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*Stunning
countryside
views across the
Lincolnshire
Wolds*

CHAPEL MEAD

NORTH KELSEY



PLOT 4

4 BEDROOM DETACHED HOUSE

Plot 4 is a substantial 4-bedroom detached home benefitting from over 2,600sqft 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/dining space. Stretching from front to rear of the property, with a set of 3-metre bifold doors at each end and three additional windows, it offers maximum sunlight throughout the day. In addition, there is a study, utility room and spacious lounge with an LPG 'log burner style' stove, offering field views through yet another set of 3-metre aluminium bi-folds.

All four bedrooms are generously sized doubles. The master suite and fourth bedroom both benefit from 3-piece en-suite shower rooms in addition to a 4-piece family bathroom fitted with stunning premium fixtures. The Master bedroom is configured to allow the bed to look out over the rolling fields beyond the development.

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, a 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

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PLOT 4

MEASUREMENTS

Room Type	Size (ft)	Size (m)
Garage	19'5 x 21'0	5.92 x 6.41
Lounge	20'5 x 18'10	6.23 x 5.75
Kitchen Living Diner	25'11 x 27'6	7.91 x 8.39
W/C	8'4 x 5'9	2.54 x 1.73
Study	11' x 8'4	3.35 x 2.54
Utility	6'6 x 9'5	1.97 x 2.88
Bed 1	12'6 x 16'3	3.8 x 4.96
Ensuite	7'5 x 6'2	2.27 x 1.89
Bed 2	14'2 x 14'5	4.33 x 4.39
Ensuite	7'5 x 6'	2.27 x 1.81
Bed 3	12'10 x 20'5	3.91 x 6.23
Bed 4	11' x 16'9	3.34 x 4.88
Family Bathroom	10'3 x 7'5	3.13 x 2.27

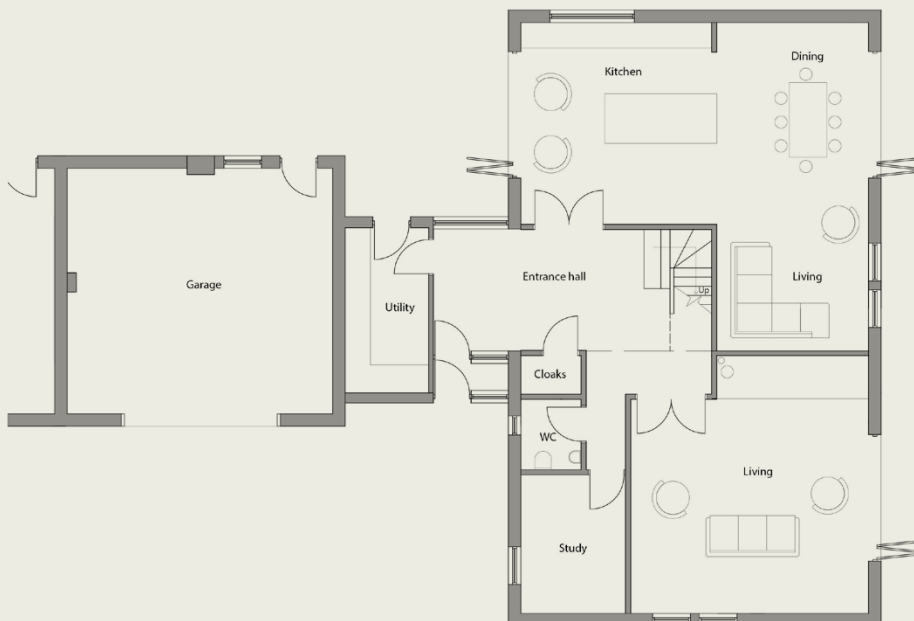
THE LUXURY SPECIFICATION

- 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

