

# Tudor Reach

Local Information

**haart**  
LAND & NEW HOMES



**ALLISON**  
HOMES

# Tudor Reach

## 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.

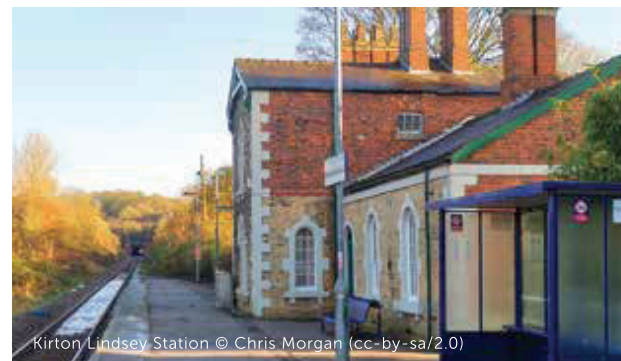
Despite being a small town, Kirton in Lindsey has its own primary and secondary schools close by. Both Kirton in Lindsey Primary School and Huntcliff Comprehensive School can be reached within walking distance, making it ideal for parents living in the town.



The Green © Adrian S Pye (cc-by-sa/2.0)



The Queens Head © Adrian S Pye (cc-by-sa/2.0)

















Kirton/Lindsey Station © Chris Morgan (cc-by-sa/2.0)

### 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





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**The Tallington 2111**  
 1 bedroom home  
 PLOTS 35, 36, 37 & 38
- 
**The Hemingby 2224**  
 2 bedroom home  
 PLOTS 57, 58, 59, 60, 72 & 73
- 
**The Roxby 2225**  
 2 bedroom home  
 PLOT 54
- 
**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 Winthorpe 2308**  
 3 bedroom home  
 PLOTS 4, 5, 12, 13, 39, 40, 61, 62, 66, 67, 75, 76, 77, 78, 85 & 86
- 
**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 Linwood 2318**  
 3 bedroom home  
 PLOT 21
- 
**The Normanby 2324**  
 3 bedroom home  
 PLOTS 2, 22, 45, 53, 55, 56, 71 & 74
- 
**The Keddington 2401**  
 4 bedroom home  
 PLOTS 82 & 84
- 
**The Redbourne 2433**  
 4 bedroom home  
 PLOTS 83 & 91
- 
**The Ancaster 2434**  
 4 bedroom home  
 PLOT 20
- 
**The Dembleby 2409**  
 4 bedroom home  
 PLOTS 6, 17, 18 & 89
- 
**The Middlethorpe 2513**  
 5 bedroom home  
 PLOTS 19 & 90
- 
**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  
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Open plan kitchen/living area

