x 8'0"
Bedroom 3	3.17m x 2.05m	10'4" x 6'8"
Bathroom	2.70m x 1.70m	8'10" x 5'6"

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HOME BUILDERS

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2329 (934 sq ft)

THE BENINGTON

Built with you in mind

3 bedroom home



ALLISON
HOMES



Living room with French Doors

Kitchen with dining area

Master bedroom with en-suite
and fitted wardrobe

Allocated parking spaces

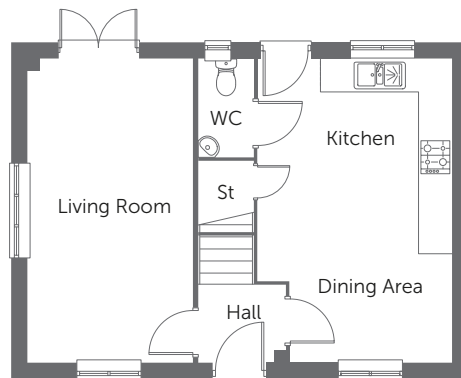
Built with you in mind

THE LINWOOD

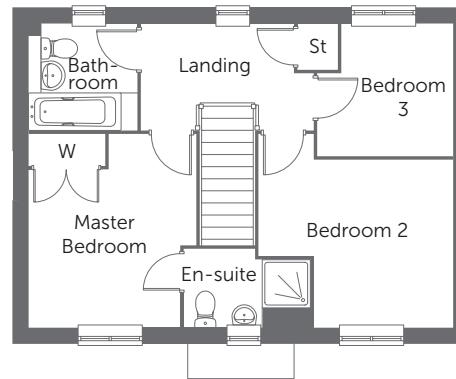
3 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	5.63m x 3.04m	18'5" x 9'11"
Kitchen/ Dining Area	5.63m x 3.60m	18'5" x 11'9"

First Floor

Master Bedroom	3.58m x 2.80m	11'9" x 9'2"
En-suite	2.35m x 1.44m	7'8" x 4'8"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	2.50m x 2.44m	8'2" x 8'0"
Bathroom	1.99m x 1.96m	6'6" x 6'5"

CONSUMER
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HOME BUILDERS

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2318 (971 sq ft)

THE LINWOOD

Built with you in mind

3 bedroom home



ALLISON
HOMES



Spacious living room

Kitchen/dining area
with French Doors

Master bedroom with en-suite
and fitted wardrobe

Allocated parking spaces

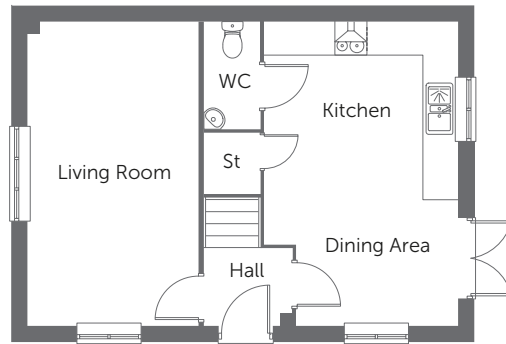
Built with you in mind

THE NORMANBY

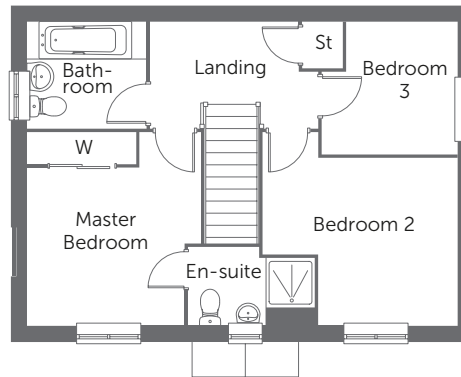
3 bedroom home



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	5.64m x 3.15m	18'6" x 10'4"
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Kitchen/ Dining Area	5.64m x 3.58m	18'6" x 11'9"
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First Floor

Master Bedroom	3.58m x 2.90m	11'8" x 9'6"
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En-suite	2.35m x 1.44m	7'8" x 4'8"
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Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
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Bedroom 3	2.50m x 2.44m	8'2" x 8'0"
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Bathroom	2.20m x 1.96m	7'2" x 6'5"
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2324 (981 sq ft)

