

Buy. Sell. Rent. Let.



Grange Lane, Bishop Norton



5



3



3

When it comes to  
property it must be

  
lovelle





£565,000



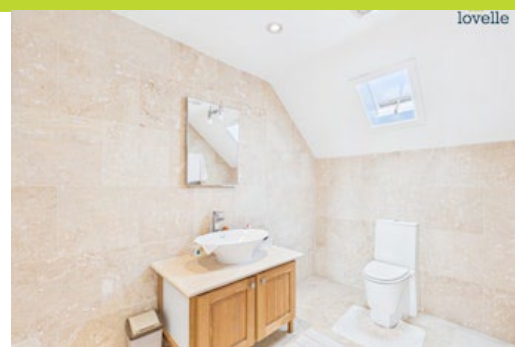
STUNNING EXECUTIVE DETACHED FAMILY HOME ON GATED COMMUNITY of just 5 similar homes. Immaculately presented, offering spacious and flexible accommodation within a popular rural village. Generous Corner Plot, double Garage & Driveway with NO ONWARD CHAIN

#### Key Features

- Stunning Executive Family Home
- Private Gated Community
- Modern & Spacious Accommodation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Sun Room, Utility, WC
- 5 Double Bedrooms, 2 Ensuities & Bathroom
- EPC rating C
- Tenure: Freehold







An exceptional opportunity to acquire a truly exquisite and impeccably maintained family residence, situated within an exclusive, secure gated enclave of just five similar style homes on the fringe of this highly desirable Lincolnshire village. Constructed and finished to an exacting standard, this distinguished home offers an outstanding combination of refined elegance, superior craftsmanship, and modern comfort. The property is offered to the market with no onward chain, ensuring a seamless transition for discerning purchasers.

The accommodation benefits from oil-fired central heating, featuring underfloor heating throughout the ground floor and beautifully crafted cast iron, antique-style radiators to the first floor. This remarkable home is certain to impress upon viewing, and early inspection is strongly encouraged to fully appreciate the quality and setting on offer. The property further benefits from Solar Panel System, with backup battery, owned and installed with payments received through the Smart Export Guarantee system.

## Situation

Nestled in the heart of the Lincolnshire countryside, Bishop Norton is a picturesque village that perfectly balances tranquil rural living with outstanding connectivity. Despite its peaceful surroundings and rich agricultural heritage, the village enjoys quick and convenient access to key transport links, making it an ideal location for commuters and families alike. Located just a short drive from the A15 and A46, Bishop Norton offers seamless road connections to Lincoln, Scunthorpe, and beyond. For those who travel further afield, nearby railway stations in Market Rasen and Lincoln provide direct routes to major cities including London, Sheffield, and Nottingham. Whether you're heading into town for work, school, or leisure, Bishop Norton's strategic location ensures you're never far from where you need to be—while still enjoying the space, community, and natural beauty that village life has to offer.

## Entrance Hall

3.64m x 3.38m (11'11" x 11'1")

double glazed entrance door, adjoining side screen, travertine tiled flooring, and oak stairs to first floor accommodation

## Kitchen

6.33m x 5.85m (20'10" x 19'2")

a range of fitted wall and base units, central island, with granite worksurfaces, 2 stainless steel sink units, fridge freezer, 'Rangemaster' cooker, integrated dishwasher, integrated microwave, wine cooler, tiled splash backs, travertine tiled flooring and 2 double glazed windows to rear aspect



## Sun Room

4.2m x 3.4m (13'10" x 11'2")

vaulted ceiling, travertine tiled flooring and double glazed French doors

## Dining Room

4.35m x 2.86m (14'4" x 9'5")

double glazed window to rear aspect

## Lounge

5.87m x 4.68m (19'4" x 15'5")

double glazed window to front aspect, double glazed French doors to rear aspect, solid wood flooring and feature fire place with multi burner inset

## Utility Room

3.68m x 2.4m (12'1" x 7'11")

fitted base units, stainless steel sink unit, washing machine, space for tumble dryer, travertine tiled flooring, double glazed window to rear aspect and double glazed entrance door

## WC

1.64m x 1.29m (5'5" x 4'2")

low level WC, pedestal hand wash basin, tiled splash backs, travertine tiled flooring, heated towel rail and double glazed window to rear aspect

## Landing

4.71m x 1.42m (15'6" x 4'8")

double glazed picture window to front aspect, solid wood flooring, radiator, airing cupboard and roof void access with ladder, light and shelving