Downstairs cloakroom

Master bedroom with en-suite

Storage cupboards

Allocated parking space

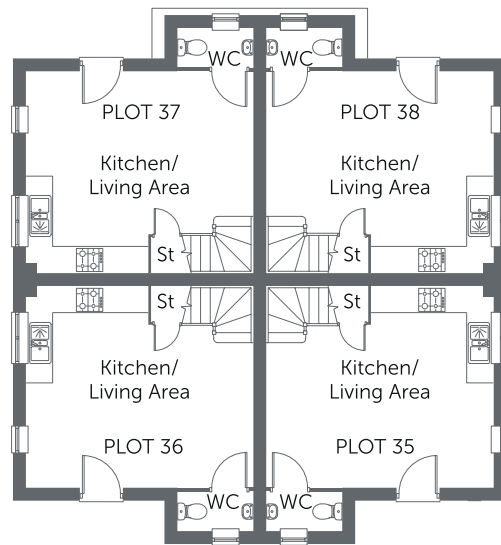
Built with you in mind

THE TALLINGTON

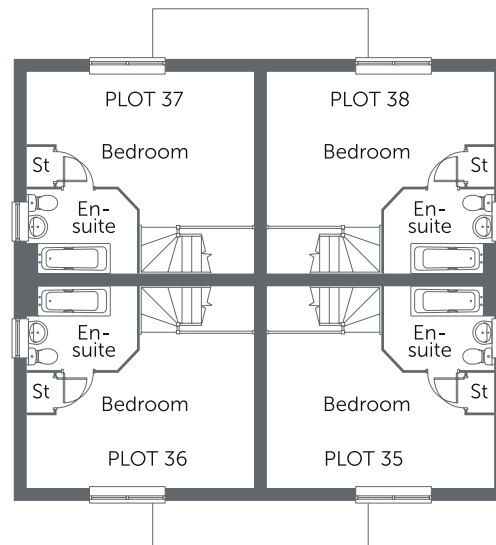
1 bedroom home



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](http://www.consumercode.co.uk)



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2111 (559 sq ft)

Built with you in mind

THE TALLINGTON

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

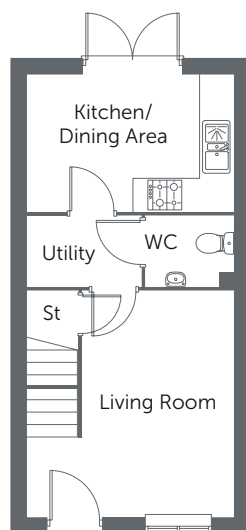
THE HEMINGBY

2 bedroom home

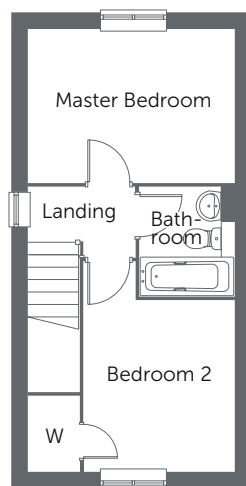




ALLISON  
HOMES



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)

Built with you in mind

THE HEMINGBY

2 bedroom home



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HOMES



Ground floor storage cupboard

Open plan living/dining area  
with kitchen

Master bedroom with en-suite

Garage

Allocated parking space

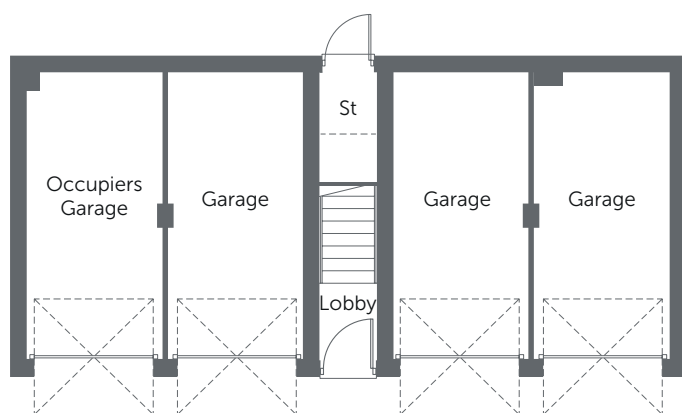
Built with you in mind

THE ROXBY 2225

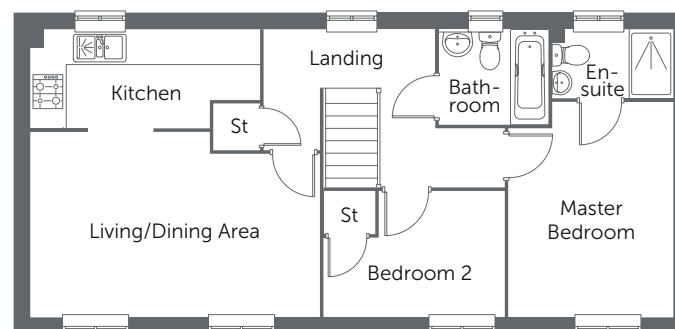
2 bedroom coach house



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)

