



THE SPIRES

KIRTON


An exclusive collection of two - four bedroom houses from Ashwood Homes








DEE
2 BEDROOM PLOTS
153, 154, 155, 156, 157, 158, 187, 188, 197, 198, 204, 205, 213, 214, 220, 221



LOCK
3 BEDROOM PLOTS
196, 206



CLYDE
3 BEDROOM PLOTS
160, 161, 178, 179, 193, 194, 201, 202, 208, 209




MERE
3 BEDROOM PLOTS
152, 183, 203, 207, 210



AIRE
3 BEDROOM PLOTS
180, 181, 184, 211



SEVERN
4 BEDROOM PLOTS
174, 189, 190



AVON
3 BEDROOM PLOTS
169, 170, 185, 186, 191, 192



RIBBLE
4 BEDROOM PLOTS
151, 215, 222, 223



CORONATION
3 BEDROOM PLOTS
199, 200, 216, 217, 218, 219



BAIN
4 BEDROOM PLOTS
175



RUTLAND
3 BEDROOM PLOTS
159, 162, 168, 177, 182, 195, 212



TAY
4 BEDROOM PLOTS
171, 176

The Spires Phase 2, Kirton



THE SPIRES PHASE 2, KIRTON: SPECIFICATION

	2 bedroom	3 bedroom	4 bedroom
GENERAL			
White sockets and switches	●	●	●
Polished chrome sockets & switches*	*	*	*
Polished chrome ironmongery to all doors	●	●	●
Outside tap	●	●	●
Landscaped front garden	●	●	●
Turf to rear*	*	*	*
1.8mm Close boarded fencing	●	●	●
UPVC double glazed windows	●	●	●
Combi 'A' rated boiler or system boiler and cylinder dependent on house type	●	●	●
Programmable gas central heating with thermostatic radiator valves	●	●	●
Fitted wardrobes*	*	*	*
Composite front door	●	●	●
Vertical one panelled white internal doors	●	●	●
Softwood staircase with handrail	●	●	●
Standard carpet throughout except wet areas (upgrades available)	●	●	●
Patio	●	●	●
ELECTRICAL			
Digital TV point/Media panel to Lounge with Sky wiring	●	●	●
Digital TV point to all bedrooms	●	●	●
BT socket to Lounge	●	●	●
Double socket with USB charge points to Master Bedroom	●	●	●
Light and double power socket to garage	●	●	●
Downlights to Kitchen area, Bathroom & En-suite	●	●	●
Loft light	●	●	●
Electric power point to rear	*	*	●
13amp socket on house or garage to allow for EV charger connectivity for future customer's connection (plot specific item refer to drawing for guidance)	*	●	●
Electric garage door kit	*	*	●

BATHROOM / EN-SUITE

Fitted white sanitary ware	●	●	●
Vinyl to all wet areas (kitchen/bathroom/WC) (upgrades available)	●	●	●
Glass shower screens over bath*	*	*	*
Thermostatic shower mixer over bath with riser rail*	*	*	*
Extractor fan to cloakroom, bathroom & en-suite	●	●	●
Shaver point to en-suite and bathroom	●	●	●
Heated chrome towel rail to bathroom & en-suite	●	●	●
Splashback wall tiles to cloakroom, bathroom & en-suite	●	●	●
Full height wall tiles around Shower and Bath cubicle***	●	●	●
Half tiling to cloaks, bathroom & en-suite	*	*	●

KITCHEN / UTILITY

18mm Kitchen units – Selection from marketing suite*	●	●	●
Matched end panels	●	●	●
Fully integrated domestic appliances (dishwasher, fridge/freezer, oven)	●	●	●
Induction Hob	●	●	●
Upstand and splashback	●	●	●
Stainless steel one & half bowl sink to kitchen	●	●	–
Single stainless steel bowl sink to utility (if applicable)	–	●	●
Ceramic flooring*	*	*	●
Single oven side by side	*	*	●
Grade 3 kitchen	*	*	●
Composite sink to kitchen	*	*	●
Glass extractor hood (if applicable)	*	*	●

