



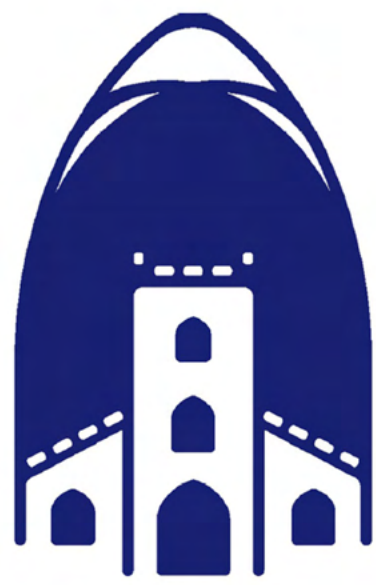
# THE SPIRES

## KIRTON

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







# THE SPIRES

## KIRTAN

- KEY
- RESERVED
  - AVAILABLE
  - COMPLETE
  - EXCHANGED
  - BIODIVERSITY AREAS
  - Refuse/Recycling Collection Point (RCP)
  - Swales



  
**MEDWAY**  
4 BEDROOM PLOTS  
120, 131

  
**BOSTON BOROUGH PLOTS**  
156, 157, 158, 167, 168

  
**AIRE**  
3 BEDROOM PLOTS  
143, 180, 181, 184, 211

  
**CORONATION**  
3 BEDROOM PLOTS  
149, 150, 160, 200, 216, 217, 218, 219

  
**TAY**  
4 BEDROOM PLOTS  
137, 171, 176

  
**RUTLAND**  
3 BEDROOM PLOTS  
115, 138, 141, 148, 159, 162, 163, 168, 177, 182, 195, 224, 225, 235

  
**SEVERN**  
4 BEDROOM PLOTS  
174, 189, 190

  
**BAIN**  
4 BEDROOM PLOTS  
118, 119, 136, 172, 175, 232

  
**DEE**  
2 BEDROOM PLOTS  
110, 153, 154, 155, 164, 165, 166, 167, 197, 198, 204, 205, 213, 214, 220, 221, 235, 236, 237, 238, 239

  
**CLYDE**  
3 BEDROOM PLOTS  
139, 140, 160, 161, 178, 179, 193, 194, 201, 202, 208, 209, 226, 227

  
**AVON**  
3 BEDROOM PLOTS  
113, 114, 144, 145, 146, 147, 169, 170, 185, 186, 191, 192

  
**STAMFORD**  
4 BEDROOM PLOTS  
127, 129

  
**LOCK**  
3 BEDROOM PLOTS  
111, 116, 196, 206

  
**MERE**  
3 BEDROOM PLOTS  
112, 117, 142, 152, 183, 203, 207, 210, 234

  
**RIBBLE**  
4 BEDROOM PLOTS  
151, 215, 222, 223

  
**BALMORAL**  
4 BEDROOM PLOTS  
124, 228

  
**AFFORDABLE HOUSING**  
106, 107, 109, 120, 131, 242, 243, 244



[www.ashwoodhomes.co](http://www.ashwoodhomes.co)

This site plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries or landscaping. Building sites are dangerous places. Trained staff must accompany you whilst viewing properties, with hard hats and high visibility waistcoats being worn at all times. Please also be aware of construction plant movement whilst you are on site. Your safety matters to us.



# The Spires Phase 2, Kirton



## THE SPIRES PHASE 2, KIRTON: SPECIFICATION

	2 bedroom	3 bedroom	4 bedroom
<b>GENERAL</b>			
White sockets and switches	●	●	●
Polished chrome sockets & switches*	✱	✱	✱
Polished chrome ironmongery to all doors	●	●	●
Outside tap	●	●	●
Landscaped front garden	●	●	●
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	●	●	●
<b>ELECTRICAL</b>			
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	✱	✱	●
<b>BATHROOM / EN-SUITE</b>			

Fitted white sanitary ware	●	●	●
Invictus Hard Flooring to bathroom, cloakroom, and en-suite/s	●	●	●
Glass shower screen 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)	–	●	●
Invictus Hard flooring to Kitchen and utility (if applicable)	●	●	●
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	●	●	●
Satinwood finish 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 2024 to be £197.76 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.



