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Thornton Road, North Owersby, Market Rasen, LN8 3PP



Please note, the fixtures and fittings are CGI generated, and are not included in the sale, please view undressed brochure for what is included.

When it comes to
property it must be


lovelle



£650,000



Beautifully Appointed Luxurious Executive Home. Discover your dream home with this stunning executive new build, finished to an exceptional standard and nestled in the tranquil village of North Owersby, Market Rasen. This exquisite property boasts over 2900 sq ft of immaculately presented, modern accommodation designed with flexibility and luxury at its core. Set in generous gardens with a double garage and extensive driveway, this home offers the perfect blend of rural charm and contemporary convenience

Key Features

- Executive Detached House
- High Specification Finish
- Idyllic Village Location
- Precision Engineered Main Structure
- Zoned Underfloor Heating
- Highly Efficient Daikin 11Kw air source heating system
- Future Proof 3-Phase power supply
- EPC rating B
- Tenure: Freehold





Location

North Owersby, Market Rasen a rural farming village in the civil parish of Owersby on the edge of the breathtaking Lincolnshire Wolds, an area of outstanding natural beauty. The property is adjacent to the Kingery Beck Meadows Nature Reserve, offering a serene and scenic environment perfect for nature enthusiasts and those seeking tranquillity

Connectivity

The village boasts excellent connectivity with convenient road links via the A46, A16, and A18, providing easy access to major motorways including the M180, A1(M), and M1. Larger cities such as Lincoln, Hull, Sheffield, Leeds and Manchester are all within easy reach. For international travel, Humberside Airport, East Midlands Airport, and Leeds Bradford Airport are a short drive away. Additionally, direct train services to London are available from Lincoln.

Education

The property is located within the catchment area for the prestigious Caistor Grammar School, Osgodby Primary School and the Caistor Yarborough Academy ensuring top-quality education opportunities for families.

Property Details

The property is built in the style of a Suffolk barn, but with aspects of Lincolnshire architecture incorporated for a balanced and harmonious design. On the ground floor, the design incorporates 3 reception rooms, kitchen dining room, utility and ground floor shower room. The first floor features a more traditional layout, with bright and airy landing, leading to all bedrooms, bathroom and master suite.

Entrance Hall

2.23m x 4.22m (7'4" x 13'10")

Enter through a composite front door into a spacious entrance hall. Custom-built storage solutions offer ample space for belongings, while a solid oak staircase ascends gracefully to the first floor. A convenient storage cupboard is tucked away, perfect for keeping the area tidy. The flagstone tiled flooring adds a rustic charm, complemented by a double glazed window that fills the space with natural light and offers a welcoming view of the front aspect

Kitchen Dining Room

5.94m x 6.88m (19'6" x 22'7")

This expansive kitchen dining room combines modern design with practical luxury. The contemporary, fingerprint-resistant imported Rotpunkt German kitchen is a chef's dream, featuring a central island and breakfast bar. Integrated Bosch appliances, including double full-size ovens, a dishwasher, a full-height fridge, a full-height freezer, a 5-ring induction hob, a wine cooler, and a microwave, ensure a seamless cooking experience. The stylish tiled splashbacks and flagstone tiled flooring enhance the room's elegance. Natural light floods in through bi-folding doors and a double glazed window to the front, creating a bright and inviting space.

Utility Room

2.22m x 2.22m (7'4" x 7'4")

Practical and well-designed, the utility room offers a range of fitted wall and base units for additional storage. A stainless steel sink unit, space and plumbing for a washing machine, and space for a tumble dryer ensure functionality. The flagstone tiled flooring continues from the kitchen, and a double glazed window to the side provides extra light

Pantry

1.38m x 2.21m (4'6" x 7'4")

A compact yet functional pantry, perfect for storing kitchen essentials and groceries, ensuring the main kitchen area remains uncluttered

Shower Room

1.61m x 2.09m (5'4" x 6'11")

This elegant shower room features a 3-piece suite, including a low-level WC with an 'Asian-Style' bidet/douche attachment, a vanity hand wash basin, and a shower cubicle. Fully tiled splashbacks and flagstone tiled flooring add a touch of sophistication. Fitted storage provides practicality, and a double glazed window to the side ensures the room is well-ventilated and bright

Study / Bedroom 5

4.26m x 3.31m (14'0" x 10'11")

Versatile in use, this room can serve as a study or a fifth bedroom. A double glazed window to the side aspect offers a pleasant view and plenty of natural light

Living Room

5.92m x 2.05m (19'5" x 6'8")

This cozy living room features French doors that open up to the garden, allowing for an easy indoor-outdoor flow. The flagstone tiled flooring adds character and warmth to the space

Lounge

5.75m x 5.45m (18'11" x 17'11")

The spacious lounge is a perfect blend of style and comfort, with bi-folding doors that open to the garden, creating a seamless transition between indoor and outdoor living. Velux window with electric blinds provide controlled lighting, while a feature fire with a Scandinavian log burner serves as a stunning focal point, adding both warmth and aesthetic appeal.

