



The Old Rectory, South Drive, LN1 2DH

Asking Price £980,000



The Old Rectory, South Drive, LN1 2DH

House - Detached

6 Bedrooms, 5 Bathroom

Asking Price £980,000

- Executive Family Home
- Handmade Bespoke Kitchen
- Fully Integrated with Appliances
- Six Bedrooms, Five Bathrooms
- Three Ensuite Bedrooms
- Home Gym
- Council Tax - TBC
- EPC - B / FREEHOLD
- Field Views to the Rear
- 10 Year Insurance Backed Guarantee



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Martin & Co are delighted to present 'The Old Rectory' brought to you by Prestige Developments (Lincoln) Limited. This exclusive development offers an executive six bedroom family home across approximately 5000 sqft, privately nestled away within the West Lindsey hamlet of Stow offering good access links to Lincoln, Gainsborough and Scunthorpe. Stow is local to the village of Sturton-By-Stow which benefits from a village store, primary school, doctors surgery, public house and a village hall. Build completion anticipated for Autumn 2024.

Comprising of an entrance hall, cloakroom, open plan kitchen living area, utility room, lounge with open fireplace, office and a home gym to the ground floor.

To the first floor is a master bedroom with a dressing area and ensuite, two further ensuite bedrooms and a further bedroom with dormer windows plus a family bathroom and balcony off the landing area with field views. The second floor offers two further bedrooms and a bathroom. Externally the property benefits from a private rear garden, driveway parking and a double garage.

Entrance to the development has secure electric gates with an option for an intercom system. Bin store is located outside of the entrance gates.

Benefits to include;

- Handmade Bespoke Kitchen
- Fully Integrated with Appliances



- Gas Fired Central Heating
- Open Plan Kitchen Living Space
- Fully Tiled Bathrooms
- Driveway Parking
- Double Garage
- Private Rear Garden
- Field Views to the Rear
- Secure Gated Development
- 10 Year Insurance Backed Guarantee

ENTRANCE HALL

CLOAKROOM
7'6" x 4'3"

LOUNGE
16'5" x 13'9"

OPEN PLAN KITCHEN / LIVING AREA
40'4" x 16'5"

UTILITY ROOM
12'10" x 11'10"

OFFICE
16'5" x 8'10"

HOME GYM
19'8" x 16'5"

STAIRS / LANDING WITH BALCONY

MASTER BEDROOM WITH DRESSING AREA /
ENSUITE
17'9" x 16'5"

BEDROOM
14'8" x 13'1"

ENSUITE
7'2" x 6'3"

BEDROOM.
14'8" x 13'1"

ENSUITE.
7'2" x 6'3"

BATHROOM
13'1" x 9'3"

BEDROOM
19'8" x 16'5"

STAIRS / LANDING

BATHROOM
10'9" x 6'7"

BEDROOM
22'5" x 17'9"

BEDROOM
22'5" x 15'6"

DOUBLE GARAGE
19'8" x 19'8"

AGENT NOTE

Images within this advert are produced to provide potential purchasers with a visual representation of

the proposed development only. These images must not be relied upon or taken as accurate. Measurements shown are taken from the architectural plan supplied to the agent at the commencement of marketing. Built out dimensions may vary slightly with purchasers advised to satisfy themselves in this respect.

MORTGAGE & PROTECTION

Convenient financial advice is just a phone call away... Trying to get a better understanding of your mortgage & protection options?

Our in-house mortgage advisor is here to help.

Give the office a call to speak with Matthew today to talk through your financial plans or to arrange an appointment.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

441.32 m²
4750.33 ft²

Balconies and terraces

12.16 m²
130.89 ft²

Reduced headroom

19.03 m²
204.84 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.