# THE DEE

GROUND FLOOR



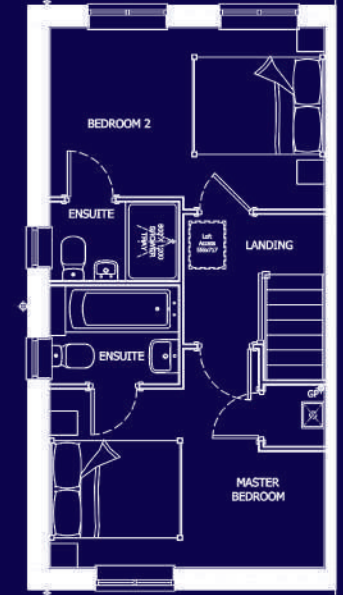
LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

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



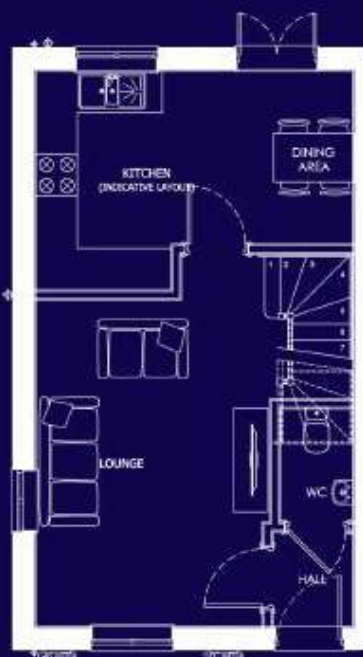
BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10



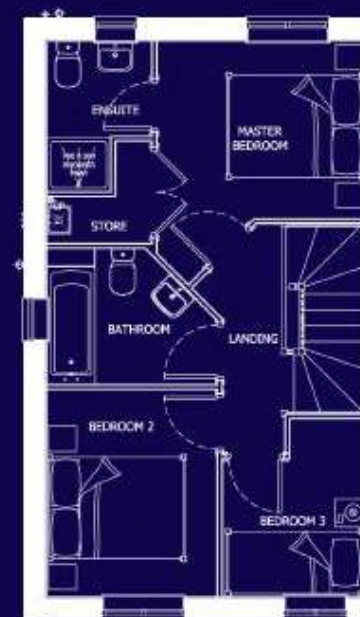


# THE CLYDE

GROUND FLOOR



FIRST FLOOR



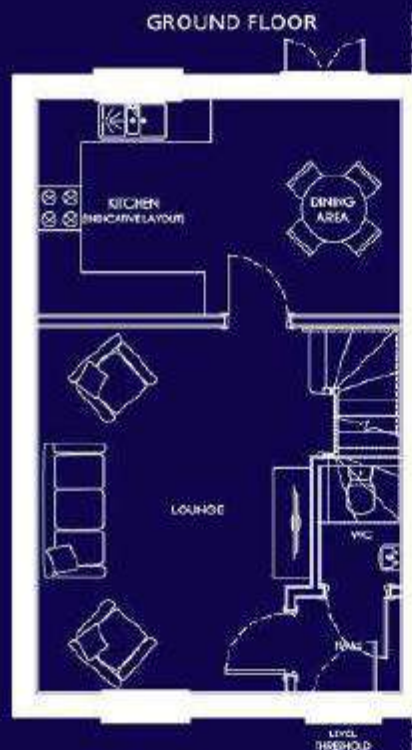
A three bedroom home, perfect for families and first-time buyers.

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"

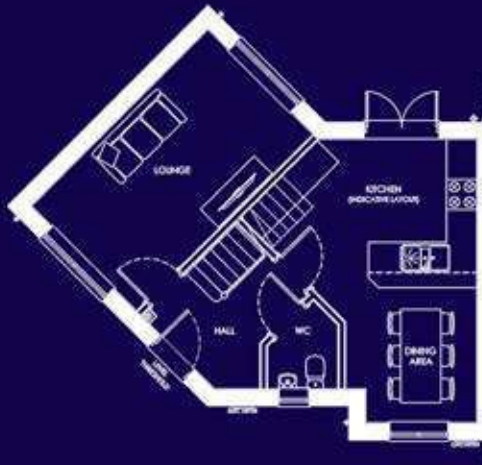
A three bedroom home, perfect for families and first-time buyers.





# 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



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.

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# THE RUTLAND

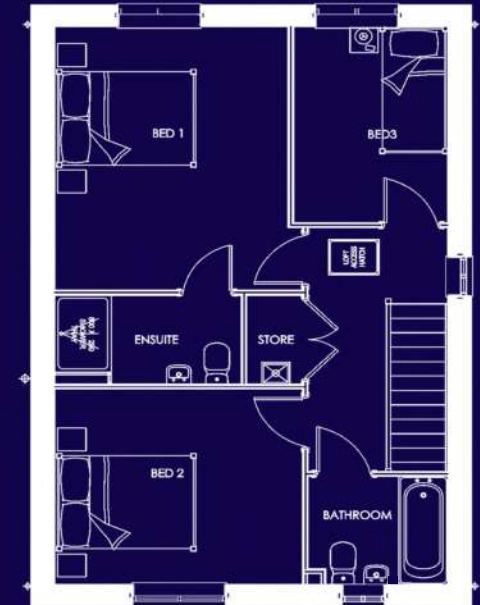
GROUND FLOOR



LOUNGE	5.58	x	3.60	18'4	x	11'10
KIT/DIN	5.68	x	3.15	18'8	x	10'4
UTILITY	1.98	x	1.75	6'6	x	5'9
WC	2.11	x	1.04	7'	x	3'5



