



- Three Double Bedrooms Plus Study
- Living Room With Log Burner
- En-Suite & Family Bathroom
- Well-Presented Throughout

- Extended Sun Room
- Modern Kitchen
- Garage & Driveway
- Private Enclosed Rear Garden

Rectory Lea, Fillingham, DN21 5GE
£330,000





Starkey&Brown is delighted to present this immaculately three-bedroom semi-detached home positioned on Rectory Lea within the desirable village of Fillingham. The property offers spacious and thoughtfully upgraded living throughout, ideal for modern family living. Accommodation comprises a welcoming entrance hall, a spacious living room featuring a log burner, a well-equipped kitchen to the rear of the property, which opens into an extended sun room creating a bright and sociable space for dining and entertaining with views over the rear garden. The ground floor also benefits from a generous study which could equally be utilised as a playroom/snug or an additional reception room and a downstairs WC. Rising to the first floor are three double bedrooms with the master bedroom benefitting from a dressing area and en-suite shower room. Two further double-bedrooms and a family bathroom. Both bathrooms and the kitchen have been upgraded within recent years to a high standard. Further benefits include gas central heating and uPVC double-glazing throughout. Externally, the property has a driveway, off-street parking for multiple vehicles, and access to a single garage. To the rear of the property, there is a private enclosed garden, mostly laid to lawn with a patio seating area. The village of Fillingham offers a peaceful and rural setting whilst being near villages and towns that provide shops, schooling, and everyday necessities. [Contact us today](#) to view this property.



**uPVC composite door leading to:
Entrance Hall**

Tiled flooring, a coved ceiling, a radiator, and a staircase to the first floor. Access to:

Living Room

22' 3" x 9' 7" (6.78m x 2.92m)

French doors leading to the rear, uPVC double-glazed sash windows to the front and side aspect, carpeted, a coved ceiling, a radiator, a log burner (chimney recently swept), and an exposed brick mantelpiece.

Kitchen

20' 8" x 7' 8" (6.29m x 2.34m)

Newly fitted kitchen. Having a range of base and wall units with countertops, an integrated oven, a dual microwave oven, a 4-ring induction hob with overhead extractor fan, space and plumbing for white appliances, an integrated dishwasher, a breakfast island with additional storage, an integral sink with mixer tap, space for an American-style fridge freezer, tiled flooring, and a vertical radiator. Open access leading into:

Extended Sun Room

13' 11" x 8' 8" (4.24m x 2.64m)

Having uPVC double-glazed windows and a brick surround, a uPVC door leading to the rear, tiled flooring, and LED lighting.

Study

10' 11" x 10' 8" (3.32m x 3.25m)

Having a double-glazed sash window to the front aspect, carpeted, a coved ceiling, and a radiator.

Downstairs WC

Having a low-level WC, a wash hand basin, tiled flooring, an extractor fan, and a radiator.

First Floor Landing

Having an airing cupboard housing the hot water tank, shelving, a double-glazed sash window to the front aspect, a radiator, and a coved ceiling.

Bedroom 1

14' 2" x 11' 11" (4.31m x 3.63m)

Having a uPVC double-glazed sash window to the front aspect, carpeted, a coved ceiling, and a radiator. Open access leading into:

Dressing Room

8' 1" x 4' 5" (2.46m x 1.35m)

Having His&Her's wardrobe, carpeted, a coved ceiling, a uPVC double-glazed sash window to the rear aspect, and a radiator. Access to:

En-Suite

Recently upgraded. Three-piece suite comprising a low-level WC, a wash hand basin with under storage, a walk-in shower cubicle with rainfall and handheld shower unit, laminate flooring, a frosted sash window to the rear aspect, a chrome towel rail, an extractor fan, a shaver point, and a tiled splashback.

Bedroom 2

11' 7" x 10' 11" (3.53m x 3.32m)

Having a uPVC double-glazed sash window to the rear aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 3

10' 11" x 10' 8" (3.32m x 3.25m)

Having a uPVC sash window to the front aspect, carpeted, a coved ceiling, and a radiator.

Bathroom

Upgraded 2026. Three-piece suite comprising a panelled bath with overhead shower, a low-level WC, a wash hand basin with under storage, laminate flooring, mostly laid walls, LED lighting, a frosted sash window to the rear, a chrome towel rail, and an extractor fan.