THE NORMANBY

Built with you in mind

3 bedroom home



ALLISON
HOMES



Living area with French Doors

Kitchen with breakfast area

Separate utility

Master bedroom with en-suite
and fitted wardrobe

Single garage and allocated
parking spaces

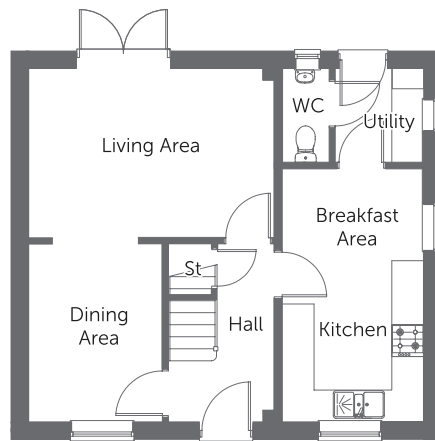
Built with you in mind

THE KEDDINGTON

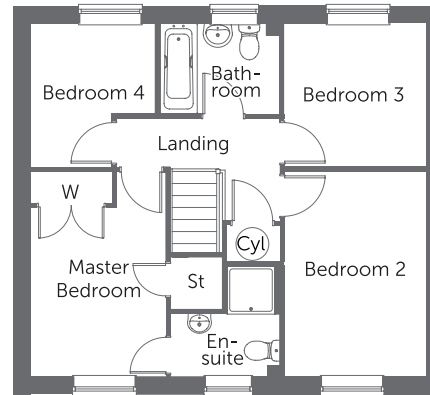
4 bedroom home with garage



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Area	4.62m x 3.18m	15'2" x 10'5"
Dining Area	3.35m x 2.52m	11'0" x 8'3"
Kitchen/ Breakfast Area	4.77m x 2.66m	15'8" x 8'9"
Utility	1.76m x 1.66m	5'9" x 5'6"

First Floor

Master Bedroom	3.87m x 2.66m	12'8" x 8'4"
En-suite	2.07m x 2.05m	6'9" x 6'8"
Bedroom 2	3.85m x 2.54m	12'8" x 8'8"
Bedroom 3	2.70m x 2.66m	8'10" x 8'8"
Bedroom 4	2.70m x 2.34m	8'10" x 7'8"
Bathroom	2.25m x 1.70m	8'4" x 5'7"

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2401 (1079 sq ft)

THE KEDDINGTON

4 bedroom home with garage

Built with you in mind



ALLISON
HOMES



Living room with bay window

Kitchen/dining area
with French Doors

Study with bay window

Separate utility

Master bedroom with en-suite
and fitted wardrobes

Single garage and allocated
parking spaces

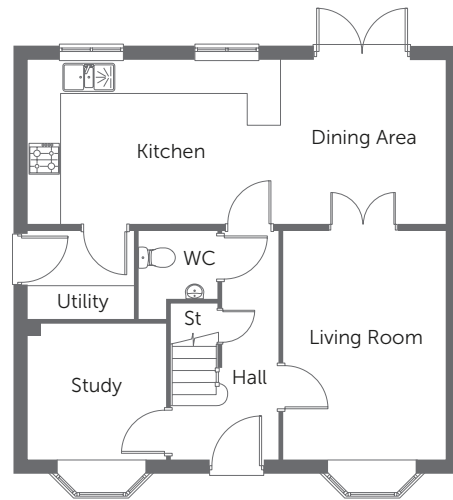
THE REDBOURNE

4 bedroom home with garage

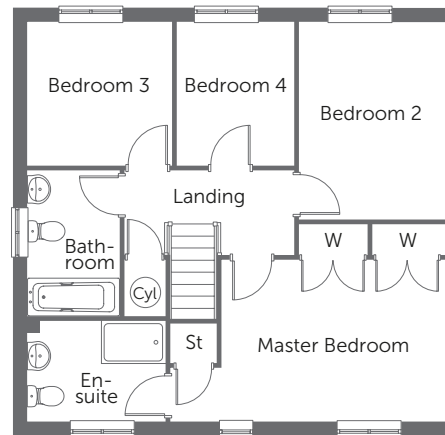
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ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	4.25m x 3.00m	13'11" x 9'10"
Kitchen/ Dining Area	7.77m x 3.03m	25'6" x 10'0"
Utility	1.95m x 1.63m	6'5" x 5'4"
Study	2.55m x 2.51m	8'4" x 8'2"