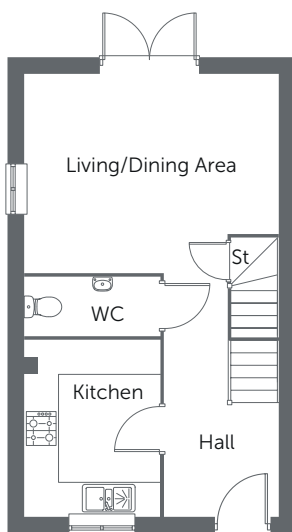
Built with you in mind

THE NETTLEHAM

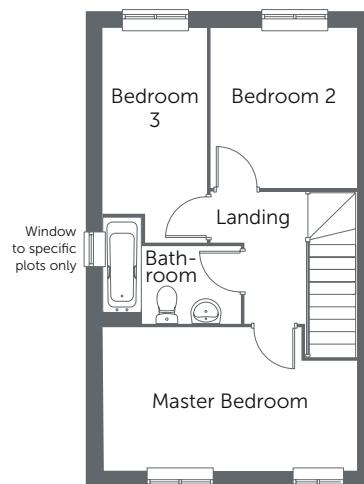
3 bedroom home



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)

Built with you in mind

THE NETTLEHAM

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

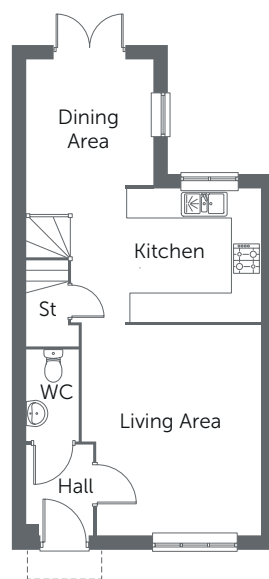
Built with you in mind

THE WINTHORPE

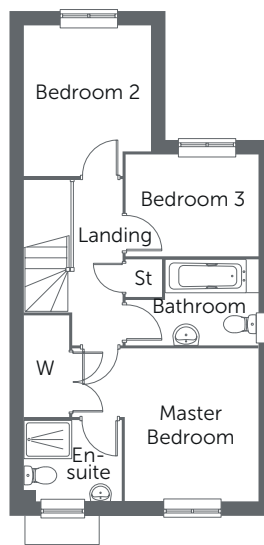
3 bedroom home



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

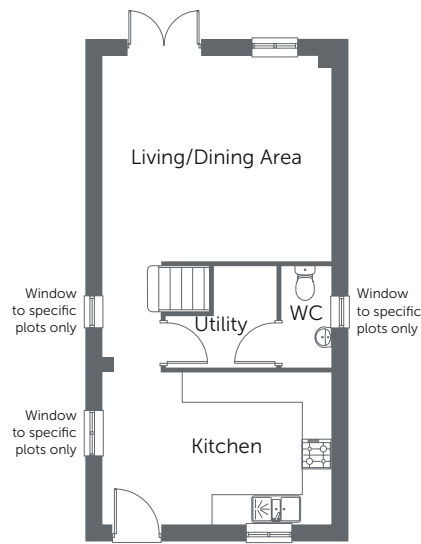
THE BENINGTON

3 bedroom home

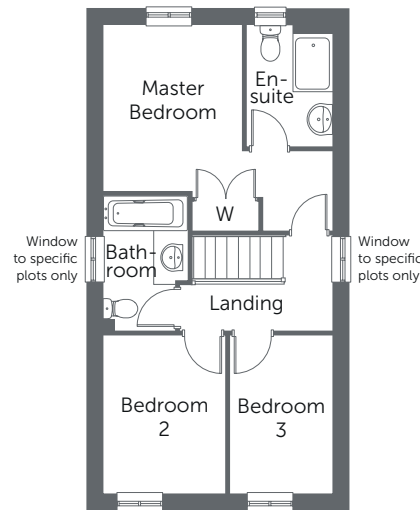




ALLISON  
HOMES



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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2329 (934 sq ft)