DECORATION

White emulsion ceilings	●	●	●
'Almond White' emulsion to walls	●	●	●
White gloss to interior woodwork	●	●	●
Pencil edge skirting & architrave	●	●	●

SAFETY & SECURITY

Intruder alarm*	*	*	*
Security locks to windows except fire egress	●	●	●
Mains fed smoke detector to hall and landing	●	●	●
Mains fed carbon monoxide detector to bedroom**	●	●	●
External space lighting to front and rear of property	●	●	●
Dedicated energy efficient fittings	●	●	●
Mains fed doorbell	●	●	●

● Is a standard choice

* Is an upgrade choice

- Is not available

** only when boiler is located in the bedroom

*** The Avon and Tay have half height tiling around the bath and full height around shower cubicle

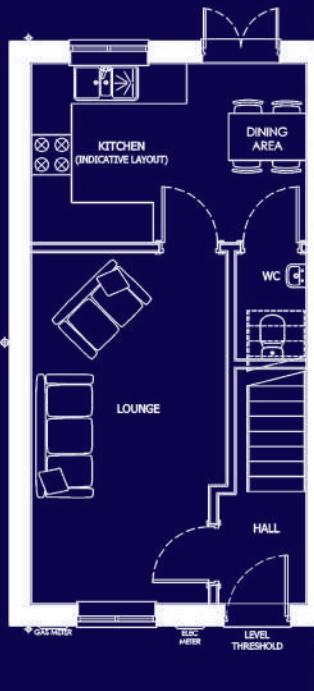
Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not an intended representation of the Kirton site. Garages will all have light and power. No EV chargers are provided. Only wiring to enable connection.

A Management Company at 'The Spires' has been set up to oversee the day to day upkeep and maintenance of the Estate landscaping including any open spaces. The charge for the year commencing April 2022 to be £175.24 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.



THE DEE

GROUND FLOOR



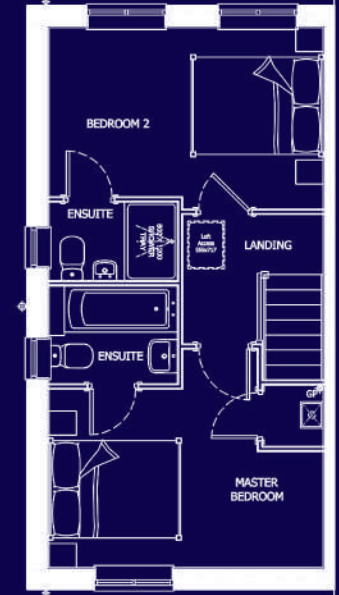
LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.



A two bedroom home, perfect for first-time buyers, downsizers and investors.

FIRST FLOOR

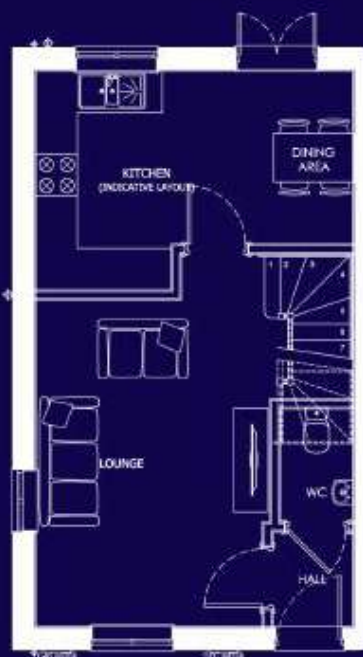


BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10



THE CLYDE

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	4.70 x 3.27	15'5 x 10'9
KITCHEN	4.56 x 2.49	15'0 x 8'2
WC	1.63 x 1.05	5'4 x 3'5

BED 1	2.99 x 2.55	9'10 x 8'5
EN-SUITE	2.16 x 1.51	7'1 x 4'11
BED 2	2.98 x 2.45	9'9 x 8'0
BED 3	2.56 x 2.05	8'5 x 6'9
BATH	2.45 x 1.95	8'0 x 6'5



THE AIRE



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.07 x 3.76	16'8" x 12'4"
KITCHEN	5.01 x 3.00	16'6" x 9'10"
WC	1.65 x 1.10	5'5" x 3'7"

MASTER	3.07 x 3.24	10'1" x 10'8"
EN-SUITE	2.25 x 1.69	7'5" x 5'7"
BED 2	3.71 x 2.74	12'2" x 9'0"
BED 3	2.77 x 2.20	7'6" x 7'3"
BATH	2.11 x 1.83	6'1" x 6'0"



Please refer to your site map for plot numbers for this house type. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.

