



Sycamore Lodge (New Build), Main Street

Boothby Graffoe, Lincoln, Lincolnshire, LN5 0LE

BELL



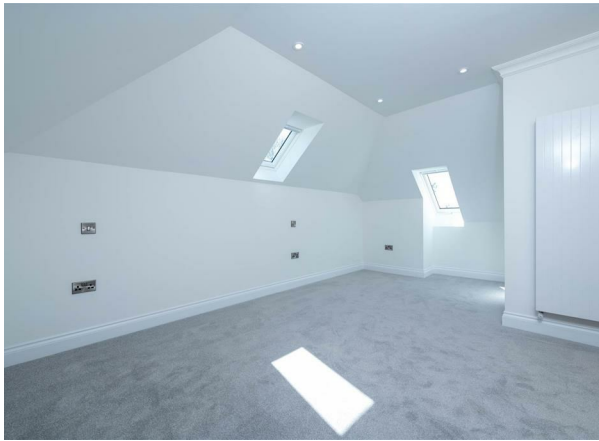


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NEW BUILD: This exceptional five-bedroom detached residence is a masterpiece of contemporary design, offering a harmonious blend of style and sophistication. Now nearing the final stages of construction, this remarkable home is destined to become a 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.

ACCOMMODATION





Sycamore Lodge

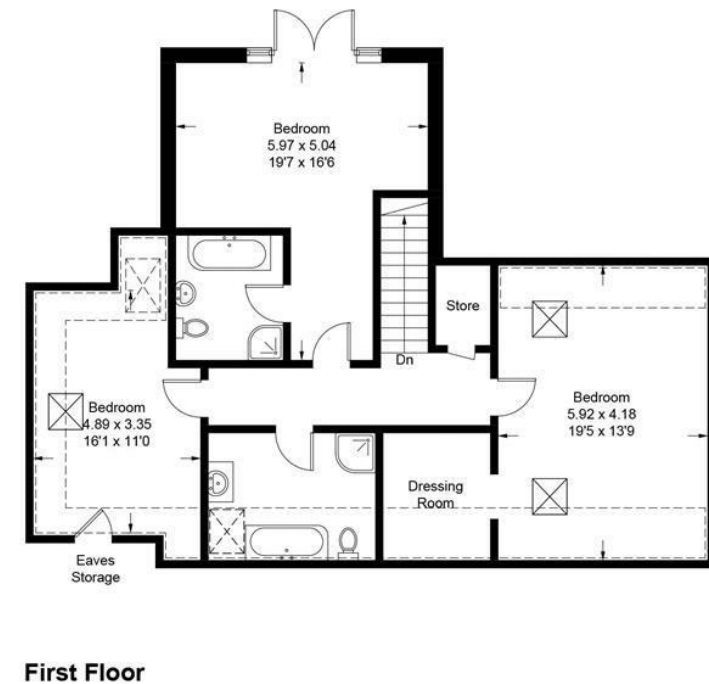
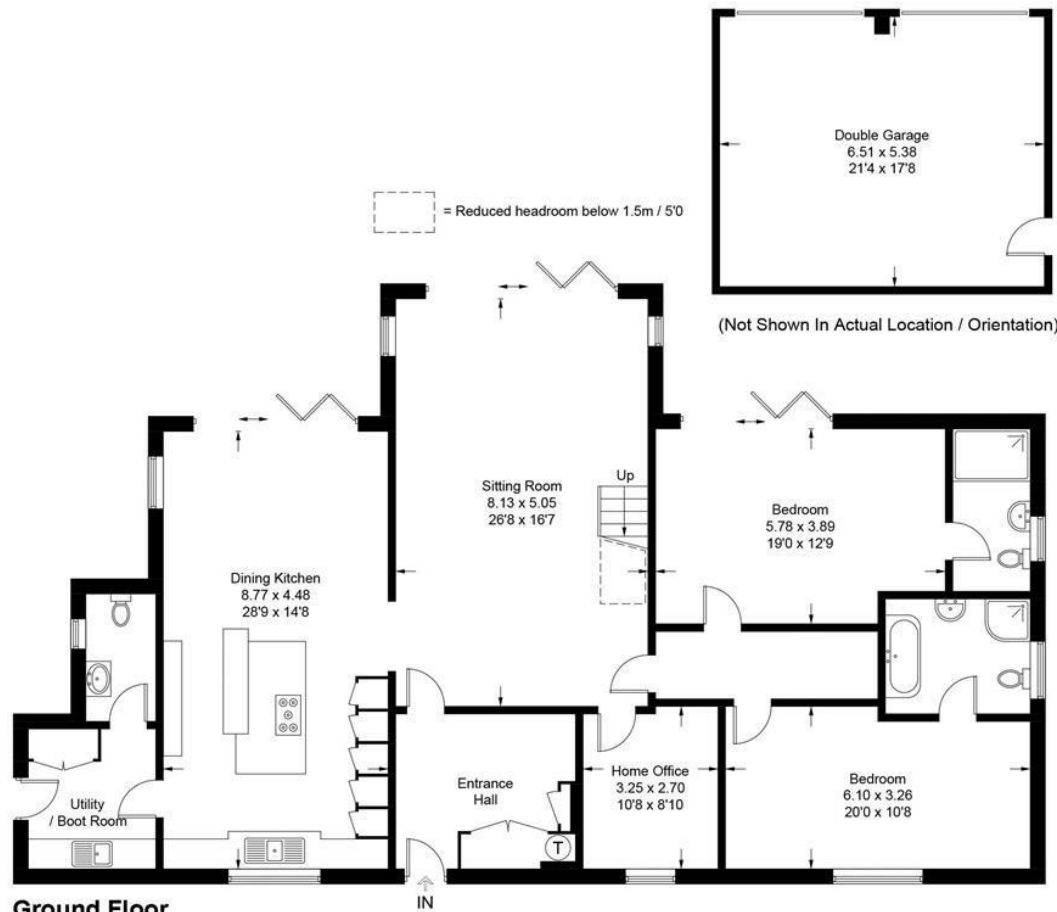
Approximate Gross Internal Area

