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



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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 2600 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
- Idyllic Village Location
- Precision Engineered Main Structure
- High Specification Finish
- 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 Kingerby 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 is primarily open plan, offering spacious and airy living and dining areas. The first floor features a more traditional layout, with a generous galleried landing leading to the bedrooms and master suite.

### Entrance Hall

3.56m x 4.06m (11'8" x 13'4")

Make a grand entrance through the composite front door into a hall that features bespoke fitted shoe storage, solid oak staircase, a storage cupboard and elegant flag-stone tiled flooring setting the tone for the rest of the home

### Study / Bedroom 5

3.97m x 4.07m (13'0" x 13'5")

the bright and airy room is perfect for a home office or guest bedrooms, featuring 2 large double glazed windows that let in ample natural light and offer a pleasant view to the front aspect

### Shower Room

1.91m x 1.56m (6'4" x 5'1")

conveniently located, this shower room includes a modern low level WC, 'Asian-Style' bidet/douche attachment, a stylish vanity hand wash basin and mirror, a shower cubicle, elegant part tiled walls, flag-stone tiled flooring and fitted storage

### Lounge

4.50m x 4.26m (14'10" x 14'0")

Relax in this fully carpeted, spacious lounge featuring a striking Scandinavian log burner, French doors that open on to the patio area and rear garden, creating a relaxing and inviting atmosphere

## Kitchen Dining Room

6.92m x 4.05m (22'8" x 13'4")

cook and entertain in style with this state-of-the-art kitchen equipped with contemporary finger-printless imported Rotpunkt German kitchen furniture with central island and breakfast bar and top-of-the-range integrated Bosch appliances including double full-size ovens, dishwasher, full-height fridge, full-height freezer, 5 ring Induction hob, Wine cooler and microwave. Tiled splash backs, flag-stone tiled flooring and double glazed window to front aspect

## Storage

1.21m x 1.81m (4'0" x 5'11")

## Walk In Pantry

1.50m x 1.74m (4'11" x 5'8")

a traditional pantry accessed from the kitchen area, providing additional storage

## Utility Room

2.14m x 1.76m (7'0" x 5'10")

functional utility room with a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, flag-stone tiled flooring and double glazed window to front aspect

## Orangery

4.29m x 4.59m (14'1" x 15'1")

enjoy the beauty of your surroundings in this stunning orangery, French doors, double glazed windows to side and rear aspects, pitched ceiling and flag-stone tiled flooring

## Galleried Landing

7.23m x 0.96m (23'8" x 3'1")

admire the view from the galleried landing featuring a full height double glazed picture window to front aspect adding a touch of elegance to the upper floor and radiator

## Bedroom 1

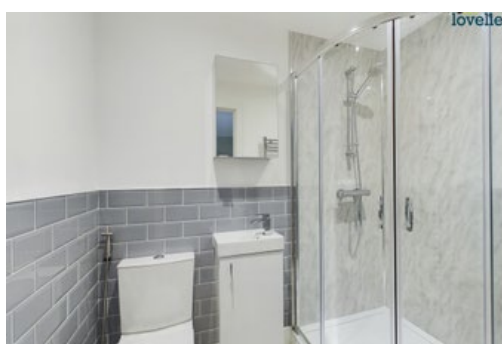
5.91m x 5.85m (19'5" x 19'2")

this spacious master bedroom offers ultimate comfort with 2 Velux windows, 2 radiators and French doors with safety glass juliet balcony overlooking St Martins Church and farmland, allowing for plenty of natural light and fresh air

## Ensuite 1

3.81m x 1.44m (12'6" x 4'8")

Experience luxury in this ensuite bathroom featuring low level WC, 'Asian-Style' bidet/douche attachment, vanity hand wash basin, shower cubicle, fully tiled walls, electric heated towel rail, thermostatically controlled underfloor heating, ample fitted storage and double glazed window to front aspect





## Bedroom 2

3.27m x 3.36m (10'8" x 11'0")

a cosy and comfortable bedrooms with French doors opening onto the galleried landing, 2 double glazed windows to rear aspect and radiator, perfect for family or guests

## Ensuite 2

1.36m x 2.15m (4'6" x 7'1")

the ensuite offers convenience and style with a low level WC, 'Asian-Style' bidet/douche attachment, vanity hand wash basin, shower cubicle, tiled splash backs, electric heated towel rail and fitted storage

