



**West Thorne Grange  
Plot 3 Windsor, Scothern,  
Lincoln, LN2 2TZ**



Book a Viewing!

**Asking price £539,000**

**RESERVE NOW AND RECEIVE:**

- Stamp Duty Paid – worth up to £16,950
- £5,000 contribution towards moving costs

Windsor – Plot 3 is a suburb detached family home, constructed by Lindum Homes, with excellent living space offering four bedrooms and an integral garage. The ground floor living space is divided into Lounge, Study and Open Plan modern Kitchen and Dining Area, Entrance Hall, Cloakroom and Utility Room. The French doors from the dining area lead out to the garden providing an ideal family entertaining space. The First Floor Landing leads to four double Bedrooms. The principal bedroom offers useful storage space with a built-in wardrobe and the added benefit of an En-Suite. The Guest Bedroom also benefits from an En-suite and the Main Bathroom includes both a bath and separate shower. The property offers many energy saving features including an air source heat pump, solar photovoltaic panels, triple glazed windows and French doors and an EV charging point. The property comes with a NHBC 10 Year Warranty with a 2 Year Lindum Customer Care Warranty. Viewing is highly recommended to appreciate this excellent family home.



#### DEVELOPMENT DETAILS

Set in the charming Lincolnshire village of Scothern, West Thorne Grange is a thoughtfully designed collection of 49 energy-efficient homes by Lindum Homes. Blending contemporary craftsmanship with the warmth and character of village life, it offers modern living with a strong sense of community, countryside and convenience. With a history dating back to the Domesday Book, Scothern has retained its distinctive character and heritage. From its traditional saffron scone to the crocus emblem on the village church, local traditions continue to shape its identity. West Thorne Grange builds on this heritage, creating a welcoming new community rooted in character, connection and village life.

#### LOCATION

Just six miles north-east of Lincoln, Scothern is a thriving village offering the perfect blend of peaceful rural living and excellent connectivity. With a strong community spirit, local pub, garden centre and tearoom, plus easy access to nearby villages for shops, GP services and everyday essentials, it's well placed for modern family life. The village benefits from an Outstanding rated primary school and nursery, highly regarded secondary education nearby, and a range of sports, recreation and community activities.



## NET ZERO CARBON READY HOMES

Designed for a more sustainable future, every home is Net Zero Carbon Ready, exceeding current 2021 Building Regulations. Each home is designed to achieve an A-rated EPC and Environmental Impact Rating, combining enhanced insulation, triple glazing, airtight construction and energy efficient design. Sustainable features include low-energy LED lighting, efficient appliances and water fittings, air source heat pumps, solar PV panels and EV charging, within a gas-less development. The scheme also delivers a 10% biodiversity net gain, creating and enhancing habitats both on and off site.

### KEY FEATURES

- NET ZERO CARBON READY HOMES
- Advanced Energy Efficiency Features
- LOW MAINTENANCE property leaving you time to personalise and enjoy your new home
- 10 year NHBC warranty and 2 year Lindum Homes customer care warranty
- Excellent Transport Links
- Local Schools from Nursery through to Secondary
- Please see specification for full details and variations

### ACCOMMODATION

#### ENTRANCE HALL

#### CLOAKROOM

#### LOUNGE

17' 0" x 12' 7" (5.18m x 3.84m)

#### STUDY

12' 7" x 11' 2" (3.84m x 3.4m)

#### KITCHEN/DINER

20' 8" x 12' 7" (6.3m x 3.84m)

#### UTILITY ROOM

6' 5" x 6' 5" (1.96m x 1.96m)

#### FIRST FLOOR LANDING

#### BEDROOM

19' 1" x 13' 7" (5.82m x 4.14m)

#### EN-SUITE

#### BEDROOM

11' 7" x 11' 3" (3.53m x 3.43m)

#### EN-SUITE

#### BEDROOM

11' 9" x 9' 4" (3.58m x 2.84m)

#### BEDROOM

11' 7" x 9' 11" (3.53m x 3.02m)

#### BATHROOM

#### GARAGE

18' 2" x 9' 4" (5.54m x 2.84m)



## KEY FACTS FOR BUYERS

### SERVICES

All main services available. Air source heat pump.  
Solar photovoltaic panels.

Annual Service Charge Amount - approx. £200.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**EPC RATING – A.**

**COUNCIL TAX BAND – TBC.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Mundys.

## DISCLAIMER

The photographs used in the marketing of this property have been taken from a showhome. They are intended to help demonstrate potential room layouts and should not be relied upon as exact representations of the property's fixtures, fittings or furnishings.

### 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](https://www.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

<https://www.mundys.net/referrals/>

### 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate; however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Existing Homes



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

