



EDLIN & JARVIS
ESTATE AGENTS



2 Skayman Fields
Carlton-Le-Moorland, Lincoln, LN5 9GN

Guide Price £400,000 to £425,000



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020 3305 9000

MODERN ELEGANCE MEETS VILLAGE CHARM Guide Price: £400,000 - £425,000

Discover the perfect balance of rural tranquility and contemporary style in this stunning four-bedroom detached home. Tucked away in the highly sought-after village of Carlton-Le-Moorland, this residence is designed for families who love to entertain and appreciate a slower pace of life.

Step inside to a home filled with light and warmth. The heart of the house features a beautiful dual-aspect lounge, offering a bright and airy sanctuary, complemented by a formal dining room perfect for hosting Sunday roasts or evening dinner parties. The recently refitted kitchen is a chef's dream, featuring a sleek breakfast bar for casual mornings, seamlessly flowing into a practical utility room.

Upstairs, you'll find four generously proportioned bedrooms. The master boasts a private ensuite, while a modern family bathroom serves the remaining bedrooms—each offering ample space for growing children, guests, or a dedicated home office.

The exterior features a substantial driveway with parking for multiple vehicles and a detached double garage. The rear garden is an idyllic escape, mainly laid to lawn with two distinct seating areas—perfect for summer BBQs and alfresco dining.

Carlton-Le-Moorland is a popular and sought after village which lies approximately 9 miles northwest of the market town of Newark and its North Gate train station with regular trains to London and 12 miles to the south of the Cathedral City of Lincoln. Amenities include 'The White Hart' public house, St Marys Church, a village hall which offers a range of leisure and fitness classes, playing field and Sands pond conservation area.

School buses stop in the village for various local secondary schools and both Sleaford Grammar schools. The village has a safe cycle and foot path to the neighbouring village of Bassingham with its primary school, doctor's surgery, two pubs and a grocery shop incorporating well renowned butchers.





Entrance Hall

Lounge

10'11 x 20'7 (3.33m x 6.27m)

Dining Room

8'10 x 11'2 (2.69m x 3.40m)

Kitchen

12'1 x 8'10 (3.68m x 2.69m)

Utility Room

6'0 x 8'10 (1.83m x 2.69m)

WC

3'1 x 4'4 (0.94m x 1.32m)

Landing

Bedroom One

11'0 x 14'8 (3.35m x 4.47m)

Ensuite

6'9 x 2'11 (2.06m x 0.89m)

Bedroom Two

9'0 x 11'5 (2.74m x 3.48m)

Bedroom Three

11'7 x 9'1 (3.53m x 2.77m)

Bedroom Four

11'1 x 5'7 (3.38m x 1.70m)

Bathroom

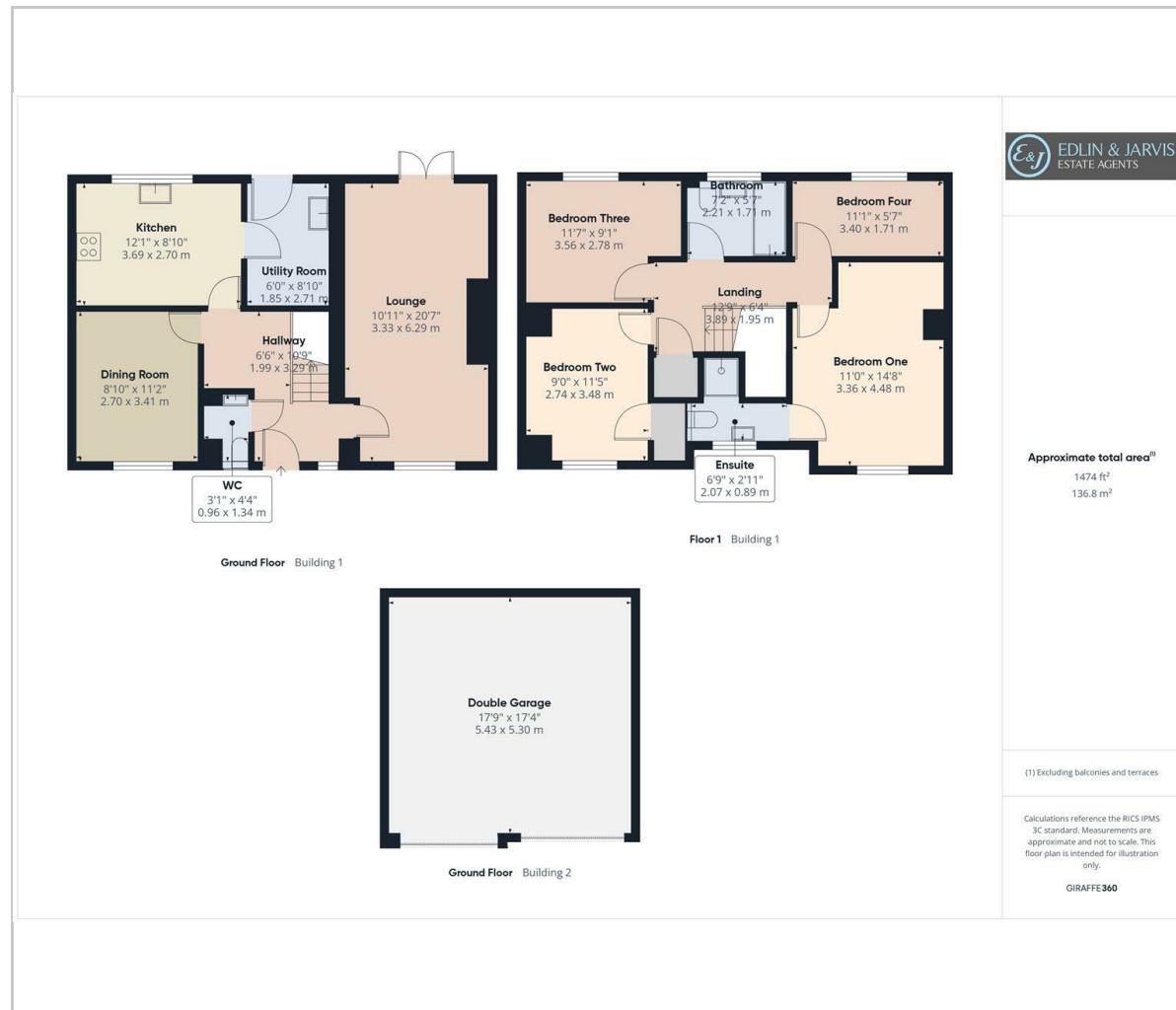
7'2 x 5'7 (2.18m x 1.70m)

Double Garage

17'9 x 17'4 (5.41m x 5.28m)



Floor Plan



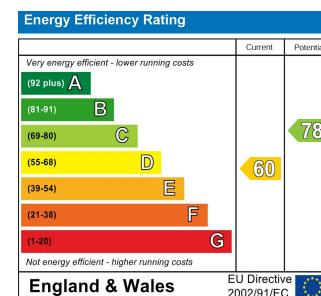
Area Map



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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