



Highfield House, North End Lane (draft details)

South Kelsey, Market Rasen, LN7 6PG



paul fox
FINEST

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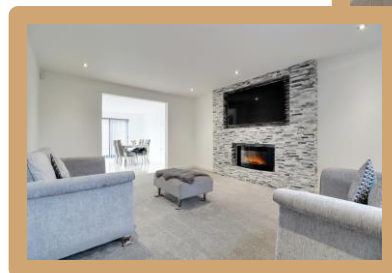
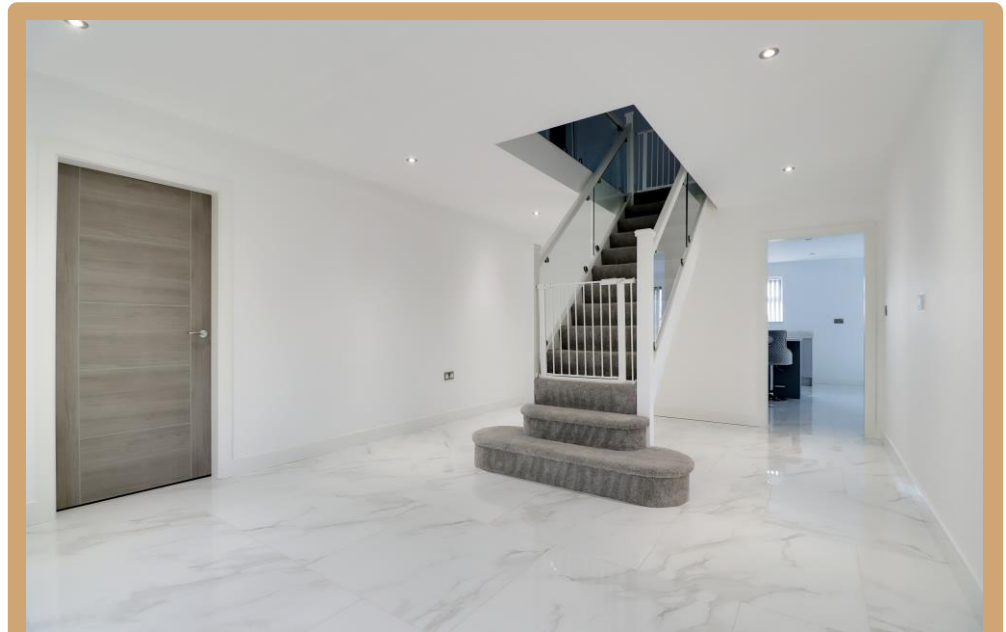
A fine executive, newly built, detached family home positioned peacefully within the highly desirable semi-rural village of South Kelsey enjoying an open rear aspect. Offering beautifully presented, well appointed and deceptively spacious accommodation over three floors comprising, central reception hallway, two front facing reception rooms, feature open plan living/dining kitchen with a matching utility room and cloakroom. The first floor enjoys a central landing that provides enough space to be used as a study or reading area, luxury large master bedroom suite with a dressing room and a most impressive en-suite bathroom, two further double bedrooms with a 'jack and jill' en-suite shower room. The second floor provides two further double bedrooms with both having walk in wardrobes and a central shower room. Externally the property provides extensive parking with access to a detached brick garage and to a private lawned garden that could be extended if required.

IMPRESSIVE CENTRAL HALLWAY

Measures approx. 3.9m x 5.93m (). Enjoying a front contemporary composite entrance door with central double glazed window, feature ceramic tiled flooring with underfloor heating, inset modern LED spotlights, central staircases allowing access to the first floor accommodation with glazed balustrading.

FRONT SITTING ROOM

Measures approx. 3.82m x 5.04m (). Enjoying a front uPVC double glazed window, underfloor heating with a wall mounted thermostat, TV point, insert LED modern spotlights.



