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*Stunning  
countryside  
views across the  
Lincolnshire  
Wolds*

# CHAPEL MEAD

## NORTH KELSEY



## PLOT 2

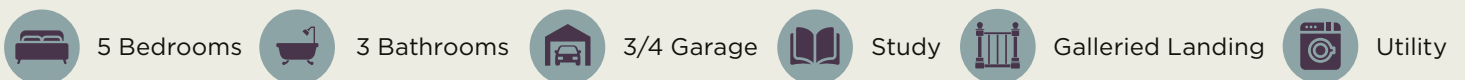
### 5 BEDROOM DETACHED HOUSE

**Plot 2 is a substantial 5-bedroom detached home benefitting from over 2,500sqft of luxury internal living accommodation. Set within this truly unique, architecturally-designed development, every aspect of the layout has been carefully considered to enhance family living and individual enjoyment.**

The ground floor is host to a light and airy open plan kitchen/living space which stretches from front to rear of the property for maximum sunlight throughout the day. There is also a spacious lounge with an LPG 'log burner style' stove, a utility room, study and a separate dining area with a double height vaulted ceiling above, featuring a bank of skylights for extra light. Each living area to the ground floor benefits from views across the open countryside through individual sets of 3-metre-long, aluminium bi-fold doors, all leading out to a spacious lawned garden and private patio area.

All five bedrooms are generously sized doubles. The master suite and second bedroom both benefit from 3-piece en-suite shower rooms in addition to a 4-piece family bathroom fitted with stunning premium fixtures. The first floor hallway features a beautifully designed, contemporary glass balustrade, overlooking the dining area below.

External features include parking for up to 6 cars, an oak-clad entrance porch, contemporary grey aluminium windows, Monocouche rendering to all exterior walls, clay pantile roofing and a large, detached, automated garage.



**THE NEW  
HOMES  
AGENT**

### Sales Enquiries

THE NEW HOMES AGENT | 01522 440445  
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# PLOT 2

## MEASUREMENTS

Room Type	Size (ft)	Size (m)
Garage	21'5 x 14'8	4.49 x 6.54
Galleried Dining	12'8 x 11' 10	3.85 x 3.61
Lounge	19'4 x 17' 8	5.89 x 5.39
Kitchen Living	14'11 x 27'6	4.54 x 8.39
W/C	7'9 x 6'	2.37 x 1.82
Study	9'6 x 7'11	2.9 x 2.41
Utility	9' x 8'8	2.67 x 2.63
Bed 1	19'4 x 9'6	5.9 x 2.9
Ensuite	6'9 x 8'4	2.06 x 2.55
Bed 2	9'1 x 19'4	2.77 x 5.89
Ensuite	6'9 x 8'4	22.06 x 2.55
Bed 3	11'10 x 12'7	3.61 x 3.83
Bed 4	10'8 x 14'11	3.26 x 4.55
Bed 5	9'6 x 14'11	2.9 x 4.55
Family Bathroom	6'9 x 11'3	2.05 x 3.44

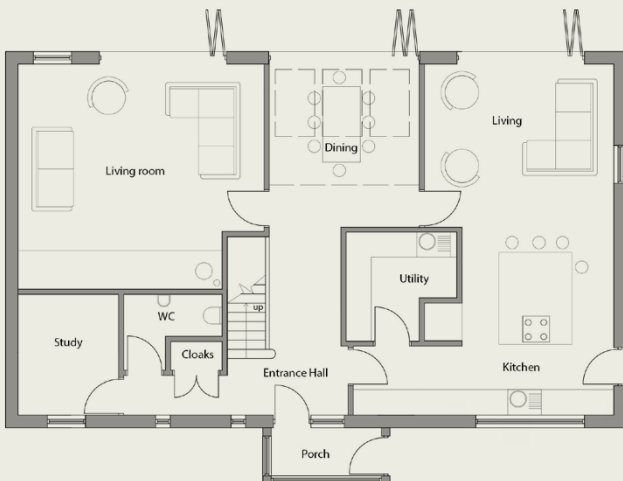
## THE LUXURY SPECIFICATION

- Fully integrated, designer Gaddesby kitchen to a high specification.
- Modern tiled bathrooms, en-suites and W/C's with shaving points and LED downlights.
  - Luxury carpets to lounge, first-floor hallway and bedrooms.
- Choice of high-end tiles or Amtico style flooring to kitchen and dining areas.
  - USB points, power sockets and CAT cabling throughout.
- Highly energy-efficient lighting throughout.
  - BT Fibre internet connection.
- Contemporary skirtings and architrave to compliment the modern aesthetic.
  - LPG fired underfloor heating system throughout the ground floor.
- LPG 'Log Burner' style fireplace in the living room.
  - Power and lighting to the garage with fully automatic roller security door.

**Total Floor Area:**

Over 2,500sqft

### GROUND FLOOR



### FIRST FLOOR

