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*Stunning  
countryside  
views across the  
Lincolnshire  
Wolds*

# CHAPEL MEAD

## NORTH KELSEY



## PLOT 5

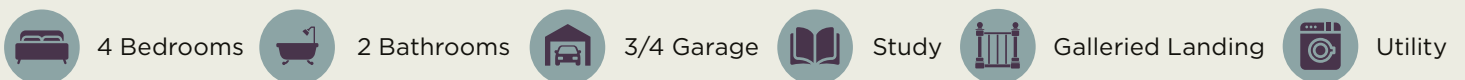
### 4 BEDROOM DETACHED HOUSE

**Plot 5 is a substantial 4-bedroom detached home benefitting from over 2,000sqft 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 study, utility room, an open plan kitchen/dining/living space and a separate 20ft lounge with LPG Stove. This brilliantly unique property boasts three sets of aluminium bifold doors on the south side; two from the kitchen/living/dining room, and one from the main lounge, all leading out to one of the largest rear gardens on the development which is laid to lawn and south-facing patio.

All four bedrooms are generously sized doubles, three of which share a 4-piece family bathroom with stunning premium fixtures. The master suite features a spacious dressing room which adjoins a 3-piece en-suite shower room. The first-floor hallway merges into a beautifully designed galleried landing with a contemporary glass balustrade, overlooking the entrance hall below which is flooded with natural light from a bank of skylights in the vaulted ceiling above.

External features include parking for up to 4 cars, a spacious entrance, contemporary grey aluminium windows, Monocouche rendering to all exterior walls, clay pantile roofing and a large automated garage.



**THE NEW  
HOMES  
AGENT**

### Sales Enquiries

THE NEW HOMES AGENT | 01522 440445  
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# PLOT 5

## MEASUREMENTS

Room Type	Size (ft)	Size (m)
Garage	19'0 x 13'6	5.8 x 4.12
Lounge	20' x 12'4	6.1 x 3.75
Kitchen Living Diner	14'6 x 29'4	4.43 x 8.94
W/C	3'5 x 7'6	1.03 x 2.29
Study	7'11 x 11'2	2.4 x 3.39
Utility	5'9 x 13'3	1.73 x 3.73
Bed 1	13'7 x 10'10	4.13 x 3.31
Dressing	9'4 x 9'11	2.85 x 3.01
Ensuite	5'9 x 9'2	1.74 x 2.79
Bed 2	10'10 x 15'2	3.31 x 4.61
Bed 3	10'10 x 13'3	3.31 x 4.05
Bed 4	9'4 x 12'4	2.85 x 3.75
Family Bathroom	10'10 x 6'10	3.31 x 2.09

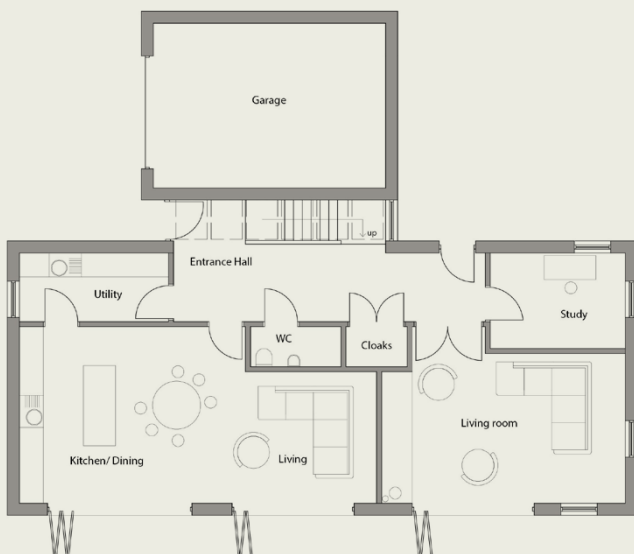
## THE LUXURY SPECIFICATION

- 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 2,000sqft

### GROUND FLOOR



### FIRST FLOOR

