

Plot 6 Greenwich, Scothern,

Lincoln, LN2 2TZ

Book a Viewing!

Asking Price £284,000

JUST RELEASED PLOT 6 GREENWICH SPRING 2027 BUILD COMPLETION

The Greenwich is a well designed 3 bedroom semi-detached home with detached single garage, constructed by Lindum Homes, and being situated within this excellent new development in the popular and sought-after village of Scothern. The downstairs living space offers a lounge, modern open plan fitted kitchen and dining area along with a cloakroom. The dining area has a patio door opening onto the garden patio. The first floor has 3 bedrooms with the master bedroom benefiting from an en-suite. The main bathroom is equipped with a shower bath for added comfort. The property benefits from many energy saving features to include an Air Source Heat Pump, Solar Photovoltaic (PV's) Panels and Triple Glazed windows.

West Thorne Grange, Plot 6 Greenwich, Scothern, Lincoln, LN2 2TZ







DEVELOPMENT DETAILS

Set in the charming Lincolnshire village of Scothern, West Thorne Grange is a thoughtfully designed collection of 49 energy-efficient homes by Lindum Homes. Blending contemporary craftsmanship with the warmth and character of village life, it offers modern living with a strong sense of community, countryside and convenience. With a history dating back to the Domesday Book, Scothern has retained its distinctive character and heritage. From its traditional saffron scone to the crocus emblem on the village church, local traditions continue to shape its identity. West Thorne Grange builds on this heritage, creating a welcoming new community rooted in character, connection and village life.

LOCATION

Just six miles north-east of Lincoln, Scothern is a thriving village offering the perfect blend of peaceful rural living and excellent connectivity. With a strong community spirit, local pub, garden centre and tearoom, plus easy access to nearby villages for shops, GP services and everyday essentials, it's well placed for modern family life. The village benefits from an Outstanding rated primary school and nursery, highly regarded secondary education nearby, and a range of sports, recreation and community activities.









NET ZERO CARBON READY HOMES
Designed for a more sustainable future, every home is Net Zero Carbon Ready, exceeding current 2021 Building Regulations. Each home is designed to achieve an A-rated EPC and Environmental Impact Rating, combining enhanced insulation, triple glazing, airtight construction and energy efficient design.

Sustainable features include low-energy LED lighting, efficient appliances and water fittings, air source heat pumps, solar PV panels and EV charging, within a gas-less development. The scheme also delivers a 10% biodiversity net gain, creating and enhancing habitats both on and off site.

KEY FEATURES
- NET ZERO CARBON READY HOMES
- Advanced Energy Efficiency Features
- LOW MAINTENANCE property leaving you time to personalise and enjoy your new home
- 10 year NHBC warranty and 2 year Lindum Homes customer care warranty
- Excellent Transport Links
- Local Schools from Nursery through to Secondary
- Please see specification for full details and variations

ACCOMMODATION

ENTRANCE HALL

LOUNGE
12' 10" x 12' 7" (3.91m x 3.84m)

KITCHEN/DINER
15' 10" x 13' 5" (4.83m x 4.09m)

UTILITY/WC
7' 1" x 5' 1" (2.16m x 1.55m)

FIRST FLOOR LANDING

BEDROOM
12' 7" x 9' 10" (3.84m x 3m)

EN-SUITE

BEDROOM
8' 10" x 9' 1" (2.69m x 2.77m)

BEDROOM
9' 1" x 6' 9" (2.77m x 2.06m)

BATHROOM

GARAGE

DISCLAIMER
The photographs used in the marketing of this property have been taken from a showhome. They are intended to help demonstrate potential room layouts and should not be relied upon as exact representations of the property's fixtures, fittings or furnishings.



KEY FACTS FOR BUYERS

SERVICES
All main services available. Air source heat pump. Solar photovoltaic panels.

Annual Service Charge Amount - approx. £200.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – A.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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

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 into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

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 an 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.

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

3. The details are a general outline for 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 or warranty whatever in relation to this property.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

The Property Ombudsman