



Plots 1, 2 & 3 Little London Farm  
North Kelsey, Lincolnshire

**BROWN & CO**



## Plots 1, 2 & 3, Little London Farm, North Kelsey

Little London Farm is a new development of three individually designed detached family homes situated at the end of a quiet lane and enjoying open countryside views.

The properties all benefit from accommodation comprising of an entrance hall, open-plan kitchen / dining room with high quality fitted kitchen with quartz worktops and range of integrated appliances, separate utility, lounge with log burner and a WC to the ground floor, along with a feature galleried landing with full height window, master bedroom with en-suite, second bedroom with en-suite, three further double bedrooms and family bathroom with luxury sanitaryware to the first floor.

To the front the properties will have a large block paved driveway which leads to a double garage with remote controlled sectional door. To the rear is a generous garden with extensive paved patio area. The properties will also have roof installed solar PV with battery storage capacity and have underfloor zoned heating to both ground and first floors.

### Location

North Kelsey is a highly sought after village located on the edge of the Lincoln Wolds Area of Outstanding Natural beauty. The village itself benefits from a primary school, public house, post office and Church whilst further amenities such as supermarkets, schools including a Grammar school, restaurants, bars, and doctors can be found in the market town of Caistor located just 5 miles away. The Cities of Lincoln and Hull are easily accessible along with Towns including Grimsby, Scunthorpe, Louth & Brigg. Train stations at Brigg & Kirton Lindsey travel to Lincoln which has a direct train service to London Kings Cross.

### Specification

- > Air Source Heat Pumps
- > Mains Water & Electricity
- > Underground Sewage Treatment Plant
- > Cedral Slate Rood Tiles
- > Roof installed Solar PV with battery storage capacity
- > Forterra Hampton Rural Blend brickwork
- > Powder coated black aluminium guttering, downpipes, double glazed windows & doors
- > Two sets of bi-fold doors to the rear aspect
- > Superfast fibre broadband
- > Professionally designed interiors
- > Ceramic tiles to hallway, kitchen, utility and all bathrooms
- > Luxury carpets to reception room(s), staircase and all bedrooms
- > Underfloor zoned heating to ground and first floor controlled by wall mounted thermostats



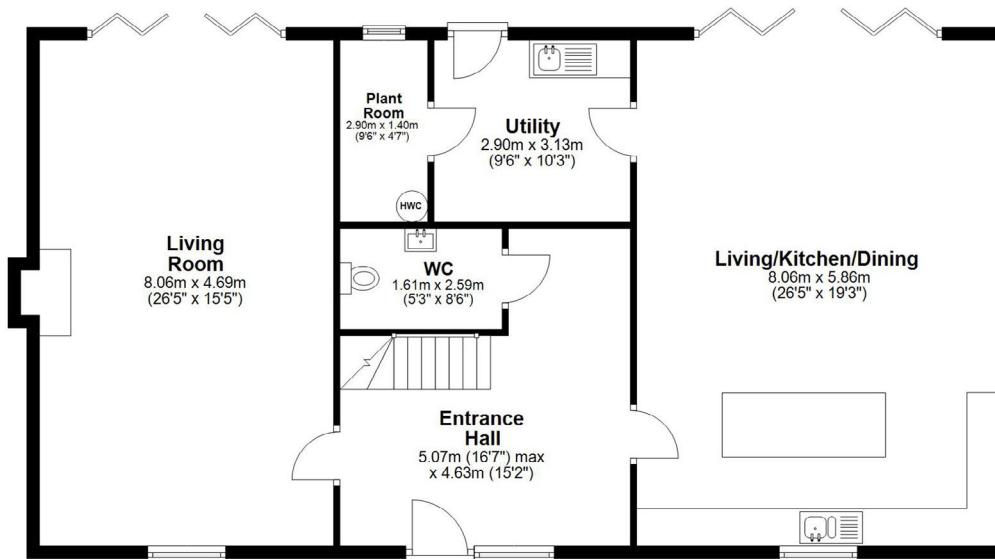
- > LED lighting throughout with statement pendant lighting to entrance hallway
- > Fitted wardrobes in most bedrooms
- > Featured galleried landing with full height windows to hallway
- > 5kw A+ rated Chesneys log burner to reception room
- > Fully Fitted Kitchen
- > Integrated Oven, Induction Hob, Microwave & Dishwasher
- > Integrated Extractor fan and bin drawers
- > Full height Fridge & Freezer
- > Under cabinet mood lighting
- > Luxury sanitaryware
- > Concealed cistern toilets
- > PIR Sensor lighting to bathrooms and en-suites
- > Designer heated towel rails in bathrooms and en-suites
- > Electric mirrors with sensor lights and shaver charging
- > Low profile shower trays
- > Feature fired Earth tiling
- > Double Garage with remote controlled insulated sectional door
- > Super fast three phase car charging points
- > Wall mounted outside lighting
- > Large block paved driveway to front
- > Extensive paved patio area to rear
- > Tarmac shared access road