First Floor

Master Bedroom	5.12m x 3.01m	16'9" x 9'10"
En-suite	2.56m x 1.86m	8'4" x 6'1"
Bedroom 2	3.67m x 2.70m	12'0" x 8'10"
Bedroom 3	2.69m x 2.66m	8'10" x 8'8"
Bedroom 4	2.66m x 2.20m	8'8" x 7'2"
Bathroom	2.73m x 1.70m	8'11" x 5'7"

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HOME BUILDERS

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2433 (1260 sq ft)

Built with you in mind

THE REDBOURNE

4 bedroom home with garage



ALLISON
HOMES



Living room with French Doors

Kitchen/dining area
with French Doors

Separate utility

Master bedroom with en-suite
and fitted wardrobe

Single garage and allocated
parking space

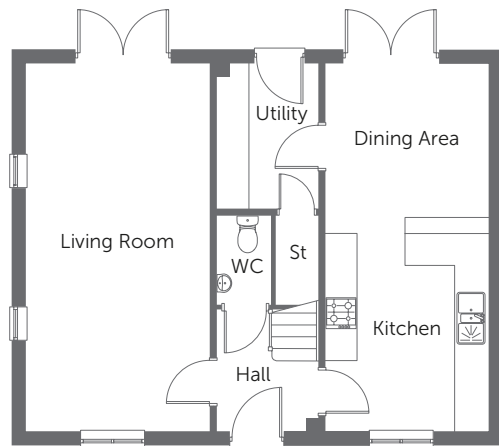
Built with you in mind

THE ANCASTER

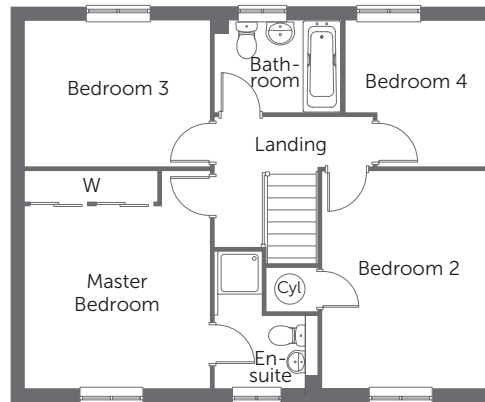
4 bedroom home with garage



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	6.87m x 3.44m	22'6" x 11'4"
Kitchen/ Dining Area	6.87m x 3.04m	22'6" x 10'0"
Utility	2.70m x 1.89m	8'10" x 6'2"

First Floor

Master Bedroom	4.06m x 3.46m	13'3" x 11'4"
En-suite	2.54m x 1.92m	8'4" x 6'3"
Bedroom 2	4.05m x 3.10m	13'3" x 10'2"
Bedroom 3	3.46m x 2.71m	11'4" x 8'11"
Bedroom 4	2.72m x 2.65m	8'11" x 8'8"
Bathroom	2.37m x 1.70m	7'9" x 5'7"

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2434 (1299 sq ft)