## Bedroom 3

3.40m x 3.35m (11'2" x 11'0")

bright and inviting, this bedroom includes double glazed window to rear aspect overlooking farmland and a radiator

## Bedroom 4

3.29m x 3.35m (10'10" x 11'0")

a well-proportioned bedroom featuring double glazed window to rear aspect overlooking farmland, roof void access and radiator

## Bathroom

4.10m x 2.45m (13'6" x 8'0")

Indulge in this luxurious bathroom complete with a low level WC, ; Asian-style' bidet/douche attachment, 'his & hers' vanity hand wash basin with double mirrors, free-standing bath and a floor mounted 'swan neck' faucet, spacious walk in shower cubicle, tiled splash backs, thermostatically controlled under floor heating, electric heated towel rail and double glazed window to side aspect

## Outdoor Space

## Gardens

the property occupies a generous plot with beautifully maintained gardens to the front and rear. The front garden is primarily laid to lawn with raised flower beds, while the rear garden features a lush lawn enclosed by traditional Lincolnshire post & rail fencing, Indian sandstone patio area, and a water tap

### Gated Driveway

five bar country gate opens to a block paved driveway and resin footpaths providing ample off road parking for a number of vehicles

### Double Garage

5.89m x 5.98m (19'4" x 19'7")

Bespoke bi-fold timber doors, power, PIR lighting and direct access to the rear garden

### Plant Room

2.05m x 1.44m (6'8" x 4'8")

housing pressurised unvented hot water cylinder, water softener and 3-phase electric switching gear

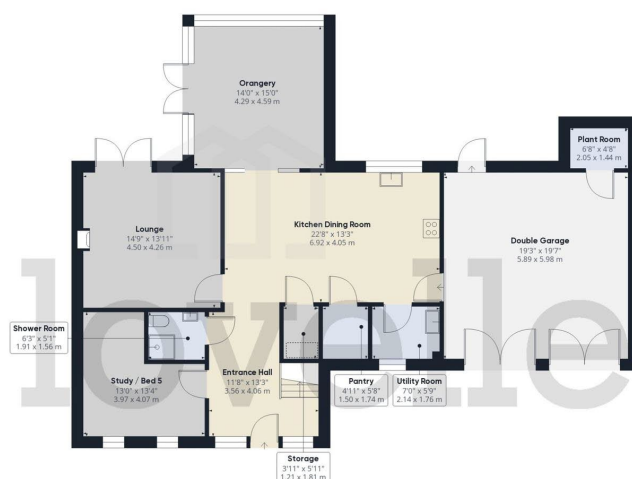
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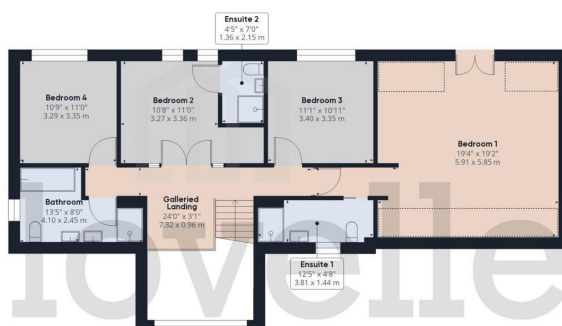
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Ground Floor



Approximate total area<sup>(1)</sup>

2642.64 ft<sup>2</sup>  
245.51 m<sup>2</sup>

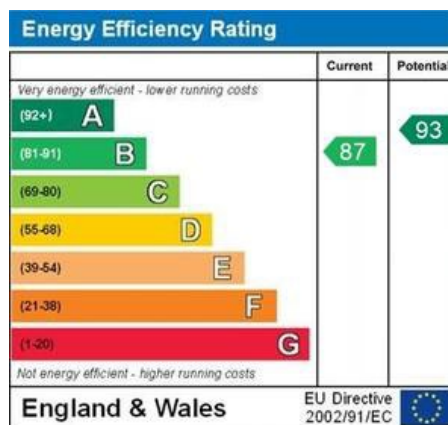
Reduced headroom

307.3 ft<sup>2</sup>  
28.55 m<sup>2</sup>

(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.



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