



Chapel Mead, North Kelsey

 4  2  1

£550,000



Key Features

- RURAL VIEWS
- SELECT DEVELOPMENT
- STUNNING OPEN PLAN LIVING AREA
- 8.5m LOUNGE
- STYLISH MASTER SUITE
- DOUBLE GARAGE
- EPC RATING C
- FREEHOLD





THE DEFINITION OF CONTEMPORARY FAMILY LIFE.

Enjoying superb views across open farmland this striking, modern detached home combines contemporary lines with crisp decoration to create flexible spaces suffused with light initiated by the dual height reception hall which ensures a warm welcome. Family is very much at the heart of the home with the stunning open plan living area creating a superb informal social space contrasting with the triple aspect 8.50 lounge with media wall and fireplace. The master suite with its large double bedroom, dressing room and shower room adds a touch of quiet sophistication and the remaining, generous bedrooms are comfortable, private spaces served by a family bathroom with both bath and separate shower. The essential home office ensures all aspects of modern life are catered for.

The home lies in a select development of executive properties and occupies a plot of approximately 0.22 acres which is mainly laid to lawn to allow for both family games and relaxed entertaining whilst the the attached double garage and reception area caters for both family and friends alike.

Chapel Mead - where home welcomes family.

ENTRANCE 2.43m x 1.28m (8'0" x 4'2")

HALL 4.86m x 3.83m (15'11" x 12'7")

CLOAK ROOM

LOUNGE 8.5m x 5.19m (27'11" x 17'0")

OFFICE 3.39m x 3.26m (11'1" x 10'8")
(MAX MEASUREMENTS.)

OPEN PLAN LIVING AREA 8.31m x 5.84m (27'4" x 19'2")

UTILITY 2.9m x 1.54m (9'6" x 5'1")

LANDING

MASTER SUITE

BEDROOM 5.37m x 3.81m (17'7" x 12'6")

DRESSING ROOM 4.81m x 2.84m (15'10" x 9'4")

EN SUITE 3.78m x 1.72m (12'5" x 5'7")

BEDROOM 2 5.19m x 3.11m (17'0" x 10'2")

BEDROOM 3 5.29m x 3.74m (17'5" x 12'4")

BEDROOM 4 3.77m x 2.96m (12'5" x 9'8")

BATHROOM 3.39m x 1.99m (11'1" x 6'6")

SERVICE NOTE

The property benefits from mains, electricity, water and sewerage and heating is supplied via a LPG powered system





with underfloor heating to the ground floor and radiators to the first floor.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

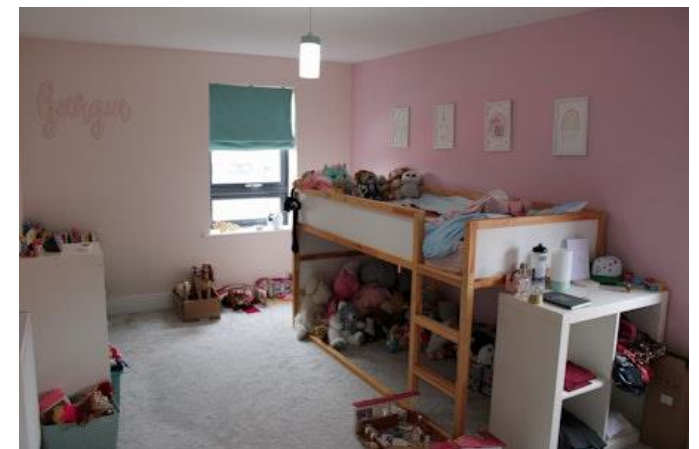
We understand that the latest Council Tax banding indicates that the property is a BAND F. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

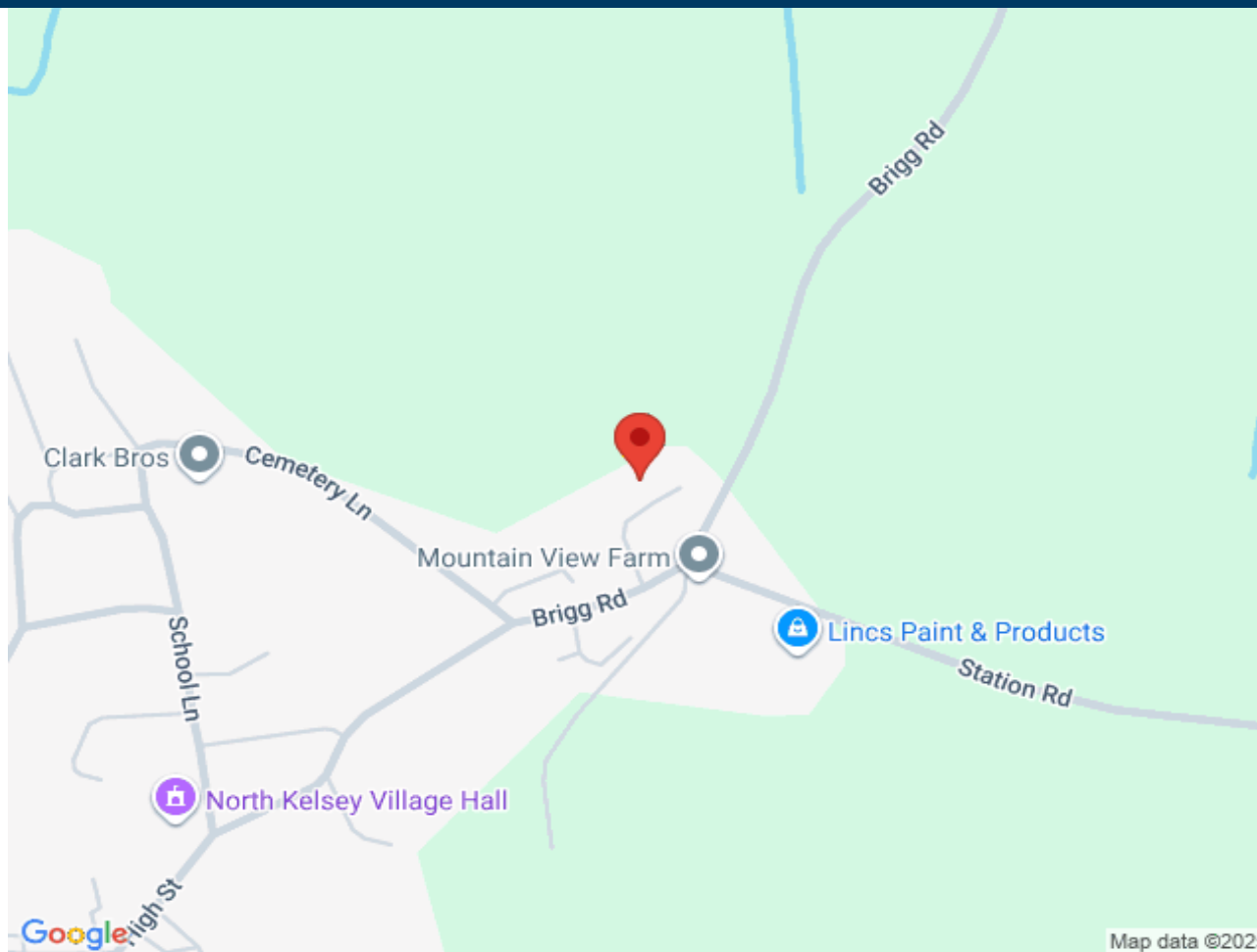
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		