THE ANCASTER

Built with you in mind

4 bedroom home with garage



ALLISON
HOMES



Open plan kitchen/dining/
family area with French Doors

Separate utility

Study area

Master bedroom with en-suite
and fitted wardrobe

Single garage and allocated
parking spaces

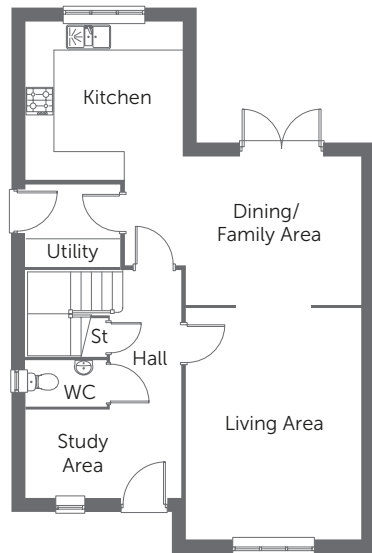
Built with you in mind

THE DEMBLEBY

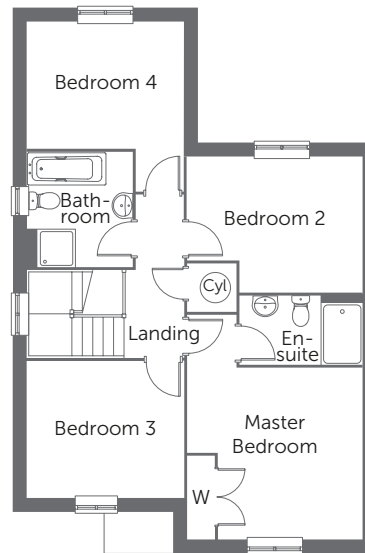
4 bedroom home with garage



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Area	4.98m x 3.76m	16'4" x 12'4"
Kitchen	3.40m x 3.37m	11'1" x 11'0"
Dining/ Family Area	3.76m x 3.20m	12'4" x 10'5"
Utility	2.02m x 1.76m	6'7" x 5'9"
Study Area	1.88m x 1.82m	6'2" x 5'11"

First Floor

Master Bedroom	3.77m x 3.69m	12'4" x 12'1"
En-suite	2.64m x 1.47m	8'8" x 5'0"
Bedroom 2	3.77m x 2.94m	12'4" x 9'6"
Bedroom 3	3.38m x 2.93m	11'1" x 9'7"
Bedroom 4	3.38m x 2.72m	11'0" x 8'11"
Bathroom	2.46m x 2.27m	8'0" x 7'5"

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2409 (1436 sq ft)

Built with you in mind

THE DEMBLEBY

4 bedroom home with garage



ALLISON
HOMES



Living room with French Doors

Kitchen/dining area
with French Doors

Separate utility

Master bedroom with en-suite
and fitted wardrobe

Garage and allocated parking spaces

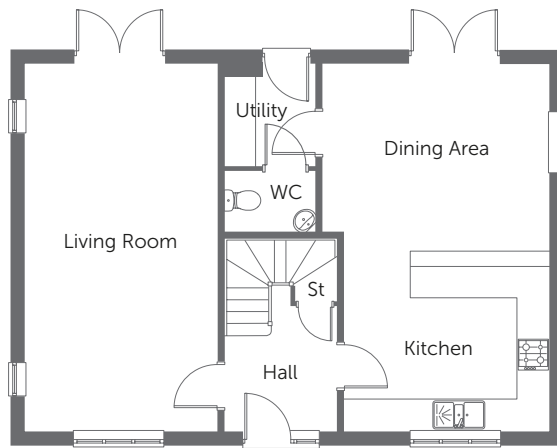
Built with you in mind

THE MIDDLETHORPE

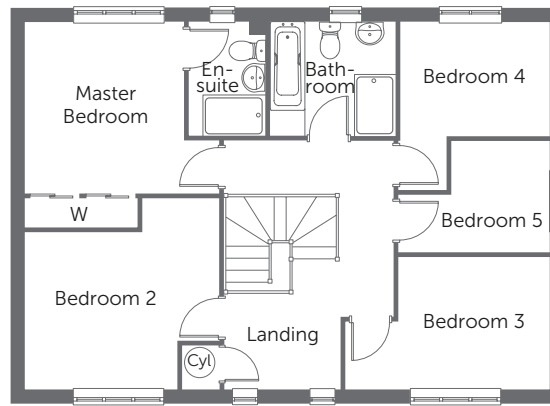
5 bedroom home with garage



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	7.09m x 3.70m	23'3" x 12'2"
Kitchen/ Dining Area	7.09m x 4.39m	23'3" x 14'5"
Utility	1.95m x 1.75m	6'5" x 5'8"

First Floor

Master Bedroom	3.31m x 3.06m	10'10" x 10'0"
En-suite	2.19m x 1.48m	7'2" x 4'10"
Bedroom 2	3.75m x 3.03m	12'3" x 9'11"
Bedroom 3	3.93m x 2.55m	12'10" x 8'4"
Bedroom 4	2.87m x 2.19m	9'4" x 7'2"
Bedroom 5	2.90m x 2.15m	9'6" x 7'1"
Bathroom	2.45m x 2.17m	8'0" x 7'1"

