



# Chapel Lane

AUBOURN

A Stunning 3 Bedroom Detached  
Home in the Heart of the  
Historic Village of Aubourn



THE NEW  
HOMES  
AGENT

Plot 2 - Chapel Lane,  
Aubourn, Lincolnshire

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## Key Features

- Idyllic Non-Estate Location
- Paddock & Countryside Bedroom Views
- Heritage Green Windows and Doors
- Parking for 5+ Cars
- All Appliances Integrated within New Kitchen
- Spacious, Turfed Rear Garden
- Worcester-Bosch Combi-Boiler
- Brand New Build with 10 Year Warranty

£325,000

- > EPC rating: B
- > Council Tax: TBC
- > 10 Year Ward Cole Warranty
- > Heating: Oil fired,  
Worcester Combi-Boiler



The Royal Oak Pub in Aubourn is just a 30 second walk away.



## Description

The New Homes Agent is delighted to offer to market this stunning 3 bedroom detached home in the heart of the historic village of Aubourn, just 5 miles south of the city centre of Lincoln. This beautifully designed home is located on Chapel Lane and is fronted by a large gravel drive, suitable for 5 or more cars and adjoined by a landscaped front lawn.

Aubourn is a highly sought after village which is easily accessed via the A46 north and southbound, giving this property fantastic transport to Lincoln, Newark and beyond. The village itself is host to a traditional English pub called 'The Royal Oak' which benefits from a private car park and a spacious beer garden.

A slabstone pathway surrounds the property, giving access to the rear garden from the front entrance. The rear garden is laid to lawn with a brand new 6ft border fence providing privacy from the neighbouring property. The front door opens into a spacious entrance hall, which leads into a sizeable kitchen with a nicely sized utility, with integrated washing machine, and separate w/c. The kitchen features integrated appliances to include, induction hob, extractor, dishwasher, fridge/freezer, oven and a microwave. A separate lounge/diner with an open chimney breast, ready to take a log burner or open fire pit, spans the full 19ft depth of the property. A set of french doors open out to the rear garden and drop down to a large slabbed patio area. The first floor is host to three double bedrooms, a 4-piece family bathroom and a 3-piece en-suite shower-room adjoining the master bedroom.

All floor coverings are included and can be determined by the buyer up until a certain point of construction. All power sockets and switches throughout the property are chrome for added quality.



## Photo Gallery



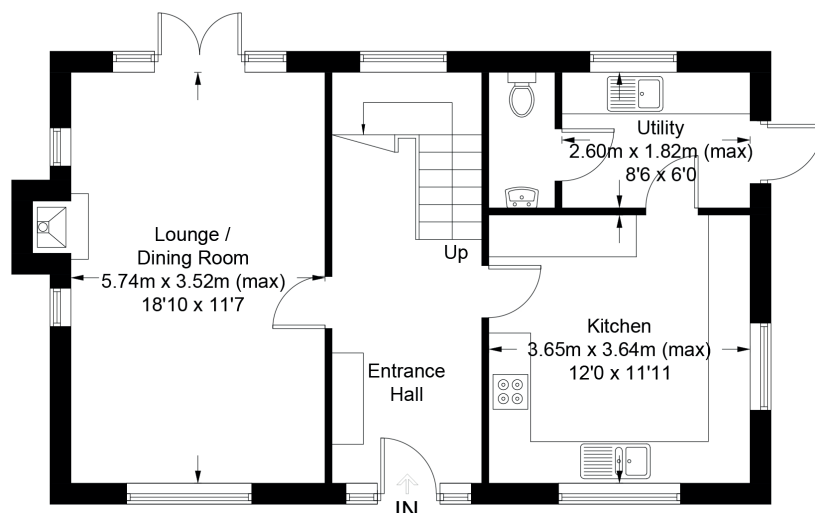


# Floor Plan and Room Sizes

## Ground Floor

- Kitchen/Diner  
3.64m x 3.65m (11'11 x 12')
- Utility  
2.60m x 1.82m (8'6 x 6')
- W/C  
0.95m x 1.82m (3'1 x 6')
- Lounge/Diner  
3.52m x 5.74m (11'6 x 18'10)

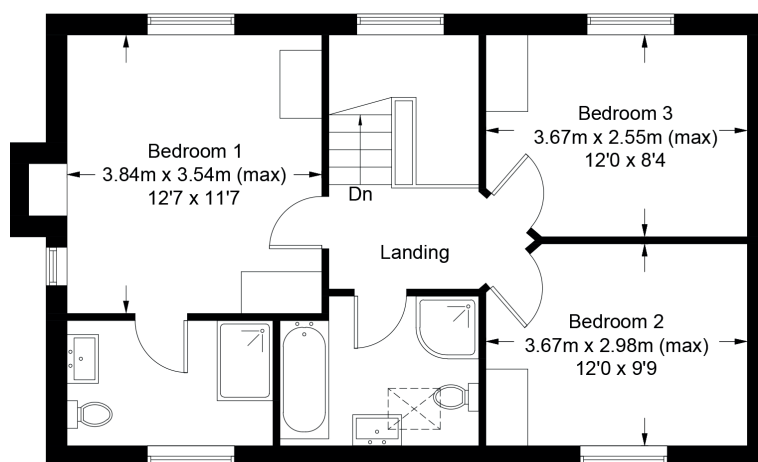
## Ground Floor



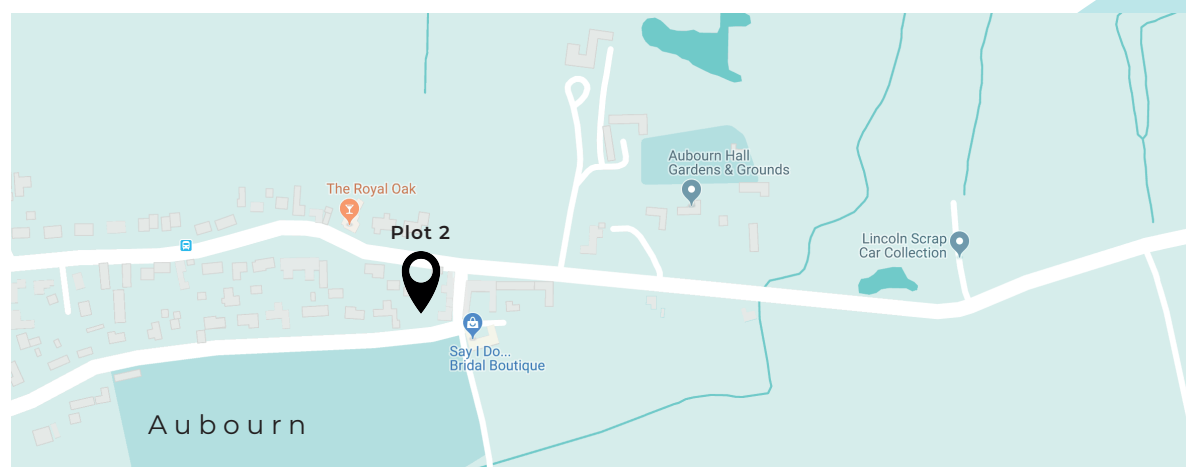
## First Floor

- Master Bedroom  
3.54m x 3.84m (11'7 x 12'7)
- Ensuite  
2.79m x 1.64m (9'2 x 5'5)
- Bedroom 2  
3.67m x 2.98m (12'1 x 9'9)
- Bedroom 3  
3.67m x 2.55m (12' x 8'4)
- Bathroom  
2.71m x 1.91m (8'11 x 6'3)

## First Floor



## Location



# THE NEW HOMES AGENT

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