Built with you in mind

THE BENINGTON

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

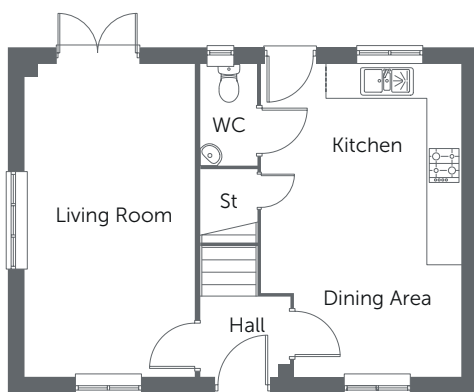
Built with you in mind

THE LINWOOD

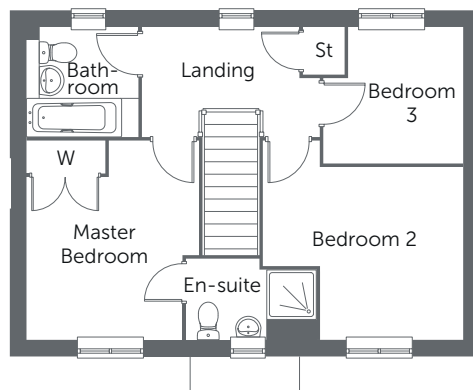
3 bedroom home



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)

Built with you in mind

THE LINWOOD

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

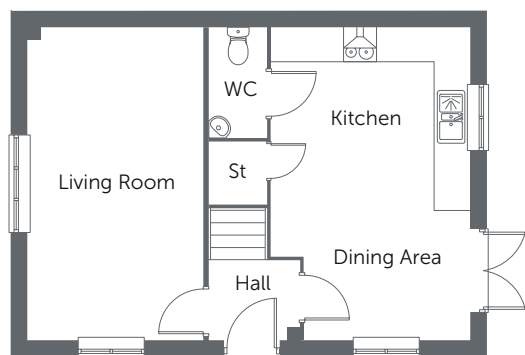
Built with you in mind

THE NORMANBY

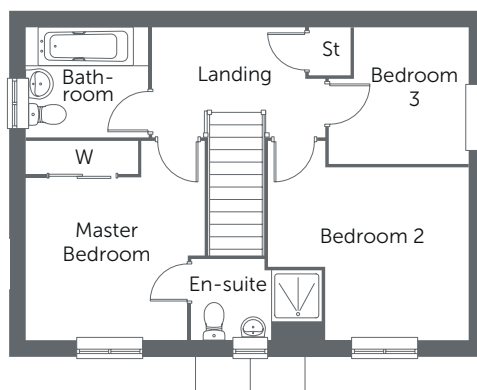
3 bedroom home



ALLISON  
HOMES



GROUND FLOOR



FIRST FLOOR

#### Ground Floor

Living Room 5.64m x 3.15m 18'6" x 10'4"

Kitchen/  
Dining Area 5.64m x 3.58m 18'6" x 11'9"

#### First Floor

Master Bedroom 3.58m x 2.90m 11'8" x 9'6"

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 2.20m x 1.96m 7'2" x 6'5"

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2324 (981 sq ft)

Built with you in mind

THE NORMANBY

3 bedroom home



ALLISON  
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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

