



Field End House, Brattleby, Lincoln, LN1 2SQ



Book a Viewing!

£825,000

Ideally positioned in the sought after rural village of Brattleby, just north of the historic Cathedral City of Lincoln, this impressive and spacious four bedroom detached family home offers executive living in an idyllic setting. The beautifully presented accommodation has been thoughtfully enhanced by the current owners and is entered via a welcoming entrance hall. This leads to a sumptuous lounge featuring a log burner, perfect for cosy evenings, while further living space includes a luxurious sitting room with bar and an elegant dining room that forms the heart of the home, enjoying direct access to the garden. Beyond lies a stylish, well appointed kitchen with a complementary utility room. The ground floor is completed by a study and a modern shower room. To the first floor, a generous landing provides access to four well proportioned double bedrooms, including a superb principal bedroom with luxury en-suite shower room, along with a contemporary four piece family bathroom. The grounds are a real highlight, approached via an attractive sweeping in-and-out driveway offering ample off street parking. The property benefits from an integral double garage, as well as an additional detached garage accessed via a side driveway. The enclosed rear garden is predominantly laid to lawn, with spacious patio, mature trees and enjoying open field views beyond. Early viewing is highly recommended to fully appreciate the quality of accommodation, generous grounds, and the enviable position this exceptional family home occupies.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brattleby is a charming and highly regarded village set amidst the rolling Lincolnshire countryside, offering a peaceful rural lifestyle while remaining exceptionally well connected. The village enjoys a strong sense of community and is surrounded by open fields and scenic walks, making it ideal for those seeking a quieter pace of life. Despite its tranquil setting, Brattleby is conveniently positioned for access to the A15, providing straightforward routes to the historic Cathedral City of Lincoln, Newark and the wider region. With nearby amenities, reputable schooling in surrounding villages and the benefit of both countryside and commuter links, Brattleby is an appealing location for families and professionals alike, combining rural character with modern convenience.



ENTRANCE HALL

A welcoming entrance hall featuring a staircase rising to the first floor, useful understairs storage cupboard, elegant wooden parquet flooring and contemporary recessed spotlighting throughout.

LOUNGE

21' 9" x 12' 0" (6.65m x 3.66m) Featuring double glazed windows to the front, side and rear aspects, a log burner set within a decorative fireplace with tiled hearth, two radiators and recessed spotlights with dimmer controls.

SITTING ROOM

11' 11" x 11' 4" (3.64m x 3.47m) Featuring a stylish built-in bar with storage cupboards and illuminated shelving, a stainless steel bowl sink with mixer tap over, space for integrated dishwasher, elegant wooden parquet flooring and recessed spotlights.



DINING ROOM

27' 3" x 10' 7" (8.33m x 3.24m) With two sets of double glazed French doors providing views of and direct access to the rear garden, double glazed window to the side aspect and six Velux windows flooding the space with natural light. The room is further enhanced by elegant wooden parquet flooring and a decorative fireplace, creating a stylish yet inviting living area.

KITCHEN

16' 2" x 11' 7" (4.93m x 3.54m) Fitted with a modern range of wall and base units with complementary work surfaces, the kitchen features a central island with breakfast bar and downlighters, creating a practical and sociable focal point and incorporating a ceramic Belfast sink with side drainer and mixer tap, integrated appliances include a fridge and dishwasher, space for a Range style cooker complemented by tiled splashbacks, spotlights, under cabinet lighting and kickboard lighting enhance the ambience, while attractive tiled flooring completes the room.



UTILITY ROOM

16' 2" x 6' 10" (4.93m x 2.10m) Fitted with a complimenting range of wall and base units with work surfaces over, ceramic Belfast sink with side drainer and mixer tap over, integrated fridge freezer and microwave, spaces for washing machine, tumble dryer and integrated dishwasher, radiator, tiled flooring, personnel door to the garage, double glazed window to the rear aspect and door to the rear garden.



STUDY

9' 10" x 9' 10" (3.02m x 3.01m) With two built-in storage cupboards, double glazed window to the front aspect, radiator and elegant wooden parquet flooring. This versatile room could easily serve as an additional ground floor bedroom.

SHOWER ROOM

6' 11" x 6' 2" (2.13m x 1.88m) Refitted with a stylish three piece suite comprising of walk-in shower cubicle with rainfall shower, close coupled WC and wash hand basin on a vanity stand, tiled flooring and splashbacks, radiator, spotlights, wall lights and double glazed window to the front aspect.



FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, loft access point and radiator.

BEDROOM 1

14' 0" x 13' 10" (4.27m x 4.22m) With two double fitted wardrobes, double glazed window to the rear aspect with open field views, spotlights and radiator.

EN-SUITE SHOWER ROOM

7' 0" x 6' 7" (2.15m x 2.02m) Refitted with a luxurious suite comprising of walk-in shower cubicle with rainfall shower, close coupled WC and twin wash hand basins, tiled walls and flooring, towel radiator, spotlights and double glazed window to the front aspect.



BEDROOM 2

14' 0" x 12' 3" (4.28m x 3.74m) With two double fitted wardrobes, double glazed window to the rear aspect with open field views and radiator.

BEDROOM 3

13' 9" x 9' 3" (4.21m x 2.82m) With double fitted wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 4

12' 4" x 8' 7" (3.77m x 2.63m) With double fitted wardrobe, double glazed window to the rear aspect with open field views and radiator.



BATHROOM

Refitted with a luxurious suite comprising of freestanding bath tub with floor lighting, walk-in shower cubicle with rainfall shower, close coupled WC and wash hand basin, part tiled walls, tiled flooring, towel radiator, spotlights and double glazed window to the front aspect.

OUTSIDE

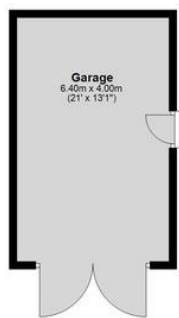
To the front of the property is a sweeping "in and out" gated gravelled driveway, offering extensive off street parking for numerous vehicles and providing access to the integral double garage. An additional driveway to the side leads to a further single detached garage, while the frontage is beautifully framed by an expansive lawned garden adorned with mature shrubs and established trees, creating an impressive sense of arrival.



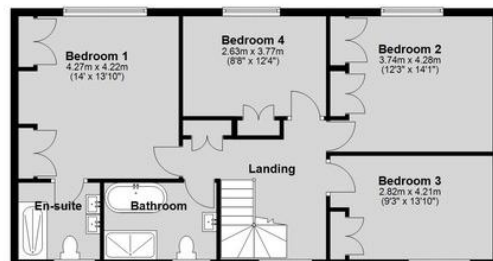
To the rear lies a substantial and fully enclosed garden of exceptional appeal. A paved patio seating area, enclosed by low level stone walling, provides an ideal space for outdoor entertaining. Beyond, the garden opens into a vast lawn interspersed with a spinney of mature trees, fruit trees and thoughtfully planted flowerbeds, creating a haven for wildlife. The setting is further enhanced by stunning far reaching views over open farmland, offering a peaceful and idyllic backdrop.



Ground Floor
Approx. 173.0 sq. metres (1862.1 sq. feet)



First Floor
Approx. 80.6 sq. metres (868.0 sq. feet)



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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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