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Folly Hill, Thornton Road, North Owersby, Market Rasen



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£475,000

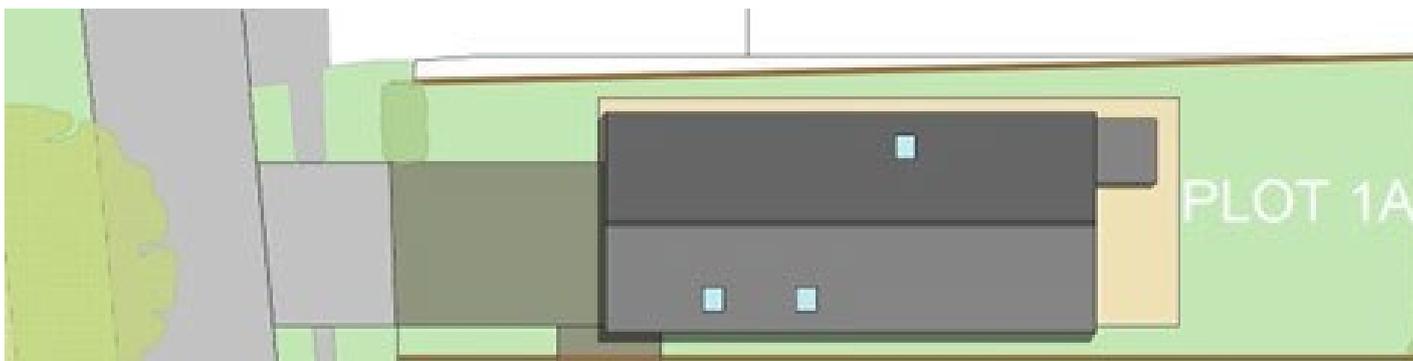


Brand New Detached House - Tailored to Your Lifestyle. Secure Your Dream Home - Personalise the Layout, Fixtures & Finishes! Welcome to an exciting opportunity to purchase a stunning and unique new build home.

### Key Features

- Stunning Detached House
- Rural Village Location
- High Specification Finish
- 4 Bedrooms, 3 Bathrooms
- Landscaped Gardens
- Garage & Driveway
- Open Plan Living
- Balcony to Enjoy Countryside Views
- Choice of Kitchens, Bathrooms & Flooring
- Structural Warranty Included
- EPC rating A
- Tenure: Freehold





## Property Information

A stunning modern future build, designed with reverse living to maximise light, views, and space. On the first floor, a spectacular open-plan living area combines a sleek, fully fitted kitchen with premium appliances, a generous dining area, an entertainment space and a stylish lounge. A gallery feature adds architectural interest, while doors open onto a private balcony—perfect for entertaining or relaxing in the sun. The ground floor offers four well-proportioned bedrooms, including a luxurious master suite with a walk-in dressing room and a contemporary en-suite. Bedroom 2 also benefits from its own en-suite, while Bedroom 3 is served by a high-quality family bathroom. A versatile office/bedroom 4, utility room, and integral garage add practicality to the home's stylish design. Every detail reflects quality, from the modern fixtures and premium finishes to the energy-efficient construction and thoughtful layout. Outside, landscaped gardens provide an inviting space to enjoy year-round.

## To Summarise

Open Plan Living

Fitted Kitchen

Gallery, Dining, Entertainment and Lounge Areas

Balcony

Dressing Room and En-suite to Master bedroom

3 further bedrooms (one with ensuite)

Family bathroom

Utility Room

Integral Garage

## 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 tranquility. Local shopping facilities are available nearby, with a post office and general store situated in Osgodby, just a five-minute drive away. For larger shopping needs, a range of supermarkets and retail outlets can be found in Market Rasen, approximately four miles away, as well as in Caistor. Medical provision is also well served, with doctors' surgeries and dental practices close at hand, alongside major NHS hospitals and medical centres within easy reach.

## 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, Leeds Bradford Airport and soon to be opened the Robin Hood International 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. Further and higher education needs are served by Lincoln College of Further Education and Lincoln University, whilst the Russell Group Universities of Sheffield, Leeds and Manchester are within easy commuting distance.

## Ground Floor

Entrance Hall, Bedroom 1, Dressing Room, Ensuite 1, Bedroom 2, Ensuite 2, Bedroom 3, Bedroom 4 / Office, Bathroom, WC / Cloakroom, Utility Room, Plant Room, Integral Garage.