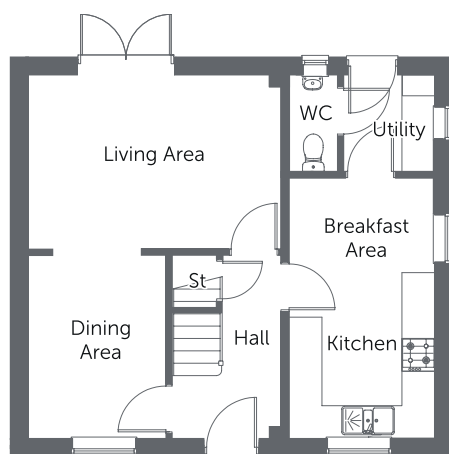
Built with you in mind

THE KEDDINGTON

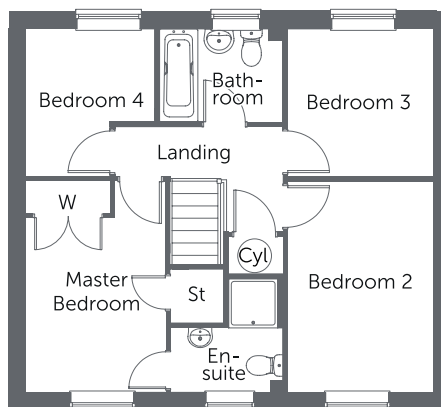
4 bedroom home with garage



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"

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)



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2401 (1079 sq ft)

Built with you in mind

THE KEDDINGTON

4 bedroom home with garage



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

Built with you in mind

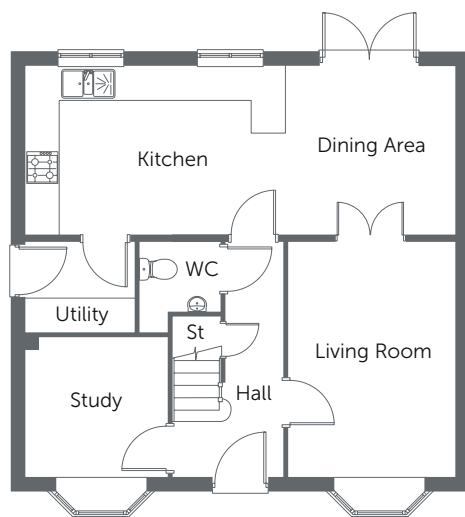
THE REDBOURNE

4 bedroom home with garage





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"

CONSUMER  
CODE FOR  
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

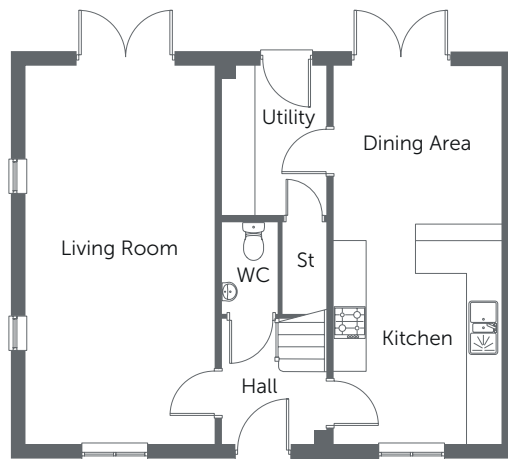
Built with you in mind

THE ANCASTER

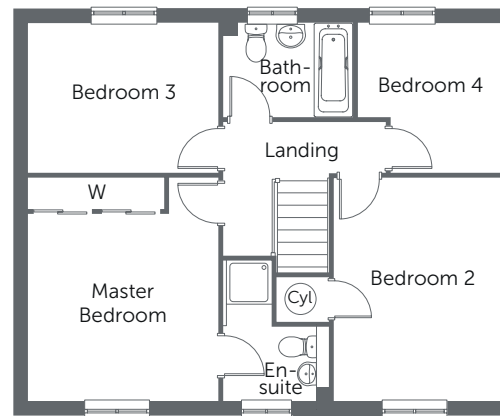
4 bedroom home with garage



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"

CONSUMER  
CODE FOR  
HOME BUILDERS

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2434 (1299 sq ft)

