

# CHAPEL MEAD

## NORTH KELSEY



“  
Stunning  
countryside  
views across the  
Lincolnshire  
Wolds



## PLOT 3

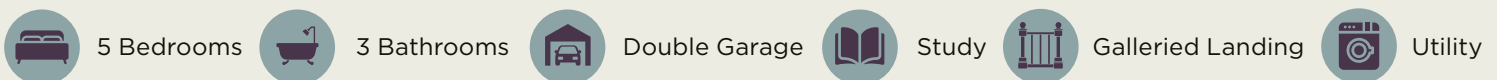
### 5 BEDROOM DETACHED HOUSE

**Plot 3 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 has an open plan kitchen/living/dining space which stretches from front to rear of the property and benefits from 3 sets of bifold doors, a glass side door and two additional windows for maximum sunlight throughout the day. There is also a spacious lounge with LPG stove, offering field views through another set of aluminium bi-folds. The lounge is accessed through an entrance hall with a double height vaulted ceiling above, featuring a bank of skylights for maximum light.

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 5 cars, an oak-clad entrance porch, contemporary grey aluminium windows, traditional yellow brick finish to all exterior walls, clay pantile roofing, an automated double garage and a larger than average lawned garden with a spacious patio area. The northern outlook offers unobstructed countryside views.



THE NEW  
HOMES  
AGENT

### Sales Enquiries

THE NEW HOMES AGENT | 01522 440445  
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# PLOT 3

## MEASUREMENTS

Room Type	Size (ft)	Size (m)
Garage	19'5 x 21'0	5.92 x 6.41
Dining	9'6 x 8'7	2.89 x 2.61
Lounge	19'4 x 17'9	5.89 x 5.4
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	8'4 x 10'2	2.5 x 3.1
Bed 1	13'8 x 15'5	4.17 x 4.7
Ensuite	3'4 x 11'2	1.02 x 3.4
Bed 2	11'9 x 12'6'	3.58 x 3.8
Ensuite	3'4 x 9'11	1.02 x 3.02
Bed 3	11'7 x 11'2	3.53 x 3.4
Bed 4	9'6 x 17'3	2.89 x 5.25
Bed 5	10'8 x 17'3	3.26 x 5.25
Family Bathroom	8'4 x 11'4	2.54 x 3.45

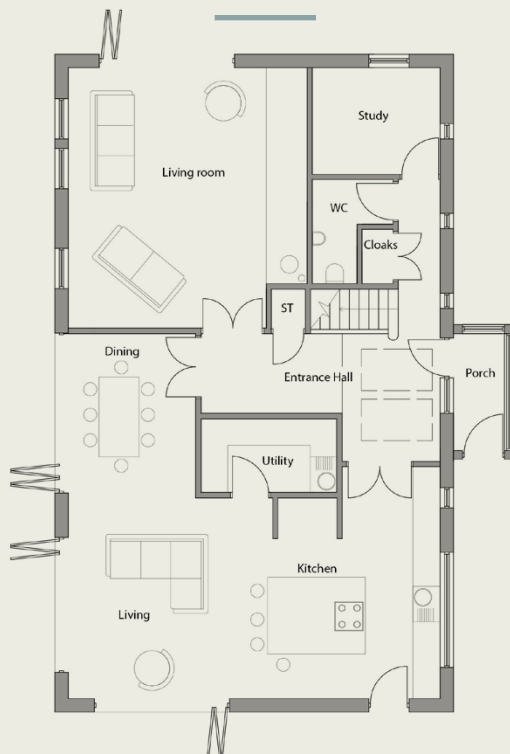
## THE LUXURY SPECIFICATION

- 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

