



## Plot 12, 3 Camms Close Osbournby, NG34 0FL



Book a Viewing!

**£410,000**

Plot 12 at Ash Croft is a four-bedroom detached family home currently under construction by award-winning Stonewell Homes. Built to an exceptional specification, the property will feature an open-plan kitchen and dining area with doors to the rear garden, a dual-aspect lounge, utility room and downstairs WC. Upstairs, the main bedroom includes fitted wardrobes and an en-suite, while a luxurious five-piece family bathroom serves the remaining bedrooms. Externally, the property occupies a corner plot with landscaped gardens, a driveway providing ample parking, and a double garage with electric door. Energy-efficient features include underfloor heating, air-source heat pump, solar panels, double glazing and a heat recovery system.







**EPC RATING** – A (anticipated).

**COUNCIL TAX BAND** – TBC.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

#### **THE DEVELOPMENT**

Ash Croft is an exclusive collection of just 16 new homes, created by the multi award-winning developer Stonewell Homes. Each property has been thoughtfully designed and built to an exceptional standard, with a focus on craftsmanship, comfort and energy efficiency.

Every home at Ash Croft is anticipated to achieve an A-rated Energy Performance Certificate, incorporating double glazing, air-source heat pumps, PV solar panels and underfloor heating. This ensures reduced running costs and sustainable living without compromising on style.

The development features a mix of bungalows and family homes, each finished to a superb specification. Stonewell Homes' attention to detail is clear in every aspect, from the design of the kitchens and bathrooms through to the landscaping and external finishes. These homes represent a rare opportunity to enjoy modern living in a traditional Lincolnshire village setting.





## PROPERTY DESCRIPTION

Plot 12 is a four-bedroom detached family home, currently under construction as part of the award-winning Ash Croft development by Stonewell Homes. Built to an exceptional specification, this property combines traditional design with modern efficiency, including underfloor heating, an air-source heat pump, solar panels and double glazing.

The ground floor accommodation includes a welcoming entrance hall with cloakroom/WC, a dual-aspect lounge with double doors opening onto the rear garden, and a fitted kitchen designed and supplied by LN Kitchens. The kitchen includes quartz worktops, Neff appliances, and an opening into the dining area, which also enjoys access to the rear garden. A separate utility room is positioned off the kitchen, providing additional storage and space for appliances.

Upstairs, the main bedroom benefits from fitted wardrobes and an en-suite shower room. There are three further bedrooms served by a luxurious five-piece family bathroom, fitted with high-quality sanitaryware, premium tiling and a heated LED mirror.

Externally, the property is positioned on a corner plot, with landscaped gardens, a driveway providing ample parking, and a double garage with electric sectional door and side access.

## LOCATION

Osbournby, near Sleaford Osbournby is a well-positioned village situated around 5 miles south of Sleaford and 11 miles north of Grantham. The village itself has a well-regarded primary school and a traditional public house. Its location on the A15 and close to the A52 provides excellent road links to nearby towns and beyond, making it a convenient base for commuting as well as day-to-day living.

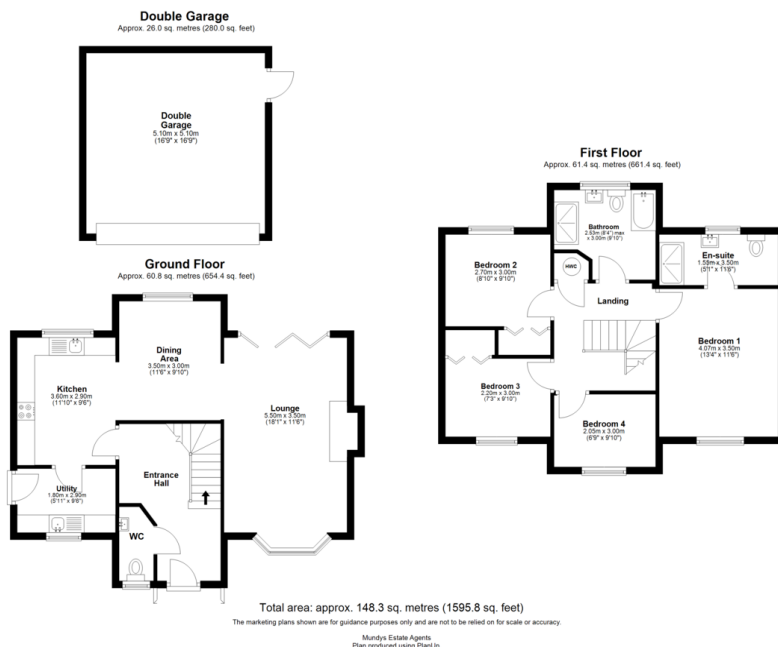
## SPECIFICATION

### Bathrooms

- Designed and supplied by A1 Interiors, Grantham
- Luxurious four-piece family bathroom suite with premium tiling
- Bespoke bathroom furniture with ample storage and solid surface worktops
- Aqualla brassware with colour-matching accessories
- Concealed twin-outlet shower valves and Kudos enclosures
- Heated LED mirrors with electric de-misters
- Heated towel radiators
- Full tiling to the family bathroom and tiled wet areas in en-suites
- Rimless toilets for easy cleaning

### Kitchen & Utility

- Designed and supplied by LN Kitchens
- Neff appliances included
- Quartz worktops
- Integrated fridge-freezer and dishwasher
- Utility room with LN Kitchens cabinetry and space for appliances
- Open-plan living/dining space with double doors to garden and large patio



## Flooring

- Camaro LVT flooring to hallway, kitchen, utility and wet rooms
- Carpets to bedrooms

## Internal Features

- Oak doors throughout with stainless steel hinges and contemporary fittings
- Mixture of pendant and spotlight lighting
- Fitted wardrobes to the master bedroom

## Heating & Energy

- Air-source heat pump
- Underfloor heating
- PV solar panels
- Triple glazing
- A-rated homes

## Drives & Gardens

- Tegula block-paved driveway with ample parking
- Landscaped front and rear gardens
- Enclosed seeded rear garden with patio area
- Outside tap and external lighting
- Electric car charging point

## Garage

- Detached single garage
- Electric sectional garage door
- Side door providing access to the rear garden

## Additional Notes

- Bespoke choices may be available depending on the stage of build

Proudly local and passionate about building in the communities they know and love, Stonewell Homes brings experience, integrity and craftsmanship to every project.

Some of the photographs used in the marketing of this property have been taken from Plot 13 and are for illustrative purposes only.

### 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](http://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 to meet one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFERRY TO

Sills & Betteridge, Ringo & Law, LP, Burton and Co, 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 £250 per sale and £150 per purchase from them.

CWA, 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.

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

Mundys Financial Services 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 MNRICS.

### 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

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 rely on the vendors and the vendors are responsible for the accuracy of the information.

1. The details are a general outline of 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 on any way whatever in relation to this property.
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