



# BOSTON GATE



An exciting development of traditionally built two, three, four and five bedroom homes located in the historic Lincolnshire town of Boston, on the scenic east coast of England.



ALLISON  
HOMES

Properties at this development are...

Please see separate information sheets for more details.



**THE ROXBY**  
Two bedroom coach house



**THE UPTON**  
Two bedroom coach house



**THE HEMINGBY**  
Two bedroom house



**THE NETTLEHAM (v2)**  
Three bedroom house



**THE NEWTON**  
Three bedroom house



**THE WINTHORPE**  
Three bedroom house



**THE BENINGTON**  
Three bedroom house



**THE LINWOOD**  
Three bedroom house



**THE NORMANBY**  
Three bedroom house



**THE REDBOURNE**  
Four bedroom house



**THE ANCASTER**  
Four bedroom house



**THE RAITHBY**  
Four bedroom house



**THE EDENHAM**  
Four bedroom house



**THE TATTERSHALL**  
Four bedroom house



**THE RIPPINGALE**  
Five bedroom house



**THE MIDDLETHORPE**  
Five bedroom house



**THE WALTHAM**  
Five bedroom house

DESIGNED WITH PASSION. BUILT WITH PRIDE.

# BOSTON GATE

Sibsey Road, Boston, Lincolnshire PE21 9QT.



- **THE ROXBY (2)**  
Two bedroom coach house  
Plots: 13, 41
- **THE UPTON (1)**  
Two bedroom coach house  
Plot: 46
- **THE HEMINGBY (2)**  
Two bedroom house  
Plots: 28\*, 29\*  
\*Denotes plot to be available as Heylo Housing shared ownership property.
- **THE NETTLEHAM (v2) (8)**  
Three bedroom house  
Plots: 15, 16, 23\*, 24\*, 42, 43, 44, 45  
\*Denotes plot to be available as Heylo Housing shared ownership property.
- **THE NEWTON (4)**  
Three bedroom house  
Plots: 30, 31, 58, 59
- **THE WINTHORPE (12)**  
Three bedroom house  
Plots: 8, 9, 10, 11, 36, 37, 47, 48, 50, 51, 56, 57
- **THE BENINGTON (2)**  
Three bedroom house  
Plots: 17, 18
- **THE LINWOOD (1)**  
Three bedroom house  
Plot: 40
- **THE NORMANBY (10)**  
Three bedroom house  
Plots: 6, 12, 14, 19, 27\*, 32, 34, 35, 54, 66  
\*Denotes plot to be available as Heylo Housing shared ownership property.
- **THE REDBOURNE (4)**  
Four bedroom house  
Plots: 4, 49, 52, 62
- **THE ANCASTER (4)**  
Four bedroom house  
Plots: 3, 55, 60, 64
- **THE RAITHYBY (1)**  
Four bedroom house  
Plot: 39
- **THE EDENHAM (1)**  
Four bedroom house  
Plot: 1
- **THE TATTERSHALL (1)**  
Four bedroom house  
Plot: 53
- **THE RIPPINGALE (3)**  
Five bedroom house  
Plots: 7, 61, 63
- **THE MIDDLETHORPE (1)**  
Five bedroom house  
Plot: 38
- **THE WALTHAM (3)**  
Five bedroom house  
Plots: 2, 5, 65
- A **Affordable Housing**  
Plots: 20, 21, 22, 25, 26, 33

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. 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. The landscaping shown on the computer generated illustrations of the development is for illustration purposes only.

Situated off Sibsey Road, **Boston Gate** is a new development of traditional two, three, four and five bedroom family homes with 16 different property types set in the attractive Lincolnshire port town of Boston.

Historic Boston, from where the 'pilgrim fathers' set sail for the New World, offers a blend of urban and rural living unique to small towns. Boston is a popular place for families to live, offering good shopping and schools alongside a wide variety of activities, including museums, nature reserves, entertainment and sports right on the doorstep.

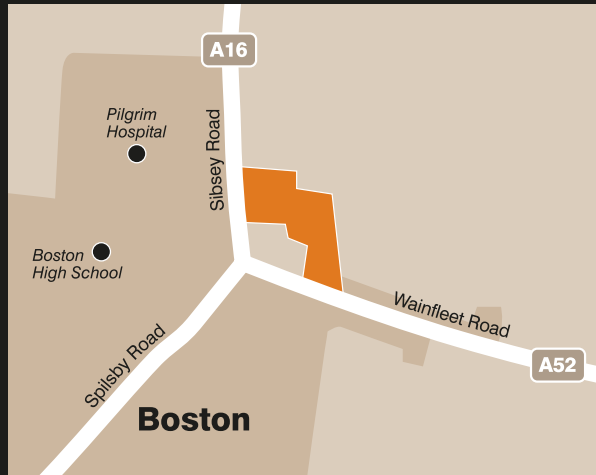
Sports facilities and clubs cover a range of activities for all the family including football, rugby, cricket, swimming, sailing and golf.