FINE FRONT LIVING ROOM

Measures approx. 5.06m x 3.87m (). Enjoying a front uPVC double glazed window, underfloor heating with wall mounted thermostat, an internal door back through to the entrance hallway, inset LED spotlights, a feature media wall with detailed tiling, recess floor TV and electric fire, a broad square opening to;

LARGE FEATURE LIVING COME DINER KITCHEN

Measures approx. 4.87m x 9.15m (). Enjoying a rear uPVC double glazed window, a rear double glazed bi folding doors allowing access to the garden, continuation of ceramic tiled flooring with underfloor heating and a wall mounted thermostat. The kitchen enjoys an extensive range of quality fitted shaker style furniture with chrome pull handles, a quartz worktop with matching uprising, a one and a half bowl sink unit with drainer to the side and chrome block mixer tap, a built-in five ring hob with an overhead broad stainless steel canopied extractor with downlighting, a built-in eye level double oven with warming drawer, integral appliances, central breakfasting island, LED spotlights and an internal door leading through to;

LARGE UTILITY ROOM

Measures approx. 2.63m x 3.77m (). Enjoying a side uPVC Double glazed window with rear uPVC double glazed Entrance door with inset patterned glazing, matching Furniture to the kitchen, quartz work top with matching uprising, a one and a half bowl sink unit with drainer to the side and plumbing for an automatic washing machine and dryer, continuation of ceramic tiled flooring with underfloor heating and wall thermostat and doubles through to the;

CLOAKROOM

Enjoying a side uPVC double glazed window, low flush WC in white, wall mounted wash hand basin with drawer unit beneath and LED mirrored backing, ceramic tiled flooring, matching fully tiled wall and LED spotlights.





FIRST FLOOR FEATURE LANDING

Measures approx. 7.42m x 3.88m (). Enjoying a front uPVC double glazed window, central straight flight staircase with glazed balustrading leading to the second floor, inset modern LED spotlights, a wall mounted Honeywell thermostat for the central heating and doors off to;

MASTER BEDROOM 1

Measures approx. 3.84m x 7.1m (). Enjoying a dual aspect with rear and side uPVC double glazed windows, inset modern LED spotlights, TV point and access through to the en-suite bathroom and open access to;

DRESSING ROOM

Measures approx. 2.89m x 3.86m (). Enjoying a twin front uPVC double glazed window, LED spotlights and open fronted fitted hanging rails and drawer storage.

LUXURY EN-SUITE

Measures approx. 3.88m x 3.42m (). Enjoying a twin rear uPVC double glazed window with inset patterned glazing, a luxury suite in white comprising low flush WC, free standing bath with gold effect mixer tap and shower attachments and a matching walk-in large shower cubicle with overhead rainwater shower and glazed screen, his and hers wall mounted wash hand basins with drawer unit beneath and LED mirrored backing, gold effect towel rail and ceramic tiled walls and matching flooring and inset matching spotlights.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.82m x 3.85m (). Enjoying a twin front uPVC double glazed window, LED spotlights, TV point and a door allowing access through to;

JACK AND JILL EN-SUITE SHOWER ROOM

Measures approx. 1.44m x 3.8m (). Enjoying a side uPVC double glazed windows, with inset patterned glazing, a suite in white comprising a close couple low flush WC with matching adjoining vanity wash hand basin with storage beneath and a LED mirrored back, walk-in double shower cubicle with main shower and glazed screen, tiled flooring, full tiled walls, a heated towel rail, inset LED spotlights and door through to;

REAR DOUBLE BEDROOM 3

Measures approx. 4.56m x 3.82m (). Enjoying twin rear uPVC double glazed window and a TV point.

SECOND FLOOR FEATURE LANDING

Measures approx. 4.93m x 3.9m (). Enjoying a glazed balustrading and feature shaped roof light and doors off to two further double bedrooms.

DOUBLE BEDROOM 4

Measures approx. 3.84m x 6.06m (). Enjoying a rear double glazed roof lights, inset LED spotlights, a TV point and an internal door allowing access through to;

WALK IN WARDROBE

Measures approx. 1.81m x 3.85m.



DOUBLE BEDROOM 5

Measures approx. 3.83m x 6.05m (). Enjoying a rear double glazed roof light, inset LED spotlights, loft access TV point and a door allowing access through to;

WALK IN WARDROBE

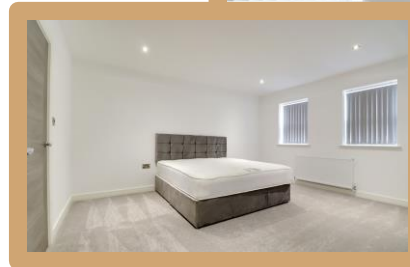
Measures approx. 1.81m x 3.82m (). Enjoying a corner cylinder tank.