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2513 (1556 sq ft)

THE MIDDLETHORPE

5 bedroom home with garage

Built with you in mind



ALLISON
HOMES



Living room with French Doors

Open plan kitchen/dining area
with French Doors

Separate utility

Study

Bedroom 1 with en suite
and dressing area

Double garage and
parking spaces

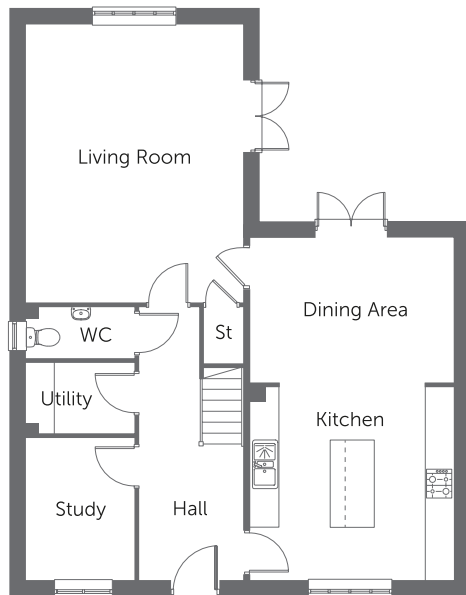
THE ROXHOLME

Built with you in mind

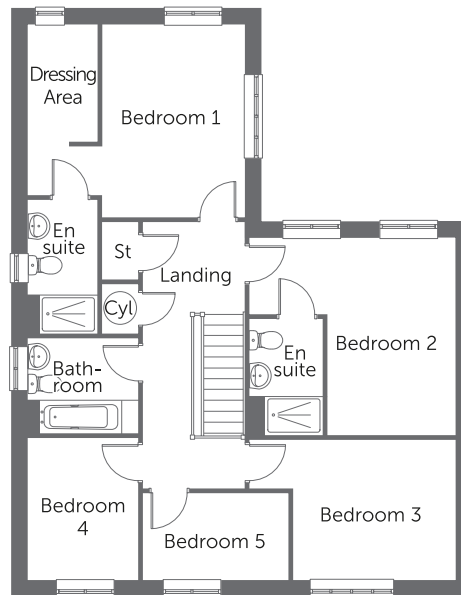
5 bedroom home with double garage



ALLISON
HOMES



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living Room	5.76m x 4.48m	18'10" x 14'8"
Kitchen/ Dining Area	7.10m x 4.20m	23'3" x 13'9"
Study	2.95m x 2.24m	9'8" x 7'4"
Utility	1.46m x 2.24m	4'9" x 7'4"

First Floor

Bedroom 1	3.96m x 4.48m	12'11" x 14'8"
En suite	2.77m x 1.44m	9'1" x 4'8"
Bedroom 2	2.64m x 4.07m	8'7" x 13'4"
En suite	2.40m x 1.51m	7'10" x 4'11"
Bedroom 3	2.93m x 3.55m	9'7" x 10'11"
Bedroom 4	2.96m x 2.28m	9'8" x 7'5"
Bedroom 5	1.85m x 3.00m	6'0" x 9'10"
Bathroom	1.98m x 2.28m	6'5" x 7'5"

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E504 (1798 sq ft)

THE ROXHOLME

Built with you in mind

5 bedroom home with double garage

Sales Specification

The Tallington 2111	The Hemmingby 2224	The Roxby 2225	The Nettieham 2328V2	The Winthorpe 2308	The Benington 2329	The Linwood 2318	The Normanby 2324	The Keddington 2401	The Redbourne 2433	The Ancaster 2434	The Dumbleby 2409	The Middlethorpe 2513	The Roxholme E504
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UTILITY ROOM

40mm worktop with 100mm upstand to match (Chosen from ranges displayed in site sales office)

HEATING AND HOT WATER (For positions and design refer to house type M&E designs)

Wall mounted combination boiler

Wall mounted system boiler

Prefinished radiators

Thermostatic radiator valves to all habitable rooms

ELECTRICAL (For positions and design refer to house type M&E designs)

All sockets to be white fittings

Carbon monoxide detector

Smoke alarm to current legislation to hall and landing if applicable

Media plate to lounge

Telephone points to:

Hallway or cupboard (1 point)

Master bedroom (1 point)

TV Points to:

Master bedroom (1 point)

Family area and living room (1 point)

White LED downlighters to kitchen

White LED downlighters to bathroom and en-suite (if applicable)

GENERAL - External finishes & fittings

Housetype bricks as External Plot Material Schedule/Charter Plan

Housetype roof tiles as External Plot Material Schedule/Charter Plan

White PVCu windows, fascia and soffit

PV (Solar) panels

Paths and driveways (Refer to Charter Plan)

Buff Riven slabs to foot paths

Tarmac driveways as per Charter Plan

EXTERNAL DOORS

Front insulated composite door (See External Material Schedule for style and colour)

French doors (refer to dwelling style)

Chrome effect door furniture

Chrome effect door bell

GARDENS

Fencing as per development charter plan

Rear garden (where applicable) to be rotovated and levelled

External tap (where applicable)

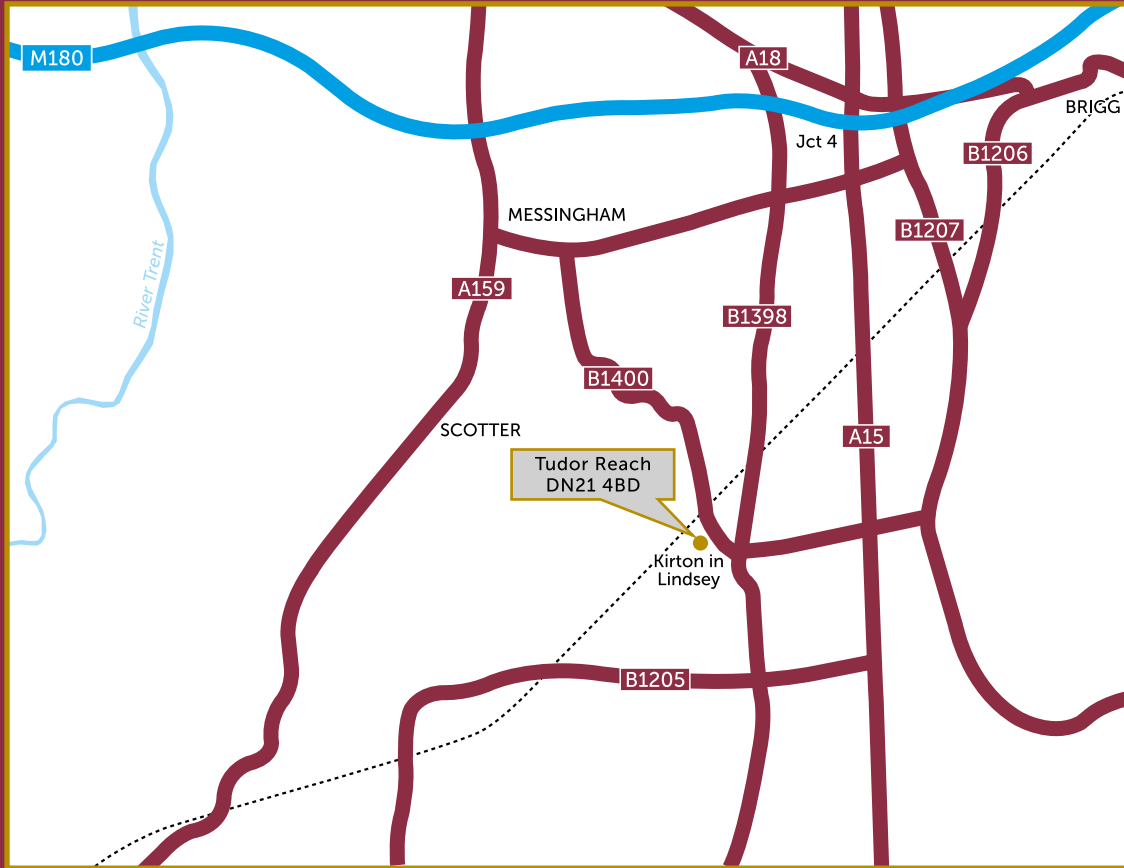
EXTERNAL LIGHTING

Front door outside light

Rear entrance outside light

French doors outside light

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