Outside Front

Block paved drive for multiple vehicles, a small lawned area, and hedged borders. Access to:

Garage

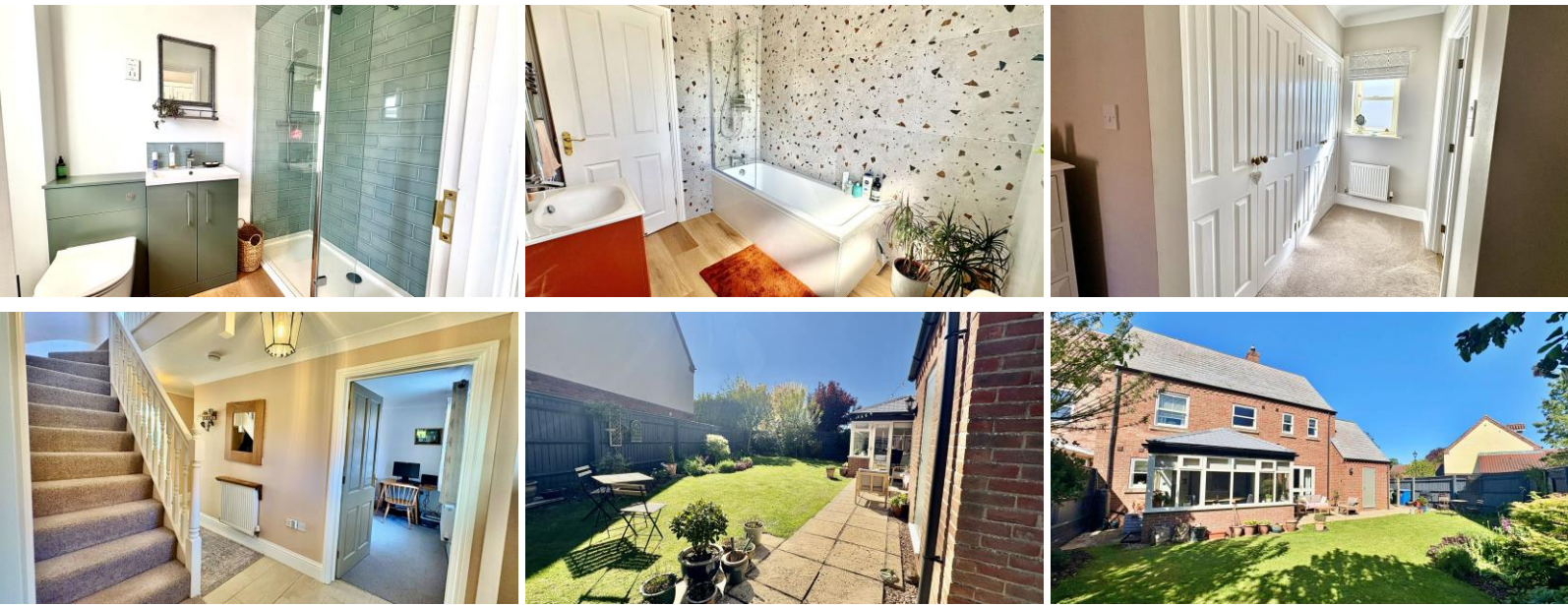
18' 6" x 9' 10" (5.63m x 2.99m)

Having an up-and-over door, rear door access, power, and electrics.

Outside Rear

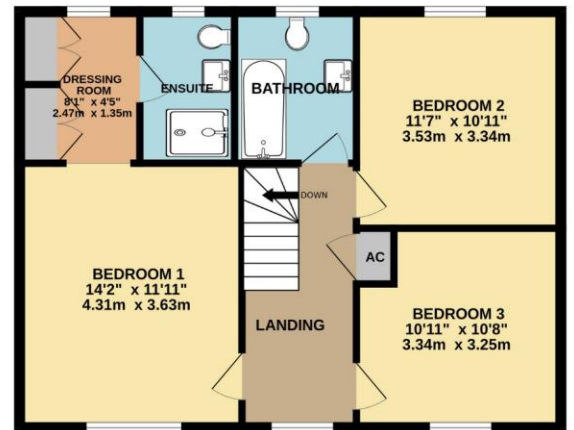
Mostly laid to lawn with patio seating area, fully fenced surround, wood store, and side gate access.





GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.

1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE