



## SYCAMORE LODGE (NEW BUILD) MAIN STREET LINCOLN, LN5 0LE

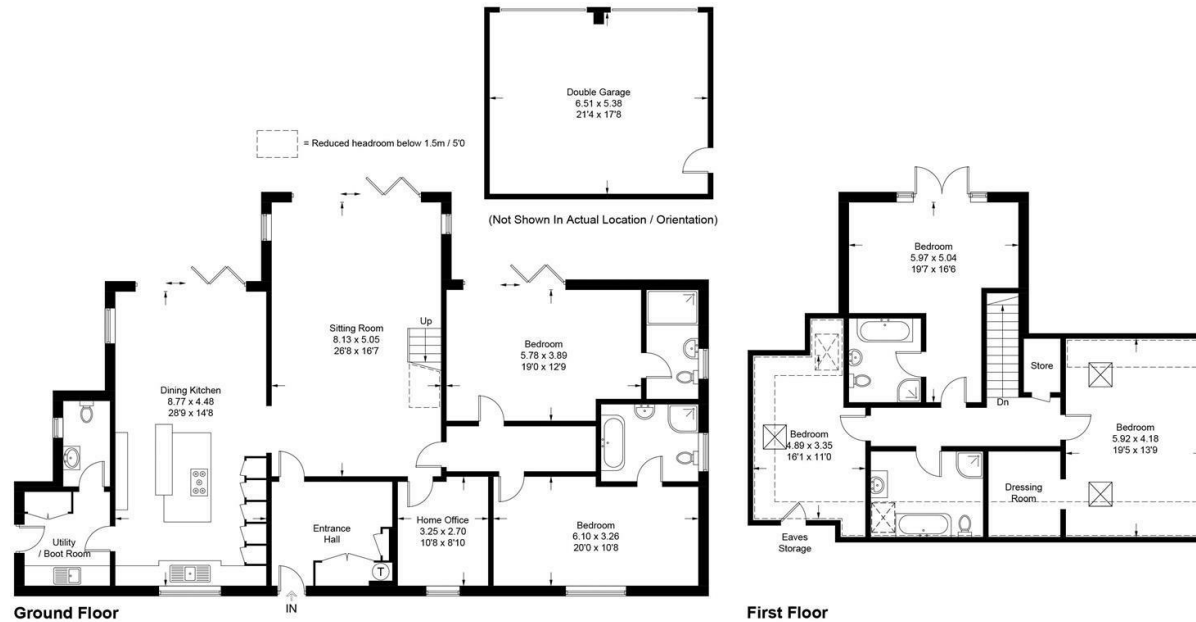
**£895,000**  
**FREEHOLD**

**NEW BUILD:** This exceptional five-bedroom detached residence is a masterpiece of contemporary design, offering a harmonious blend of style and sophistication. Now nearing the final stages of construction, this remarkable home is destined to become a landmark property of distinction. Tucked away in the serene and picturesque south Lincolnshire cliff village of Boothby Graffoe, the residence enjoys a discreet yet enviable location. From its elevated position on the escarpment edge, it boasts breath taking panoramic westerly views that stretch for miles across the idyllic Trent Valley countryside. Crafted by the renowned T & C Shaw Ltd, a builder celebrated for their high-quality, bespoke village and country homes in Lincolnshire, this property exemplifies their commitment to excellence. Prospective buyers are encouraged to explore other stunning examples of their craftsmanship in the area-a testament to the impeccable standards and unique vision that define every Tom Shaw home.

**BELL**

## Sycamore Lodge

Approximate Gross Internal Area  
 Ground Floor = 179.1 sq m / 1928 sq ft  
 First Floor = 98.9 sq m / 1064 sq ft  
 Double Garage = 35.1 sq m / 378 sq ft  
 Total = 313.1 sq m / 3370 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:**      **Council Tax Band:** G

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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