## Bedroom 1

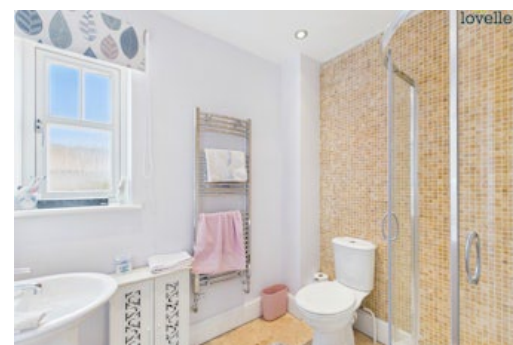
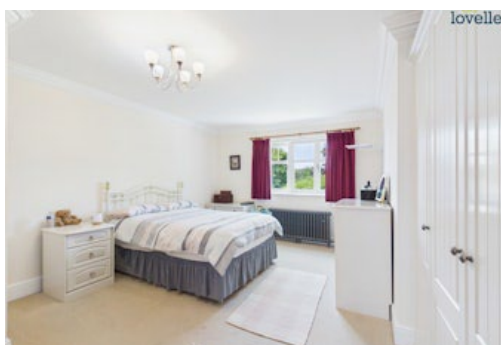
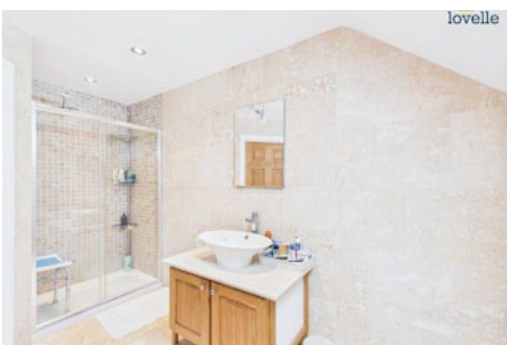
3.29m x 5.22m (10'10" x 17'1")

double glazed window to front aspect, radiator, solid wood flooring and a range of fitted wardrobes

## Ensuite

2.12m x 3.88m (7'0" x 12'8")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and 'Velux' window to rear aspect





## Bedroom 2

5.84m x 4.12m (19'2" x 13'6")

double glazed window to side aspect, radiator and fitted wardrobes

## Ensuite

1.95m x 2.15m (6'5" x 7'1")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring heated towel rail and double glazed window to front aspect

## Bedroom 3

4.74m x 3.41m (15'7" x 11'2")

double glazed window to side aspect, radiator and fitted wardrobes

## Bedroom 4

5.32m x 2.9m (17'6" x 9'6")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 5

5.33m x 2.88m (17'6" x 9'5")

double glazed window to side aspect, radiator and fitted wardrobes

## Bathroom

3.61m x 2.42m (11'10" x 7'11")

4 piece suite comprising low level WC, vanity hand wash basin, freestanding bath, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and 2 double glazed windows to rear aspect

## Gardens

situated on a corner plot, with access to both sides lead to the fully enclosed garden with footpaths and wrap around patio areas to both the garden room and lounge. The garden is mostly laid to lawn with well stocked, colourful flower and shrub beds together with a timber decking, pergola and paved patio area. Further benefitting from 2 timber sheds.

## Double Garage

5.47m x 6.82m (17'11" x 22'5")

2 electric insulated up and over doors, power, lighting, oil boiler, hot water cylinder, EV charger, and double glazed window to rear aspect

## Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles.

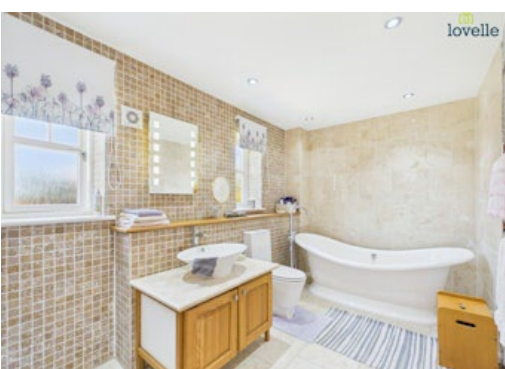
## Site Fees

The property is also subject to a £70 per annum insurance for the playground area shared by a number of properties locally.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor



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

3016 ft<sup>2</sup>  
279.9 m<sup>2</sup>

**Reduced headroom**

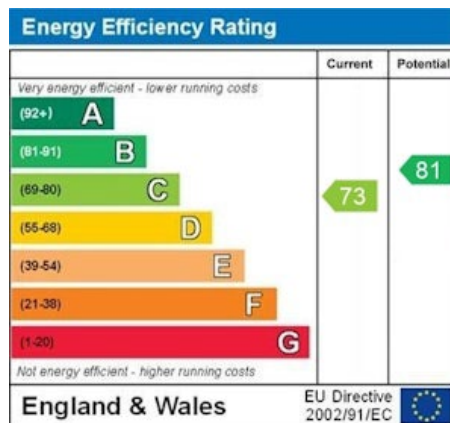
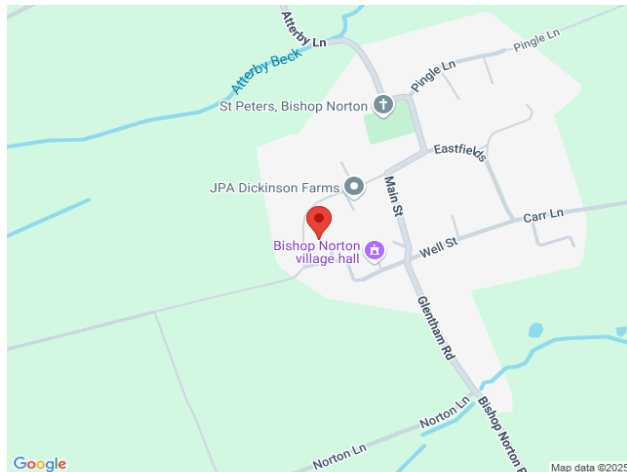
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



WWW.EPC4U.COM

When it comes to **property**  
it must be



01673 844069

marketrasen@lovelle.co.uk