THE AVON

GROUND FLOOR



LOUNGE	4.30 x 3.80	14'1" x 12'6"
KITCHEN	3.80 x 2.76	12'6" x 9'1"
DINING	2.61 x 2.55	8'7" x 8'4"
WC	1.9 x 0.9	6'2" x 2'1"



FIRST FLOOR



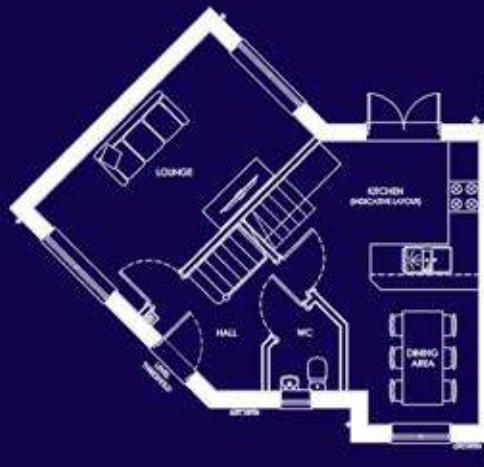
BED 1	3.17 x 3.85	10'5" x 12'9"
EN-SUITE	2.01 x 1.68	6'7" x 5'6"
BED 2	3.05 x 2.61	10' x 8'7"
BED 3	2.76 x 2.11	9'1" x 6'11"
BATH	2.76 x 1.78	9'1" x 5'10"

A three bedroom home, perfect for families and first-time buyers.



THE CORONATION

GROUND FLOOR



LOUNGE	4.96 x 2.95	16'3 x 9'8
KITCHEN	5.64 x 3.13	18'6 x 10'3
WC	1.76 x 1.40	5'9 x 4'7

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FIRST FLOOR



BED 1	4.41 x 3.60	14'6 x 11'10
EN-SUITE	2.20 x 1.82	7'3 x 6'0
BED 2	3.02 x 2.71	9'11 x 8'11
BED 3	2.17 x 1.96	7'1 x 6'5
BATH	1.96 x 1.89	6'5 x 6'3

A three bedroom home, perfect for families and first-time buyers.



THE RUTLAND

GROUND FLOOR



LOUNGE	6.17	x	3.56	18'2"	x	11'8"
KIT/DIN	3.1	x	5.64	10'2"	x	18'6"
UTILITY	1.7	x	1.93	5'7"	x	6'4"
WC	2.03	x	1.00	6'8"	x	3'3"



A three bedroom home, perfect for families and first-time buyers.

FIRST FLOOR



BED 1	4.15	x	3.35	13'8"	x	11'
ENSUITE	1.4	x	2.67	4'7"	x	8'9"
BED 2	3.07	x	3.56	10'1"	x	11'8"
BED 3	3.09	x	2.21	10'2"	x	7'3"
STORE	1.4	x	0.8	4'7"	x	2'8"
BATH	1.7	x	2	5'7"	x	6'7"



THE LOCK

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.64 x 3.25	18'6 x 10'8
KITCHEN	5.64 x 3.25	18'6 x 10'8
UTILITY	1.99 x 1.81	6'6 x 5'11
WC	1.70 x 1.05	5'7 x 3'5

