

# CHAPEL MEAD

## NORTH KELSEY



“  
Stunning  
countryside  
views across the  
Lincolnshire  
Wolds



## PLOT 7

### 5 BEDROOM DETACHED HOUSE

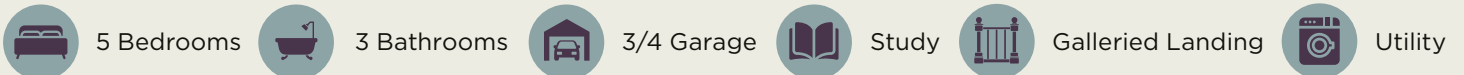
**Plot 7 is a substantial 5-bedroom detached home benefitting from over 2,500sqft of luxury internal living accommodation. Set within this truly unique, architecturally-designed development, every aspect of the layout has been carefully considered to enhance family living and individual enjoyment.**

The ground floor has a kitchen/living space, dining area, 28ft Lounge, a utility and a study. All three living areas feature 3-metre aluminium bi-folding doors, leading out to a spacious, south-facing lawned garden and private patio. The dining area has an open feel, created by a bank of skylights set within a full height vaulted ceiling above.

The Lounge, stretching the full depth of the property, benefits from an LPG 'log burner style' stove.

All five 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 and 3-piece en-suite bathroom, whilst an en-suite shower-room compliments the second bedroom. The first-floor hallway features a beautifully designed, contemporary glass balustrade, overlooking the dining area below.

External features include parking for up to 4 cars, an oak-clad entrance porch, contemporary grey aluminium windows, traditional yellow brick finish 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  
enquiries@tnha.co.uk | tnha.co.uk

# PLOT 6

## MEASUREMENTS

Room Type	Size (ft)	Size (m)
Garage	21'5 x 14'8	4.49 x 6.54
Entrance Hall / Galleried Dining Room	27'6 x 11'10	8.39 x 3.61
Lounge	27'6 x 14'11	8.39 x 4.54
Kitchen Living	17'8 x 19'4	5.39 x 5.89
W/C	5'2 x 3'8	1.57 x 1.12
Study	5'7 x 9'6	1.71 x 2.90
Utility	7'7 x 9'6	2.32 x 2.90
Bed 1	19'4 x 10'10	5.90 x 3.31
Dressing	7' x 9'4	2.13 x 2.85
Ensuite	9'1 x 5'7	2.77 x 1.69
Bed 2	13'7 x 9'1	4.13 x 2.77
Ensuite	7' x 6'	2.13 x 1.82
Bed 3	10'6 x 9'3	3.2 x 2.61
Bed 4	9'1 x 14'11	2.77 x 4.55
Bed 5	10'10 x 14'11	3.31 x 4.55
Family Bathroom	7' x 11'1	2.13 x 3.37

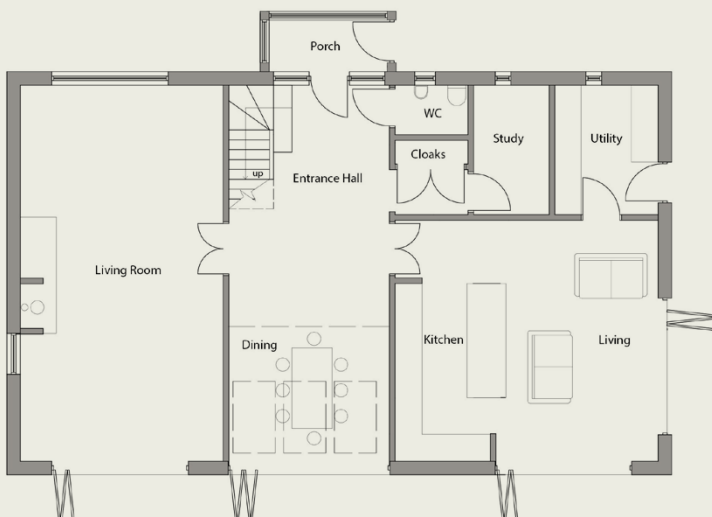
## THE LUXURY SPECIFICATION

- 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