Plot 1



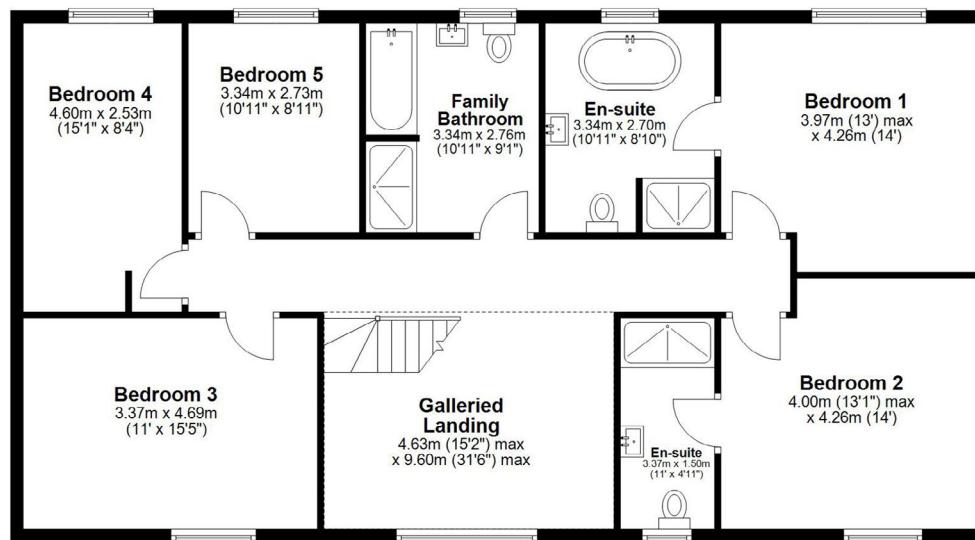
### Ground Floor

Approx. 124.0 sq. metres (1334.9 sq. feet)



### First Floor

Approx. 124.0 sq. metres (1335.0 sq. feet)



Total area: approx. 248.0 sq. metres (2670.0 sq. feet)