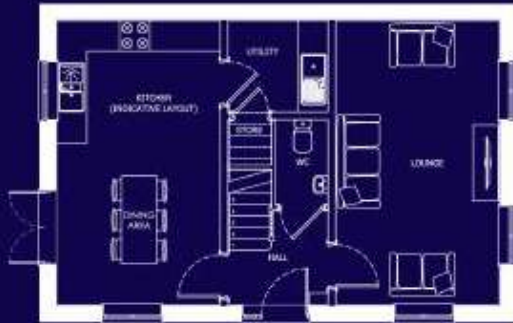
BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1



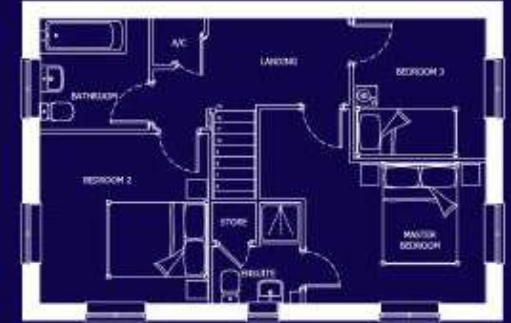
Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE MERE

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.64 x 3.25	18'6" x 10'8"
KITCHEN	5.64 x 3.25	18'6" x 10'8"
UTILITY	1.99 x 1.81	6'6" x 5'11"
WC	1.70 x 1.05	5'7" x 3'5"

A three bedroom home, perfect for families and first-time buyers.

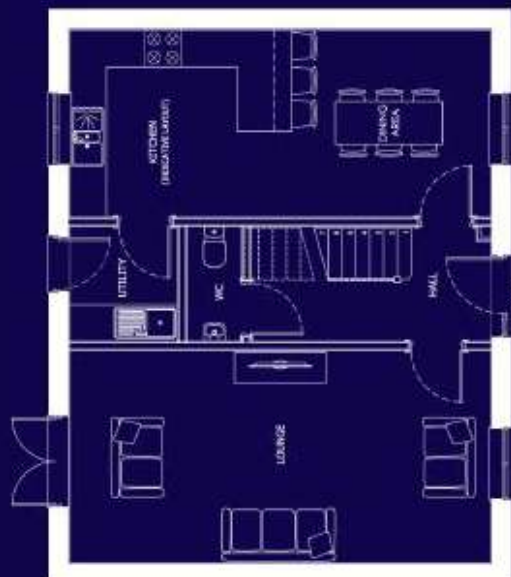
BED 1	3.52 x 2.79	11'7" x 9'2"
ENSUITE	1.99 x 1.72	6'6" x 5'8"
BED 2	3.36 x 3.32	11'0" x 10'11"
BED 3	2.76 x 2.61	9'1" x 8'7"
BATH	2.20 x 2.16	7'3" x 7'1"



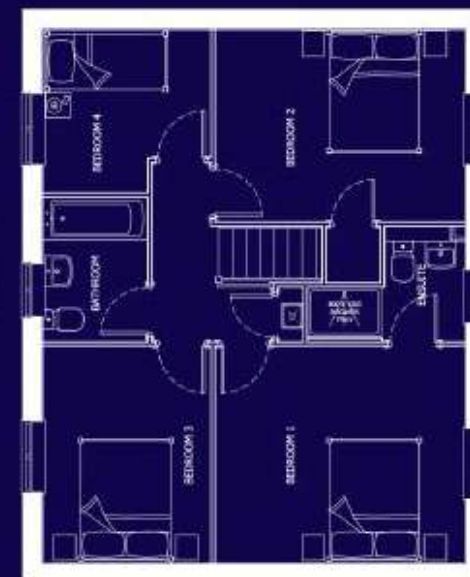
Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE RIBBLE

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.87 x 3.45	22'7 x 11'4
KITCHEN	6.87 x 3.05	22'7 x 10'0
UTILITY	1.87 x 1.76	6'2 x 5'9
WC	1.87 x 0.90	6'2 x 2'11

A four bedroom home, perfect for families and professionals.