Landing

0.00m x 0.00m (0'0" x 0'0")

The landing area is bright and airy, with two double glazed windows to the side aspect. Two radiators ensure the space remains warm, while a storage cupboard provides additional functionality

Bedroom 1

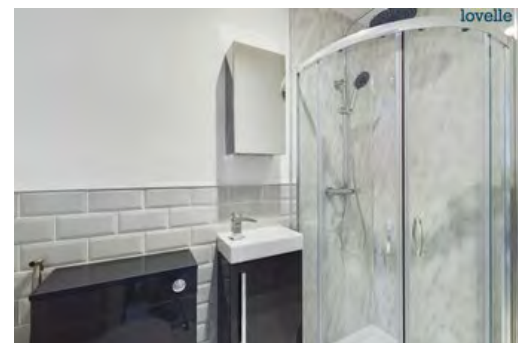
5.91m x 6.00m (19'5" x 19'8")

The master bedroom is a luxurious retreat, featuring two Velux windows that bathe the room in natural light. Two radiators keep the room cozy, while French doors open onto a Juliet balcony with safety glass, offering a delightful spot to enjoy the view

Dressing Area

3.34m x 1.60m (11'0" x 5'2")

Adjacent to the master bedroom, the dressing area offers ample space for wardrobe storage and dressing





Ensuite

2.33m x 2.14m (7'7" x 7'0")

The master ensuite is elegantly appointed with a 3-piece suite, including a low-level WC with an 'Asian-Style' bidet/douche attachment, a vanity hand wash basin, and a shower cubicle. Fully tiled splashbacks, an electric heated towel rail, and a double glazed window to the front aspect complete this luxurious space

Bedroom 2

4.18m x 4.35m (13'8" x 14'4")

This spacious second bedroom features a double glazed window to the side aspect and a radiator, ensuring a bright and comfortable space

Ensuite 2

1.10m x 2.19m (3'7" x 7'2")

The second ensuite includes a 3-piece suite with a low-level WC and 'Asian-Style' bidet/douche attachment, a vanity hand wash basin, and a shower cubicle. Tiled splashbacks, an electric heated towel rail, and a double glazed window to the side aspect complete the room

Bedroom 3

3.13m x 5.45m (10'4" x 17'11")

Bedroom three boasts a double glazed window to the side aspect and a radiator, providing a bright and welcoming space

Ensuite 3

1.13m x 2.16m (3'8" x 7'1")

The third ensuite is equipped with a 3-piece suite, including a low-level WC with an 'Asian-Style' bidet attachment, a vanity hand wash basin, and a shower cubicle. Tiled splashbacks, an electric heated towel rail, and a double glazed window to the side aspect enhance this functional space

Bedroom 4

2.54m x 3.38m (8'4" x 11'1")

This charming bedroom features a double glazed window to the rear aspect, roof void access, and a radiator, making it a cozy retreat

Bathroom

2.33m x 3.12m (7'7" x 10'2")

The main bathroom is elegantly designed with a 4-piece suite, including a low-level WC with an 'Asian-Style' bidet attachment, a vanity hand wash basin, a free-standing bath, and a shower cubicle. Tiled splashbacks, an electric heated towel rail, and a double glazed window to the front aspect complete this luxurious space

Gardens

The property sits on a generous plot with well-maintained gardens to the front and rear. The front garden is mostly laid to lawn, featuring raised flower beds and a decorative cast iron horse feeder. The rear garden is also primarily lawn, complemented by an Indian sandstone patio area and a convenient water tap

Gated Driveway

The gated driveway features a five-bar country gate, block-paved driveway, and resin footpaths, providing ample off-road parking for multiple vehicles

Double Garage

5.96m x 5.90m (19'7" x 19'5")

Bespoke bi-fold timber doors, power and PIR lighting

Plant Room

1.41m x 1.99m (4'7" x 6'6")

The plant room houses a pressurized unvented hot water cylinder, a water softener, and 3-phase electric switching gear, ensuring the home runs efficiently

Agents Notes

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Approximate total area⁽¹⁾
 2949.37 ft²
 274.01 m²

Reduced headroom
 67.53 ft²
 6.27 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	87	93
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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