Built with you in mind

THE ANCASTER

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

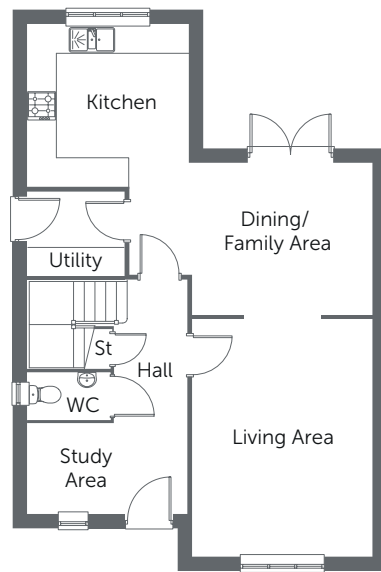
Built with you in mind

THE DEMBLEBY

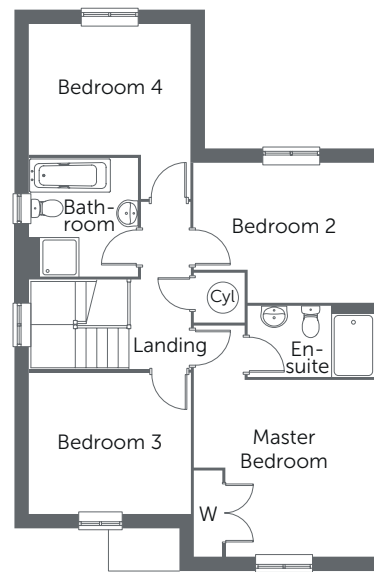
4 bedroom home with garage



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"

CONSUMER  
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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

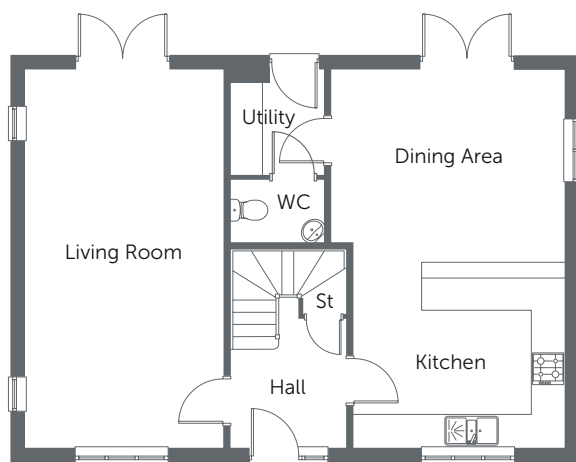
Built with you in mind

THE MIDDLETHORPE

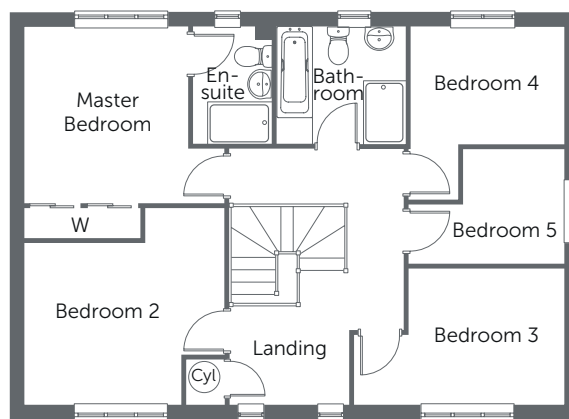
5 bedroom home with garage



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"

CONSUMER  
CODE FOR  
HOME BUILDERS

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2513 (1556 sq ft)

Built with you in mind

THE MIDDLETHORPE

5 bedroom home with garage



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

Built with you in mind

THE ROXHOLME

5 bedroom home with double garage

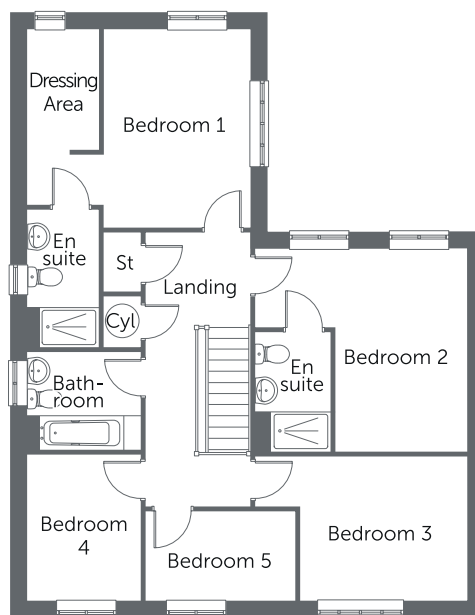




ALLISON  
HOMES



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)