BED 1	4.07 x 3.52	13'4 x 11'7
EN-SUITE	2.54 x 1.87	8'5 x 6'2
BED 2	4.07 x 3.12	13'4 x 10'3
BED 3	3.52 x 2.73	11'7 x 8'11
BED 4	2.73 x 2.65	8'11 x 8'8
BATH	2.34 x 1.70	7'8 x 5'7

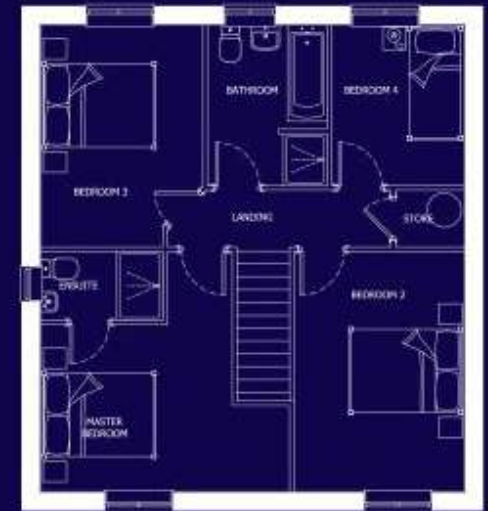


THE BAIN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.06 x 3.31	16'7 x 10'10
KITCHEN	7.44 x 2.99	24'5 x 9'10
STUDY	2.04 x 1.93	6'8 x 6'4
UTILITY	1.93 x 1.70	6'4 x 5'7
WC	1.93 x 1.03	6'4 x 3'4

A four bedroom home, perfect for families and professionals.

BED 1	4.37 x 4.22	14'4 x 13'10
ENSUITE	2.14 x 1.18	7'0 x 3'10
BED 2	4.22 x 2.99	13'10 x 9'10
BED 3	3.90 x 2.85	12'10 x 9'4
BED 4	2.82 x 2.33	9'3 x 7'8
BATH	2.82 x 2.10	9'3 x 6'11



THE SEVERN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.31 x 3.16	17'5 x 10'5
DINING	2.76 x 3.16	9'1 x 10'5
KITCHEN	4.56 x 5.14	15' x 16'10
UTILITY	2.70 x 1.6	8'10 x 5'3
WC	1.86 x 0.89	6'1 x 2'11
GARAGE	5.16 x 2.55	16'11 x 8'4

A four bedroom home, perfect for families and professionals.

BED 1	3.93 x 3.16	12'11 x 10'5
ENSUITE	1.2 x 2.11	3'11 x 6'11
BED 2	3.86 x 2.77	12'8 x 9'1
BED 3	2.93 x 2.77	9'7 x 9'1
BED 4	2.93 x 3.16	9'7 x 10'5
BATH	1.7 x 2.36	5'7 x 7'9



THE TAY

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.90 x 3.55	22'8 x 11'8
KITCHEN	4.52 x 4.06	14'10 x 13'4
BREAKFAST	3.48 x 2.72	11'5 x 8'11
DINING	3.70 x 3.05	12'2 x 10'0
UTILITY	1.95 x 1.66	6' 5 x 5' 6
WC	1.78 x 1.55	5'10 x 5' 1

A four bedroom home, perfect for families and professionals.

BED 1	4.51 x 4.28	14'10 x 14'1
EN-SUITE	2.27 x 1.87	7' 5 x 6' 2
BED 2	3.57 x 3.37	11'9 x 11'1
EN-SUITE	1.91 x 1.87	6' 3 x 6' 1
BED 3	3.57 x 3.40	11'9 x 11'2
BED 4	3.82 x 3.74	12'7 x 12'3
BATH	2.58 x 1.92	8' 6 x 6' 4



Kirton boasts many amenities including schools, pubs and restaurants, convenience stores and its beautiful church of St. Peter & St. Paul. The town of Boston is just a 15 minute drive away and is convenient for shopping, travel links, more schools and is home to Pilgrim Hospital.



KIRTON

THE SPRIES LONDON ROAD, KIRTON, BOSTON, PE20 1JE

BOSTON:	5 MILES
DONINGTON:	8 MILES
SPALDING:	12 MILES
HECKINGTON:	13 MILES
BOURNE:	20 MILES
SKEGNESS:	26 MILES



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