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.



COUNCIL TAX: North Kesteven – Tax band: G

ENERGY PERFORMANCE RATING;

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

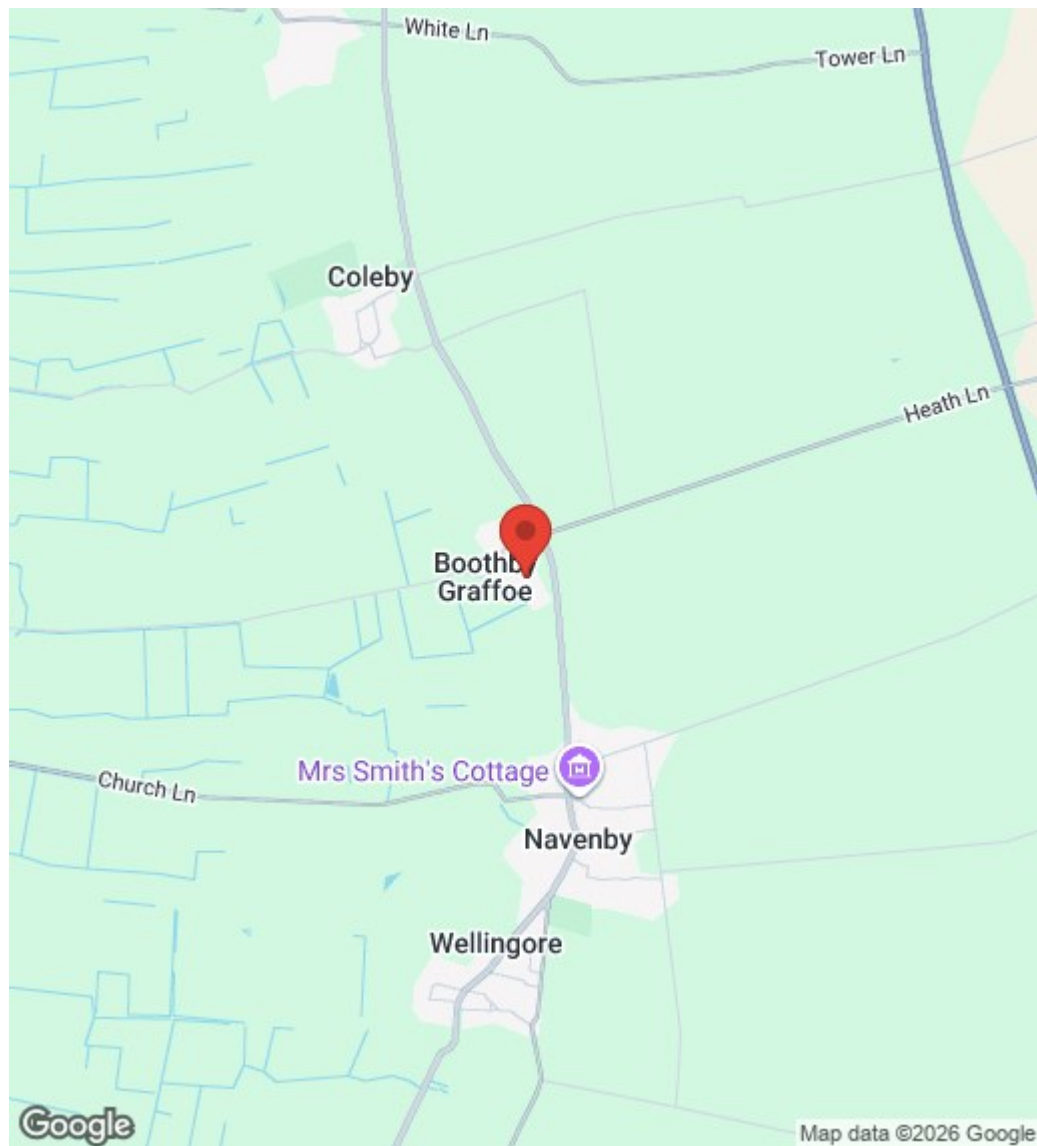
Website: www.robert-bell.org

Brochure prepared: 17th July 2026

DISCLAIMER

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