



## Plot 1, Scawthon Gardens

Sturton By Stow, Lincoln, LN1 2TJ



Book a Viewing!

**£440,000**

Plot 1 is a high specification three bedroom detached bungalow with a double garage and driveway. The developer has focused on delivering a quality finish throughout, combining stylish presentation with modern energy efficient living. A large entrance hall with fully tiled flooring leads through into the impressive open plan living kitchen diner, which offers space for both seating and dining and features Bi-fold doors opening onto the rear patio and garden. The separate lounge enjoys views towards the pond, while the kitchen is fitted with quality units, Quartz worktops, a sunken double sink and integrated appliances including Samsung double ovens, induction hob, dishwasher and fridge freezer. There are three bedrooms, with the principal bedroom benefiting from a fully tiled en-suite, while the main bathroom is also fully tiled. The property also features underfloor heating throughout, high quality carpets and TV points to all bedrooms, the lounge and kitchen. Built with efficiency in mind, the bungalow includes an air-source heat pump, solar panels, battery storage, HVAC system and EV charging point, all helping to reduce energy use and keep running costs as low as possible. There is also the potential for surplus electricity to be sold back to the grid, adding further long term appeal. Combining a high standard of finish, spacious accommodation and impressive Eco credentials, Plot 4 offers a superb opportunity for buyers seeking a modern bungalow in an attractive village edge setting. Viewing is highly recommended to fully appreciate the space, setting and quality of home on offer.



## Scawthon Gardens, Sturton By Stow, Lincoln, LN1 2TJ



### SERVICES

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

**SAP Rating** – A.

**COUNCIL TAX BAND** – TBC.

**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

#### 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.



#### LOUNGE

15' 1" x 11' 8" (4.6m x 3.56m) With oak glazed internal door, UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and TV wall point.

#### OPEN PLAN LIVING KITCHEN DINING AREA

22' 2" x 17' 0" (6.76m x 5.18m) With high gloss porcelain tiled flooring with underfloor heating, Bi-fold doors opening onto the rear garden, UPVC double glazed opening window and 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 splashback, 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

11' 8" x 11' 5" (3.56m x 3.48m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and TV wall point.

#### EN-SUITE

11' 8" x 3' 11" (3.56m 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

11' 10" x 11' 8" (3.61m x 3.56m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and wall mounted TV point.

#### BEDROOM 3

11' 8" x 9' 6" (3.56m x 2.9m) With UPVC double glazed opening window, underfloor heating, spotlighting, HVAC vent and wall mounted TV point.

#### BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m) 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.





## DOUBLE GARAGE

17' 9" x 18' 0" (5.41m x 5.49m) With electric roller door and side access door into the garden and battery storage.

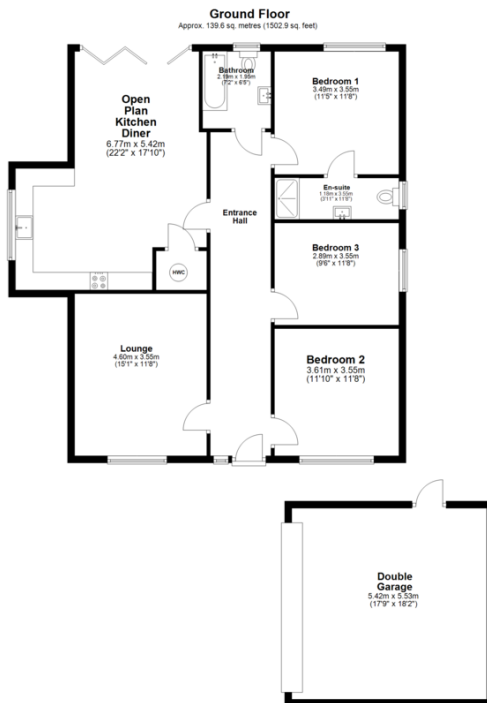
## OUTSIDE

The property is approached via a block paved driveway providing off road parking and access to the double garage. Level paved access leads to the entrance door and continues to both sides of the property giving access to the rear garden. To the rear there is a patio seating area together with lawned gardens. Further external features include outside lighting, external power points and an outside tap.

## IMAGE DISCLAIMER

### Disclaimer

Please note that some images used within these marketing materials have been digitally enhanced and virtually staged using AI-assisted technology for illustrative purposes only. This may include the addition of furniture, décor, landscaping, lawned areas and other cosmetic enhancements intended to provide an indication of how the property may look upon completion and furnishing. Please also note that selected internal photographs used within the marketing of Plot 1 are images taken from Plot 4 within the same development and are provided as an example of the anticipated style, finish and specification only whilst Plot 1 remains under construction. External images of Plot 1 have also been digitally enhanced to show grassed garden areas whilst final turfing works are awaited. These images should not be relied upon as an accurate representation of the current condition, layout, finishes, landscaping, fixtures, fittings or specification of Plot 1. Prospective purchasers should satisfy themselves by way of inspection, floorplans, specification documents and their own enquiries. Neither the developer nor Mundys Estate Agents accept liability for any reliance placed upon digitally enhanced, AI-generated or representative imagery contained within these particulars.



Total area: approx. 139.6 sq. metres (1502.9 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
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Plan produced using Planipix

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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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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 550088 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 these 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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