



1 Church Farm Mews,
Rectory Lea

MOUNT & MINSTER



- Popular village location
- Open plan kitchen/diner
- Underfloor heating to the ground floor
 - Family Room
- Parking and double garage
 - Five double Bedrooms
 - Two en suites
 - Built in 2021



MOUNT & MINSTER

INTRODUCTION

This stunning executive-style home built in 2021 is located in the sought after popular rural village of Fillingham, and has a level of accommodation that offers the very highest standard of living including underfloor heating to the whole ground floor. This executive residence benefits from accommodation briefly comprising, spacious entrance hall with solid wood flooring, downstairs WC, utility, living room with a brick inglenook fireplace with a wood burning stove, family room with French doors opening out into the rear garden , open plan, kitchen/dining which comprises of a range of wall, base units with a island unit with granite work surfaces over, and benefits from integrated appliances including fridge freezer, dishwasher, oven, Quooker boiling/chilled water tap, five ring gas hob. This spacious room also benefits from Biofold doors which open directly onto the patio ideal for alfresco dining and lawned garden beyond.

To the first floor there is a light and spacious galleried landing, with five bedrooms, two en suites and family bathroom.





LOCATION

The sought after rural village of Fillingham offers a tranquil lifestyle with countryside walks on the doorstep yet is convenient for commuting to both the city of Lincoln, and town of Gainsborough just some 9 miles away.

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

OUTSIDE

To the front - there is a brick block paved driveway providing ample parking and leads to a detached double garage with up and over doors, and electric car charging point. The front garden is primarily laid to lawn with a pedestrian side access date leading to the rear garden.

To the rear - there is a patio area ideal for alfresco dining, the enclosed garden is primarily laid to lawn, there are also hot and cold outside taps.



METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B

VIEWS

By prior arrangement with the Sole Agents (01522 716204).

COUNCIL TAX BAND

Band: F
West Lindsey District Council

PARTICULARS

Drafted and photographs taken following clients' instructions of June 2023.

ADDITIONAL INFORMATION

For further details, please contact Ellen at Mount & Minster:
T: 01522 716204
e: ellen@mountandminster.co.uk





Total area: approx. 230.9 sq. metres (2485.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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