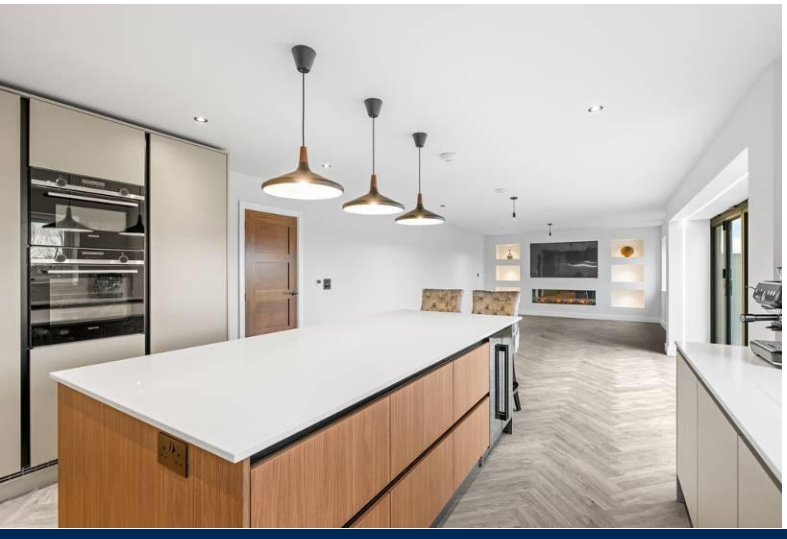


Dovecote View, North End Lane, South Kelsey

Book a Viewing!

£599,950

South Kelsey – Brand New Eco Home with Countryside Views. An exceptional five-bedroom detached property (262m² + garage) in a non-estate setting with open views to the rear. Finished to a superb standard with vaulted entrance hall, open-plan kitchen/living space with bi-fold doors, lounge, study, and five bedrooms including three en-suites. Outstanding eco features include EPC A, 12 solar panels, underfloor heating, and EV charger. Gravel driveway, double garage and landscaped gardens. Convenient for Caistor, Market Rasen and Lincoln.





Dovecote View, North End Lane, South Kelsey







SERVICES
All mains services available. Air Source Central Heating, underfloor heating on the ground floor.

EPC RATING – A.

COUNCIL TAX BAND – F, West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DESCRIPTION
An exclusive five-bedroom detached home with outstanding eco credentials, ample parking, and panoramic countryside views, located in a non-estate position in the rural village of South Kelsey.

Dovecote View has been carefully designed to combine striking modern architecture with traditional styling, creating a home that is both highly efficient and beautifully presented. Situated in a private, non-estate location with uninterrupted open countryside views to the rear, the property is approached via a private lane and sits on a generous plot with landscaped gardens. To the front, a gravel driveway provides ample off-road parking alongside a double garage with 7kW EV charging point, power, lighting and attic trusses for storage.









At the heart of this home is its commitment to sustainability and efficiency. Built to a high insulation standard, it includes 12 solar panels producing 3.8kW, high-efficiency underfloor heating to the ground floor, and an EPC rating of A. Together with smart home technology, CAT 6 cabling throughout, Wi-Fi access points across all three floors, and commercial-grade security, the home offers the very best in modern eco-conscious living without compromising comfort.

The bespoke kitchen is fitted with Siemens appliances and Liebherr refrigeration, complemented by quartz worktops and a large central island. Bi-fold doors open directly from the kitchen into the garden and onto a spacious patio, seamlessly blending indoor and outdoor living. The large open-plan living area also features a media wall with 2kW premium electric fire. Additional ground floor accommodation includes a generous home office, utility room with quartz work surfaces, and stylish lighting throughout.

Upstairs, the accommodation is both luxurious and practical. The master suite includes a dressing room and en-suite bathroom, while two further bedrooms also benefit from en-suites and dressing rooms. Two additional double bedrooms share a family bathroom, with all bathrooms featuring premium Hansgrohe fittings, wall-mounted vanities, heated mirror cabinets, and chrome finish fixtures.

Externally, anthracite aluminium bi-folding doors connect the interior to the garden, while a thoughtfully designed external lighting scheme enhances the home's modern appeal.

LOCATION

South Kelsey is a village set within the Lincolnshire countryside, offering a peaceful residential setting with countryside walks from the doorstep. Despite its rural feel, the property enjoys excellent connections to nearby towns and cities.

The market towns of Caistor and Market Rasen are both within easy reach, providing a range of everyday amenities, independent shops, and schools. The Cathedral City of Lincoln lies approximately 20 miles to the south and is renowned for its historic Cathedral Quarter, cultural attractions, and bustling city centre. Lincoln also provides excellent shopping, restaurants, and leisure facilities, alongside two universities and a direct rail link to London Kings Cross. To the north, the Humber region and the town of Brigg can also be accessed with ease.

The property further benefits from being in the catchment area for the well-regarded Caistor Grammar School.