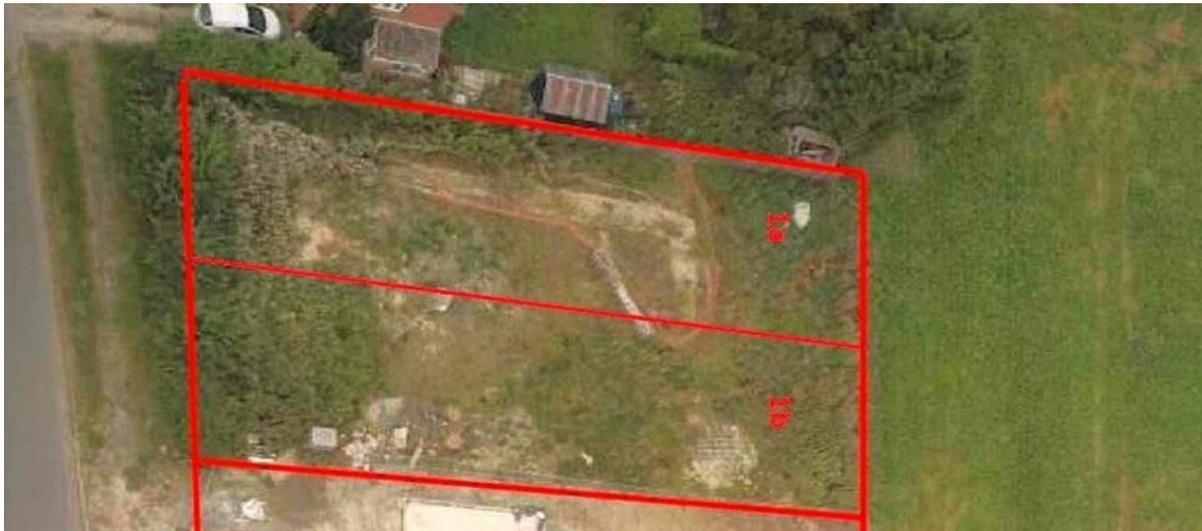
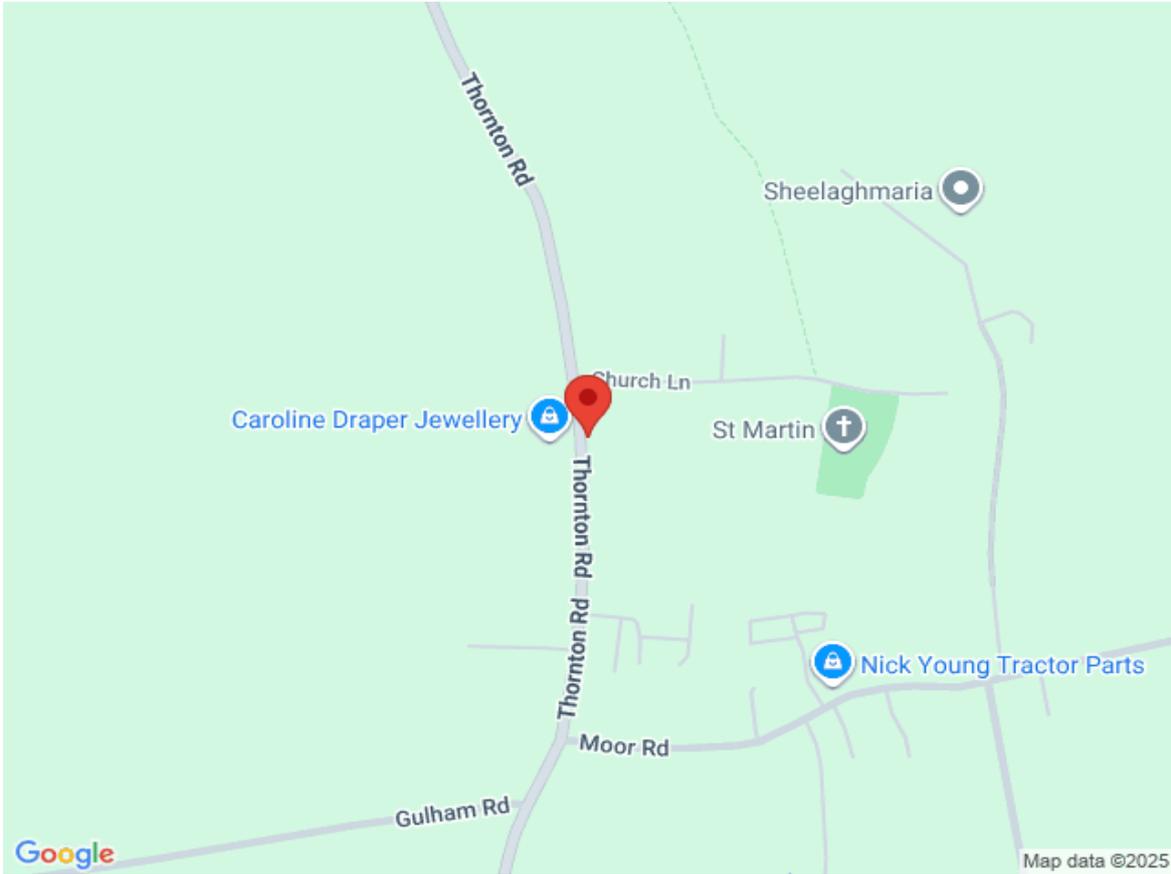
## First Floor

Open Plan Lounge, Kitchen Dining Room, Living Room, WC, Balcony.



## Outside

Gardens, Garage & Driveway



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