



Church Farm Mews, Fillingham



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Offers over £500,000

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Key Features

- Well Presented Detached House
- Five Bedrooms
- Bathroom & Two Ensuites
- Lounge & Study
- 27ft Dining Kitchen with Island
- Sought after Village Location
- EPC rating B





Well Presented Detached FIVE BEDROOM house built in 2022. Located in the sought after village of Fillingham, offering good road links to the A1, under 30 minute drive to Lincoln or Gainsborough The property is within warranty and accommodation to the ground floor comprises Entrance Hall, Lounge, 27ft Dining Kitchen with Island, Study, Utility Room & WC. Upstairs Bathroom, Five Bedrooms with Dressing Area & Ensuite to Bedroom One and Bedroom Two with Ensuite. Outside Gardens, Driveway and Garages.

Entrance Hall

Door to front aspect and stairs to first floor.

Lounge

5.38m x 2.93m (17'8" x 9'7")

Window to front aspect and underfloor heating.

Study

2.48m x 3.19m (8'1" x 10'6")

Window to front aspect and underfloor heating.

WC

1.72m x 1.32m (5'7" x 4'4")

Fitted with low level WC, wash hand basin and underfloor heating.

Open Plan Kitchen Living Area

8.41m x 8.17m (27'7" x 26'10")

Windows to rear and side aspects, Bi-Fold doors to rear aspect and fitted with a range of modern wall and base units with worktops over, integrated

appliances including dishwasher, fridge and freezer, electric double oven, five ring induction hob with extractor over, breakfast island with inset sink and drainer and underfloor heating.

Utility Room

1.72m x 1.87m (5'7" x 6'1")

With internal door to the Garage. Fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer.

Landing

Access to roof space.

Bedroom One

3.19m x 4.12m (10'6" x 13'6")

Window to front aspect, bespoke oak fitted wardrobes in dressing room area and radiator.

Ensuite

1.7m x 4.12m (5'7" x 13'6")

Two windows to rear aspect and fitted with walk in shower, low level WC, wash hand basin and radiator.

Bedroom Two

4.3m x 2.86m (14'1" x 9'5")

Window to front aspect and radiator.

En-Suite

2.24m x 2.04m (7'4" x 6'8")

Window to front aspect and fitted with walk in shower, low level WC, wash hand basin and radiator.

Bedroom Three

4.3m x 2.94m (14'1" x 9'7")

Window to front aspect and radiator.



Bedroom Four

3.22m x 2.94m (10'7" x 9'7")

Window to rear aspect and radiator.



Bedroom Five

3.22m x 3.06m (10'7" x 10'0")

Window to rear aspect and radiator.

Bathroom

3.22m x 1.85m (10'7" x 6'1")

Window to rear aspect and fitted with feature bath, walk in shower, low level WC, wash hand basin and radiator.



Outside

To the front of the property there is a double driveway leading to two garages. To the rear of the property there is an enclosed landscaped garden with spacious patio and lawned garden.

Garage One

6.09m x 4.11m (20'0" x 13'6")

Up and over door, power, lighting and personal door to rear aspect.



Garage Two

5.64m x 3.06m (18'6" x 10'0")

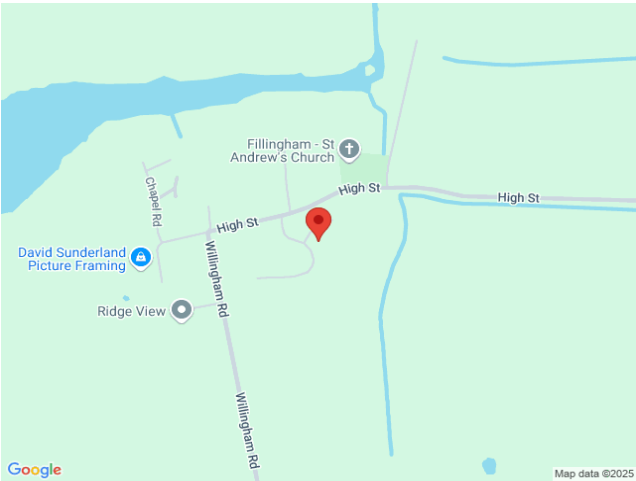
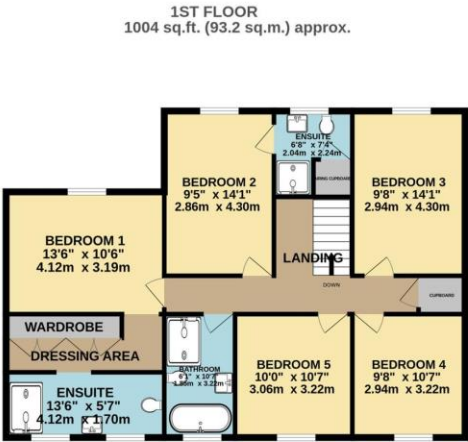
Up and over door.

Agent Note

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Floorplan



2 CHURCH FARM MEWS DN21 5FL

TOTAL FLOOR AREA : 2475 sq.ft. (230.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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