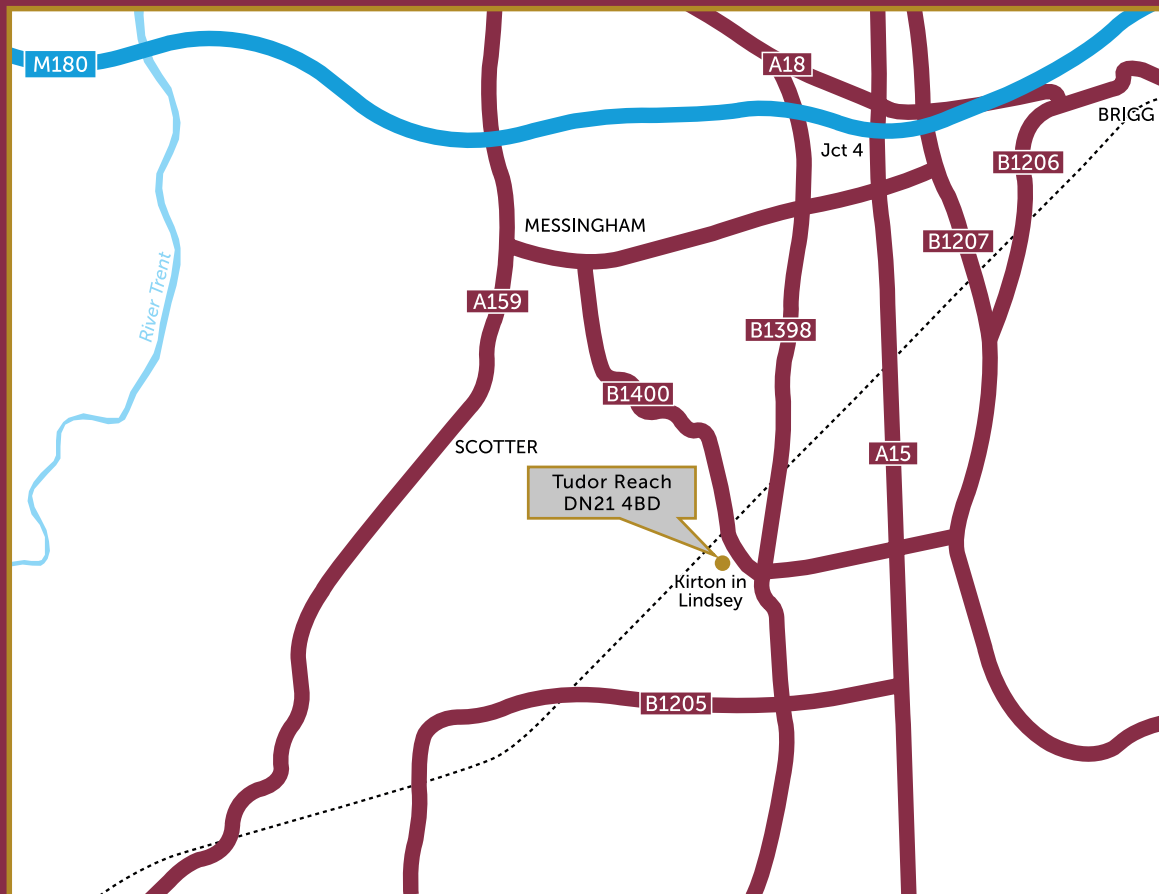
Built with you in mind

THE ROXHOLME

5 bedroom home with double garage







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**haart**  
LAND & NEW HOMES



**ALLISON**  
HOMES