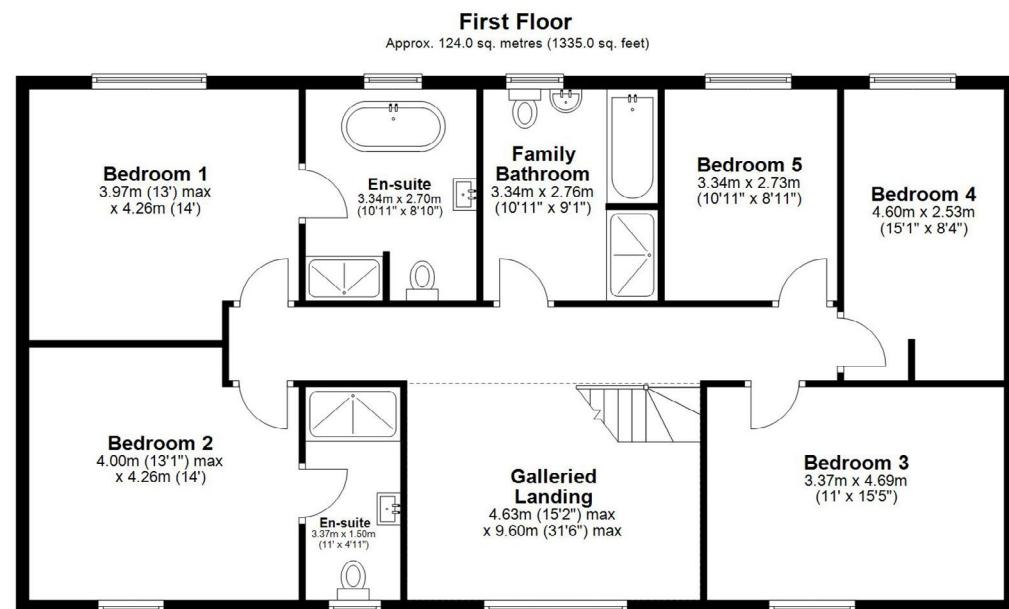
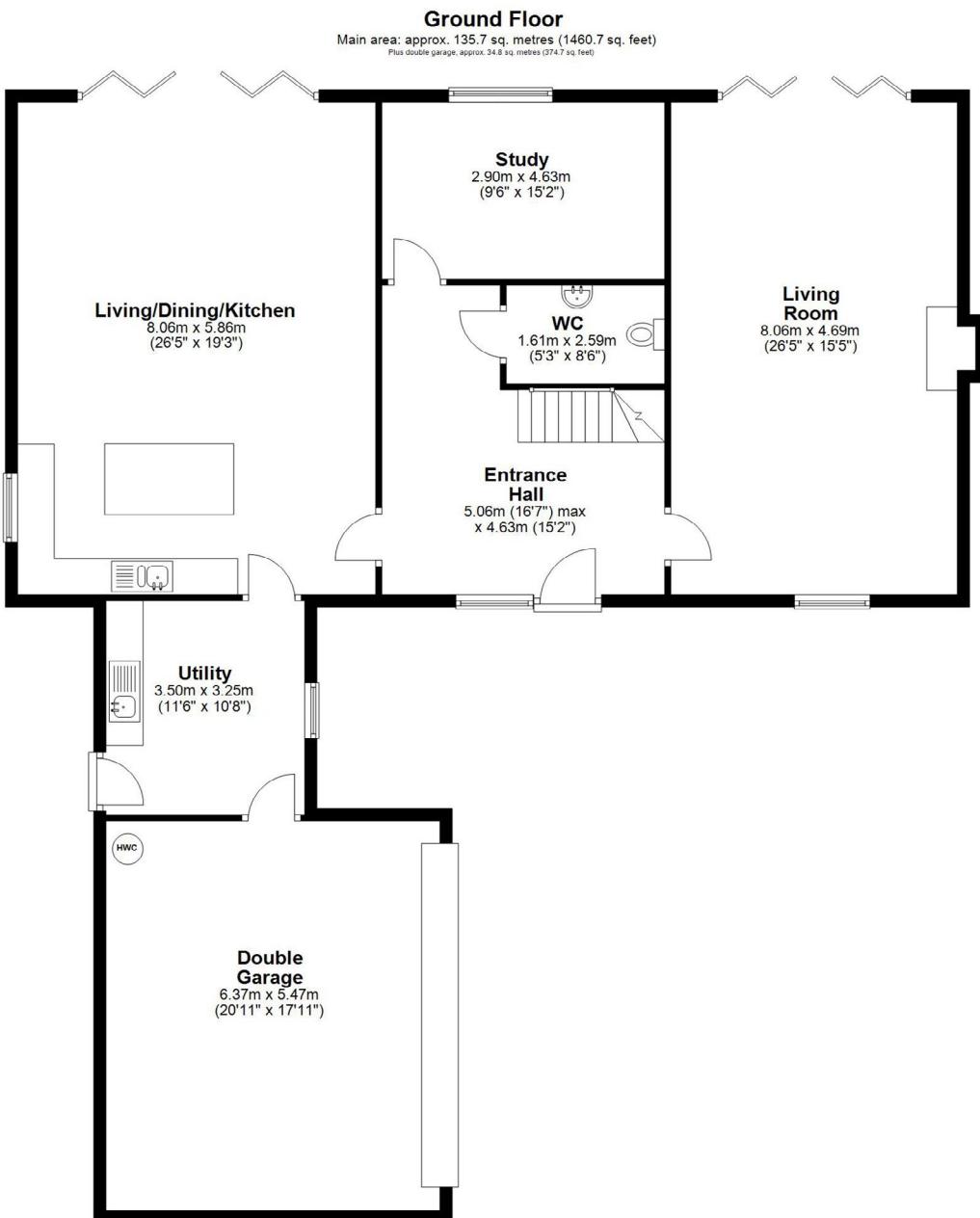
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plot 2