FIRST FLOOR



BED 1	4.19	x	3.38	13'9	x	11'1
ENSUITE	2.71	x	1.43	8'11	x	4'8
BED 2	3.59	x	3.11	11'10	x	10'3
BED 3	3.13	x	2.25	10'3	x	7'5
STORE	1.43	x	0.83	4'8	x	2'9
BATH	2.04	x	1.74	6'8	x	5'9

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



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# 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

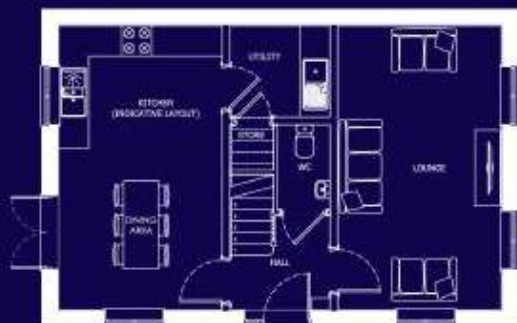


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# THE MERE

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"

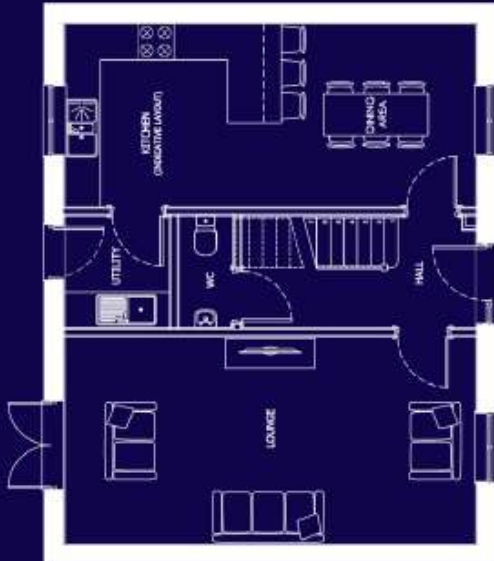


Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.



# THE RIBBLE

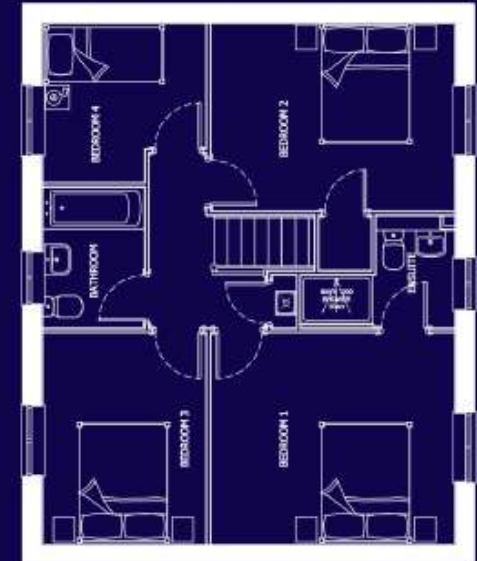
GROUND FLOOR



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"



FIRST FLOOR



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"

A four bedroom home, perfect for families and professionals.





# THE BAIN

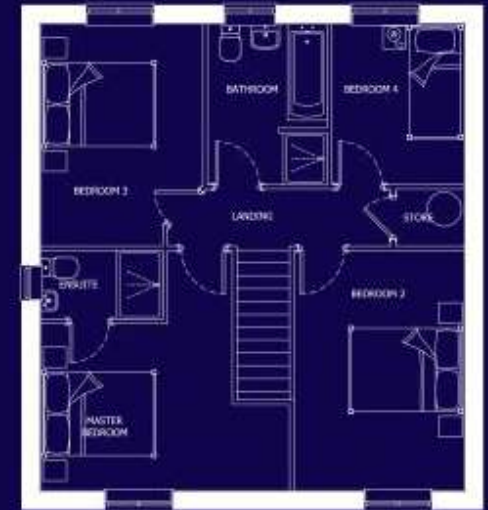
GROUND FLOOR



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"



FIRST FLOOR



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"

A four bedroom home, perfect for families and professionals.





# 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

<b>BOSTON:</b>	<b>5 MILES</b>
<b>DONINGTON:</b>	<b>8 MILES</b>
<b>SPALDING:</b>	<b>12 MILES</b>
<b>HECKINGTON:</b>	<b>13 MILES</b>
<b>BOURNE:</b>	<b>20 MILES</b>
<b>SKEGNESS:</b>	<b>26 MILES</b>



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**ASHWOOD HOMES, 1 GOODISON ROAD, Lincs GATEWAY BUSINESS PARK, SPALDING, PE12 6FY**

These particulars are for illustrative purposes only. We operate a policy of continuous product development and features such as windows and radiators may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon to accurately describe every property. Computer generated images are indicative only and do not accurately depict individual plots. The measurements provided are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Some images are stock photography and may not represent a typical Ashwood Home.