



Plot 2, Scawthon Gardens

Sturton By Stow, Lincoln, LN1 2TJ



Book a Viewing!

£420,000

Plot 2, Scawthon Gardens is a flexible and well-designed detached bungalow offering either three bedrooms or two bedrooms with an additional reception room. The property features a spacious open plan kitchen, dining and living area with Bi-fold doors to the rear garden, a high-specification kitchen with Quartz worktops and integrated appliances, en-suite to the principal bedroom and a separate main bathroom. Built with efficiency in mind, the home includes an air-source heat pump, solar panels with battery storage, underfloor heating, HVAC system and EV charging point, contributing to an anticipated A-rated EPC. Externally, there is a generous rear garden, ample driveway parking and a single garage.



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SERVICES

Mains water, electricity and drainage. Air Source Heat Pump. Solar Panels. Battery Storage.

EPC RATING – to follow.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Sturton by Stow is a well-regarded Lincolnshire village that offers the appeal of countryside living while remaining highly convenient for nearby towns and city amenities. Positioned around 9 miles from Lincoln and approximately 8 miles from Gainsborough, the village is ideal for buyers looking to enjoy a more peaceful setting without losing easy access to shopping, dining, leisure and everyday services. The village is well placed for travel, lying on the A1500 Tillbridge Road and close to routes linking through to Lincoln, Gainsborough and the wider area. Public transport is also available via the Interconnect 100 bus service, which runs Monday to Saturday between Lincoln, Gainsborough and Scunthorpe, calling at Sturton by Stow.



For families, the village is served by Sturton by Stow Primary School, while Lincoln and the surrounding area provide a wider choice of schooling for different ages. Together with its village setting, local community feel and accessible position, Sturton by Stow continues to be a popular choice for those seeking a balance between rural surroundings and everyday convenience

ENERGY EFFICIENT BY DESIGN

The homes at Scawthon Gardens have been built to help keep running costs as low as possible. Each bungalow features an air-source heat pump, solar panels, battery storage, underfloor heating, HVAC system and EV charging point, combining modern technology with everyday comfort. Solar panels generate electricity, battery storage helps maximise the energy produced, and there is also the potential for surplus power to be sold back to the grid. The air-source heat pump and underfloor heating provide efficient, even warmth, while the HVAC system supports fresh airflow and a comfortable internal environment throughout the year. With anticipated A-rated EPCs, Scawthon Gardens offers buyers an efficient modern home designed to reduce energy use and keep bills down.



DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available and interested parties should inspect the property in person and not rely solely on these images. Also, some images are taken from Plot 3, which is the handed version of the same layout to give a buyer example imagery whilst construction is still in progress.



ACCOMMODATION

ENTRANCE HALL

With composite external door and UPVC double glazed window, high gloss porcelain tiled flooring with underfloor heating, spotlighting and access to the roof void.

OPEN PLAN LIVING KITCHEN AND DINING

29' 4" x 15' 2" (8.94m x 4.62m) With high gloss porcelain tiled flooring with underfloor heating, Bi-fold doors opening onto the rear garden and UPVC double glazed opening window. Fitted with a range of wall, drawer and base units with Quartz work surfaces and matching upstands, integrated Samsung oven, integrated Samsung combination oven, four ring Samsung induction hob with extractor fan over and Quartz splashbacks, composite double sink with mixer tap and integrated drainage area within the work surface, spotlighting, HVAC vent, TV wall point, cupboard housing the hot water cylinder and underfloor heating manifold.



BEDROOM 1

12' 10" x 10' 8" (3.91m x 3.25m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and TV wall point.



EN-SUITE

11' 6" x 3' 11" (3.51m x 1.19m) With UPVC double glazed window, tiled flooring with underfloor heating, fully tiled walls, low level WC, wash hand basin with mixer tap and drawer unit below, walk-in shower with rainfall shower, heated towel rail, spotlighting and extractor fan.

BEDROOM 2

15' 1" x 11' 4" (4.6m x 3.45 m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and wall mounted TV point.

BEDROOM 3

11' 5" x 10' 9" (3.48m x 3.28m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and wall mounted TV point.



BATHROOM

9' 2" x 7' 3" (2.79m x 2.21m) With UPVC double glazed window, tiled flooring with underfloor heating, fully tiled walls, low level WC, wash hand basin with mixer tap and drawers below, bath with rainfall shower over, heated towel rail, spotlighting and extractor fan.

OUTSIDE

Externally there is ample driveway parking and a single garage and a generous sized garden to the rear.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

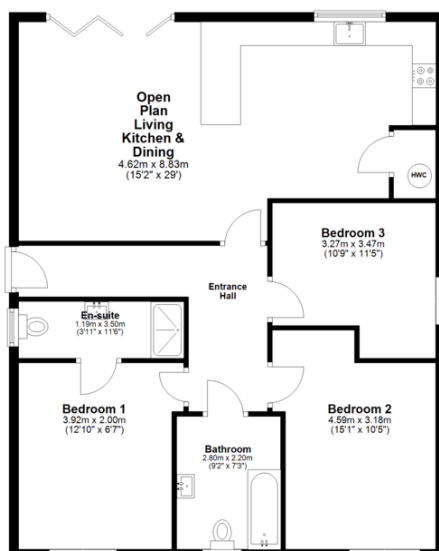
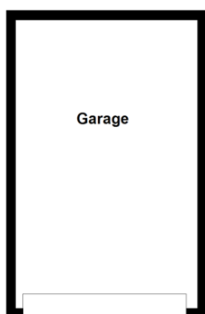
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Ground Floor

Approx. 121.7 sq. metres (1309.6 sq. feet)



Total area: approx. 121.7 sq. metres (1309.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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LN8 3EH
01673 847487

22 King Street
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NG25 0EN
01636 813971

46 Middle Gate
Newark
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