Main area: Approx. 259.7 sq. metres (2795.7 sq. feet)  
Plus double garage, approx. 34.8 sq. metres (374.7 sq. feet)

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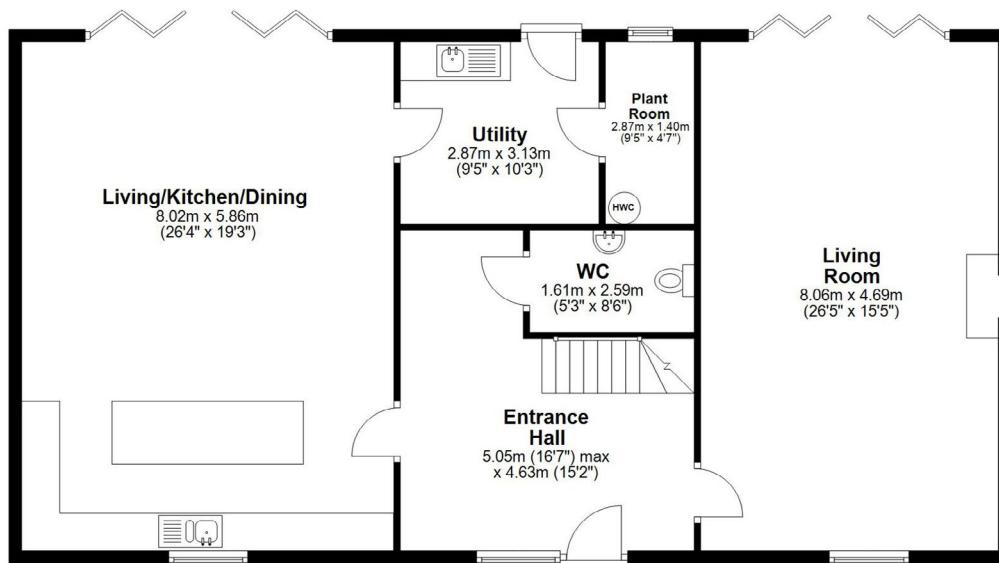
**Little London Farm - Plot 2, North Kelsey**

