



**Plot 4, Scawthon Gardens, Sturton By Stow,
Lincoln, LN1 2TJ**



Book a Viewing!

£440,000

Occupying a generous corner plot within the exclusive Scawthon Gardens development, Plot 4 is a high-specification three bedroom detached bungalow with a double garage, large driveway and attractive outlook over the pond area. 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.



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SERVICES

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

EPC RATING – to follow.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Sturton by Stow is a popular Lincolnshire village offering countryside living with convenient access to nearby towns. Located around 9 miles from Lincoln and 8 miles from Gainsborough, it provides a peaceful setting while remaining close to everyday amenities. The village sits on the A1500 with good road links and is served by the Interconnect 100 bus route between Lincoln, Gainsborough and Scunthorpe. Sturton by Stow Primary School serves the village, with further schooling available in Lincoln.



ENERGY EFFICIENT BY DESIGN

The homes at Scawthon Gardens have been built to help keep running costs as low as possible. Each bungalow features an air-source heat pump, solar panels, battery storage, underfloor heating, HVAC system and EV charging point, combining modern technology with everyday comfort. Solar panels generate electricity, battery storage helps maximise the energy produced, and there is also the potential for surplus power to be sold back to the grid. The air-source heat pump and underfloor heating provide efficient, even warmth, while the HVAC system supports fresh airflow and a comfortable internal environment throughout the year. With anticipated A-rated EPCs, Scawthon Gardens offers buyers an efficient modern home designed to reduce energy use and keep bills down.

ACCOMMODATION

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 and UPVC double glazed opening window. 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.

DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available, and interested parties should inspect the property in person and not rely solely on these images.

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sils & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then we will receive a referral fee of up to £125.

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 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

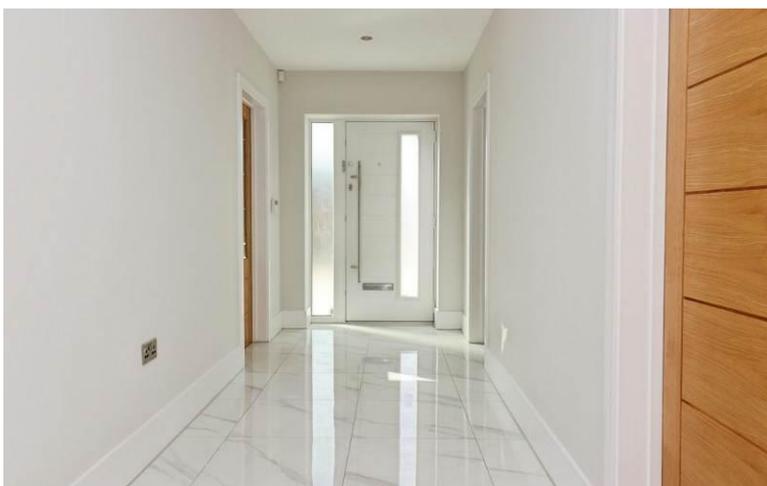
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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:

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Ground Floor

Approx. 139.0 sq. metres (1496.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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01673 847487

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NG26 0EN
01636 813971

46 Middle Gate
Newark
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01636 700888

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