The A17 and A52 both link into Boston with access to surrounding towns, cities and coastal routes.

Boston station offers rail services to Nottingham (via Sleaford) to the west, the seaside resort of Skegness to the north-west and to London, the north of England and Scotland via Grantham on the East Coast main line.

**Boston Gate,  
Sibsey Road,  
Boston,  
Lincolnshire,  
PE21 9QT.**

**For more information contact  
Allison Homes on 01778 391555**



**CONSUMER  
CODE FOR  
HOME BUILDERS**

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

The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

Find out more at [www.consumercode.co.uk](http://www.consumercode.co.uk)



**ALLISON  
HOMES**

[www.allison-homes.co.uk](http://www.allison-homes.co.uk)

# BOSTON GATE

Sibsey Road, Boston, Lincolnshire PE21 9QT.

## SPECIFICATION

### Internal

#### GENERAL

	THE ROXBY	THE UPTON	THE NEWTON	THE WINTHORPE	THE LINWOOD	THE NORMANBY	THE NETTLEHAM	THE BENINGTON	THE RAITHY	THE EDENHAM	THE REDBOURNE	THE ANCASTER	THE TATTERSHALL	THE WALTHAM	THE RIPPINGALE	THE MIDDLETHORPE
Ceilings plain finish (inc. all dwellings c/w sloping ceilings)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Walls emulsion finish (one colour throughout)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Doors 2 panel smooth	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ironmongery Serrazotta SZC052, choice of finishes (CP or SC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
120mm MDF pencil round moulded skirting painted white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
70mm MDF pencil round moulded architrave painted white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Staircase, softwood with stop chamfered newels and balusters all white painted, with painted handrails and newel caps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Wardrobes to master bedroom where applicable	n/a	■	■	■	■	■	■	■	■	■	■	■	n/a	■	■	■

#### KITCHEN

Fitted kitchen units, chosen from ranges displayed in site sales office to design available	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of 40mm worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated single oven, gas hob and chimney style extractor	■	■	■	■	■	■	■	■	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Integrated double oven, gas hob and chimney style extractor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■
Integrated fridge freezer	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated dishwasher	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Washing machine space where shown (if no utility room)	■	■	■	■	■	■	■	n/a	n/a	n/a	n/a	■	n/a	n/a	■	n/a
Tiled floor to kitchen and utility room/area	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
One and half bowl sink and mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### CLOAKROOM (where available)

White WC and cistern, wash basin and taps	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Splash back tiling above basin	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### BATHROOM

White WC and cistern	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White basin and pedestal complete with mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White 1700mm bath with mixer taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver point	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Extractor fan with external switch	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Full height tiling to shower area if no en suite	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Half tiling to all other walls	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bath shower mixer and bath screen	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

#### EN SUITE

White WC and cistern	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White basin and pedestal complete with pillar taps	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower cubicle with thermostatic shower and riser rail	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Extractor fan with external switch	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver point	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Half tiling to all walls	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### UTILITY ROOM

40mm worktop	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	n/a	■	■	n/a	■
Tiled floor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	n/a	■	■	n/a	■

#### HEATING AND HOT WATER (refer to house style internal specification sheet)

Wall mounted boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Prefinished radiators	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic radiator valves to all habitable rooms	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### ELECTRICAL (refer to dwelling style internal specification sheet)

##### ALL WHITE FITTINGS

Smoke alarm to current legislation to hall and landing if applicable	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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##### Telephone points to:

Lounge (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedroom 1 (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

##### TV points to:

Bedroom 1 (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedroom 2 (1 point)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	■	■	■	■	■	■	■	■
Lounge (1 point)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Downlighters to kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Downlighters to bathroom and en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

### External

#### GENERAL

Bricks as plot material schedule	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Roof tiles as per site schedule	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCU windows, fascia and soffit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Paths and driveways (refer to footpath plan)																
Slab footpaths to houses	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Tarmac driveways	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### EXTERNAL DOORS

Front insulated composite doors (see site schedule for style and colour)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
French doors (refer to dwelling style)	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome effect door furniture	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome effect door bell	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### GARDENS

Fencing as per development fencing plan	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Rear garden (where applicable) to be rotovated and levelled	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External tap (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

#### EXTERNAL LIGHTING

Front door outside light	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Rear entrance outside light where applicable	n/a	n/a	■	■	■	■	■	■	■	■	■	■	■	■	■	■