Plot 3



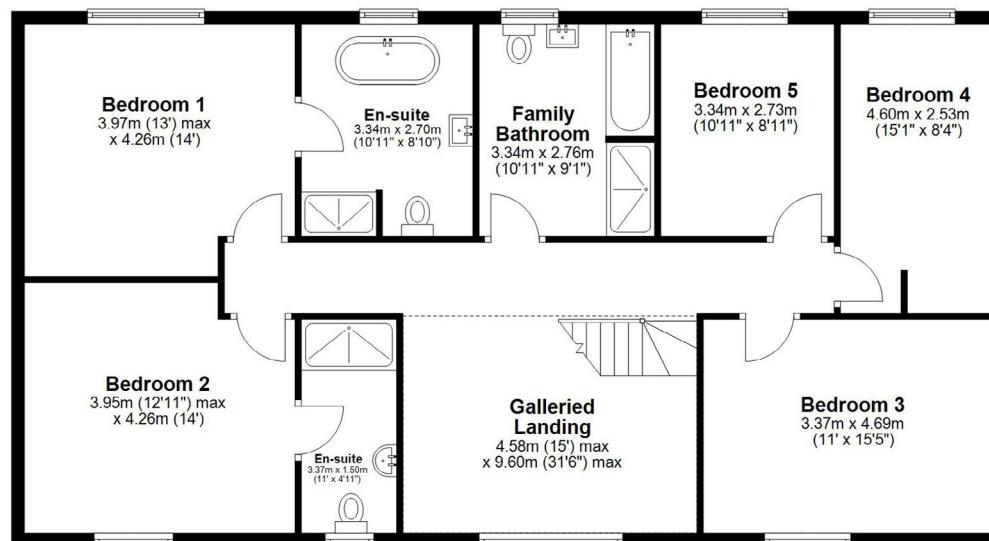
### Ground Floor

Approx. 123.5 sq. metres (1329.6 sq. feet)



### First Floor

Approx. 123.4 sq. metres (1328.1 sq. feet)

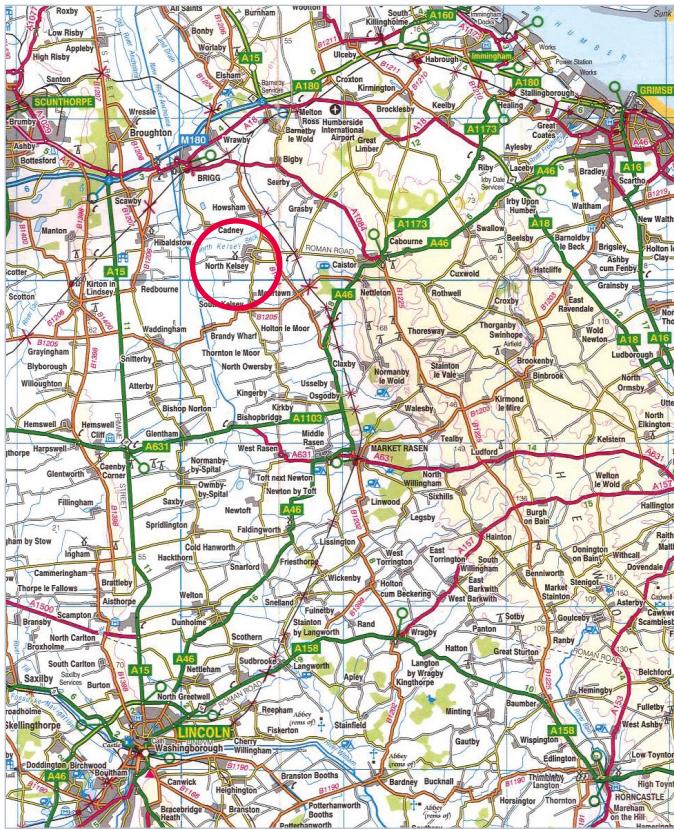


Total area: approx. 246.9 sq. metres (2657.7 sq. feet)

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## DIRECTIONS: LN7 6JP

Entering North Kelsey on Brigg Road proceed until you reach a right hand turn onto Cemetery Road. Follow the road and the site can be found on your right hand side.

<https://what3words.com/resists.cookbooks.shutting>

## Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

## Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

## Agent

James Drabble 01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

## IMPORTANT NOTICES

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