FAMILY SHOWER ROOM

Measures approx. 2.65m x 3.88m (). Enjoying a rear double glazed roof, a quality three piece suite, comprising a low flush WC, a broad vanity wash hand basin with drawer unit beneath, a LED mirrored backing, a walk in double shower cubicle with rain water overhead, glazed screen, tiled walls and flooring, large chrome towel rail, LED spotlights and extractor fan.

GROUNDS

The property benefits excellent gardens, with the front behind brick decorative boundary wall with coping tops and fitted lighting, central access to the front entrance door. The side driveway providing extensive parking for an excellent number of vehicles with further parking available to the rear and access to the garage. The rear enjoys a manageable lawned area with a block patio.



FLOORPLAN

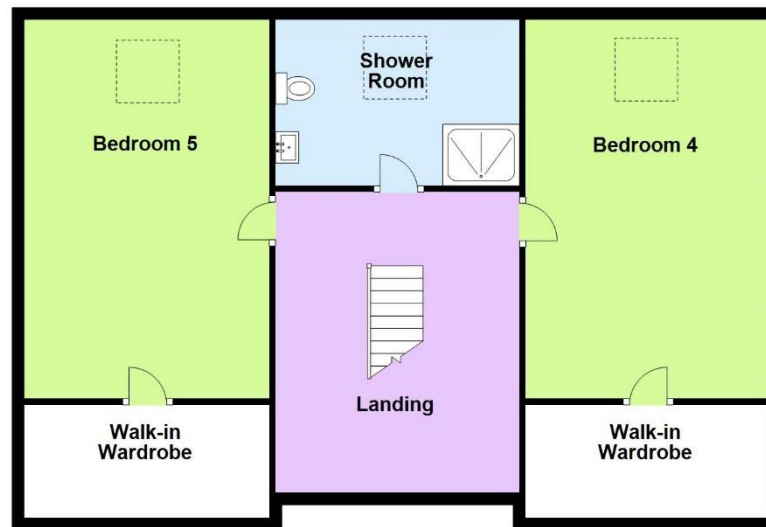
Ground Floor

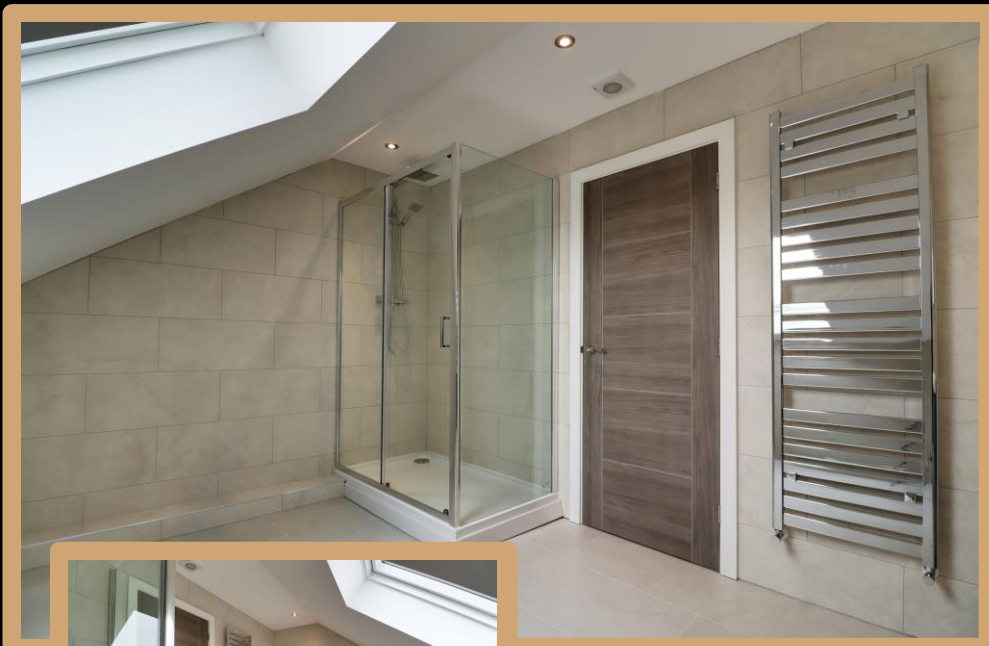


First Floor



Second Floor





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VIEWING STRICTLY BY APPOINTMENT

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