SPECIFICATION

External

- Private, non-estate location with countryside views to the rear
- Double garage (approx. 33m² / 355 sq.ft) with 7kW EV charging point, power, lighting & attic trusses for storage
- Gravel driveway providing ample off-road parking
- Anthracite aluminium bi-fold doors leading onto large patio & garden
- 12 solar panels (3.8kW total) – battery-ready system
- Highly insulated, energy-efficient construction
- Stylish external lighting scheme

Internal – General

- Approx. 262m² (2,820 sq.ft) of accommodation across three floors
- EPC rating A
- Underfloor heating to the ground floor; radiators to upper floors
- CAT 6 connection point in every room
- Wi-Fi access points on all three floors
- Commercial-grade security cameras
- Matt black sockets & switches throughout
- LED spotlights to kitchen, hallway & bathrooms
- Pendant lighting in lounge
- Media wall with 2kW premium electric fire
- Large home office

Kitchen & Utility

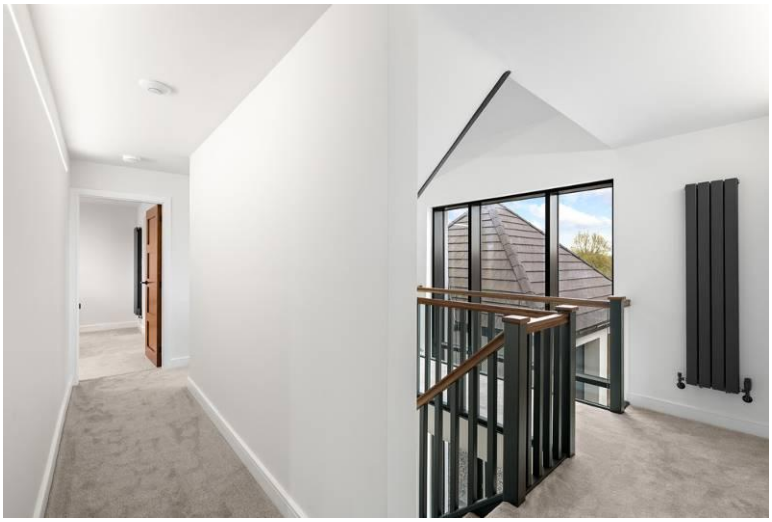
- Bespoke fitted kitchen with Siemens appliances:
- Oven & separate combination microwave
- Integrated dishwasher
- Five-zone induction hob with overhead extractor
- Warming drawer
- Liebherr refrigeration appliances
- Integrated two-zone wine cooler
- Large central island with quartz worktops & breakfast bar
- Under-cabinet lighting for a contemporary finish
- Utility room with quartz worktops and additional storage

Bathrooms & Bedrooms

- Master suite with dressing room & en-suite bathroom
- Two further bedrooms with private en-suites & dressing rooms
- Two additional double bedrooms sharing a family bathroom
- Premium Hansgrohe bathroom fittings throughout
- Wall-mounted vanity units & heated mirror cabinets
- Chrome finish taps, shower controls & fixtures

TECHNICAL INFORMATION

- Heating: High-efficiency underfloor heating to ground floor, radiators to upper floors
- Energy Performance: EPC Rating A
- Solar Panels: 12 panels (3.8kW total) with battery-ready system
- Garage: Double garage with 7kW EV charger, attic trusses, power & lighting









ACCOMMODATION

ENTRANCE HALL
17' 1" x 9' 4" (5.21m x 2.84m)

FAMILY ROOM / STUDY
11' 11" x 9' 3" (3.63m x 2.82m)

KITCHEN LOUNGE DINER
39' 2" x 14' 3" (11.94m x 4.34m)

UTILITY ROOM
10' 4" x 7' 6" (3.15m x 2.29m)

STORAGE
4' 8" x 4' 3" (1.42m x 1.3m)

WC
5' 0" x 5' 3" (1.52m x 1.6m)

FIRST FLOOR LANDING

BEDROOM 1
14' 2" x 10' 11" (4.32m x 3.33m)

DRESSING ROOM
10' 9" x 9' 1" (3.28m x 2.77m)

EN-SUITE
10' 11" x 5' 7" (3.33m x 1.7m)

BEDROOM 4
12' 3" x 12' 0" (3.73m x 3.66m)

BEDROOM 5
12' 2" x 11' 6" (3.71m x 3.51m)

BATHROOM
9' 11" x 7' 0" (3.02m x 2.13m)

SECOND FLOOR LANDING

BEDROOM 3
12' 4" x 12' 2" (3.76m x 3.71m)

DRESSING ROOM
12' 5" x 5' 7" (3.78m x 1.7m)

EN-SUITE
8' 2" x 7' 5" (2.49m x 2.26m)

BEDROOM
2 12' 6" x 10' 10" (3.81m x 3.3m)

DRESSING ROOM
10' 8" x 5' 5" (3.25m x 1.65m)

EN-SUITE
8' 4" x 7' 3" (2.54m x 2.21m)





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

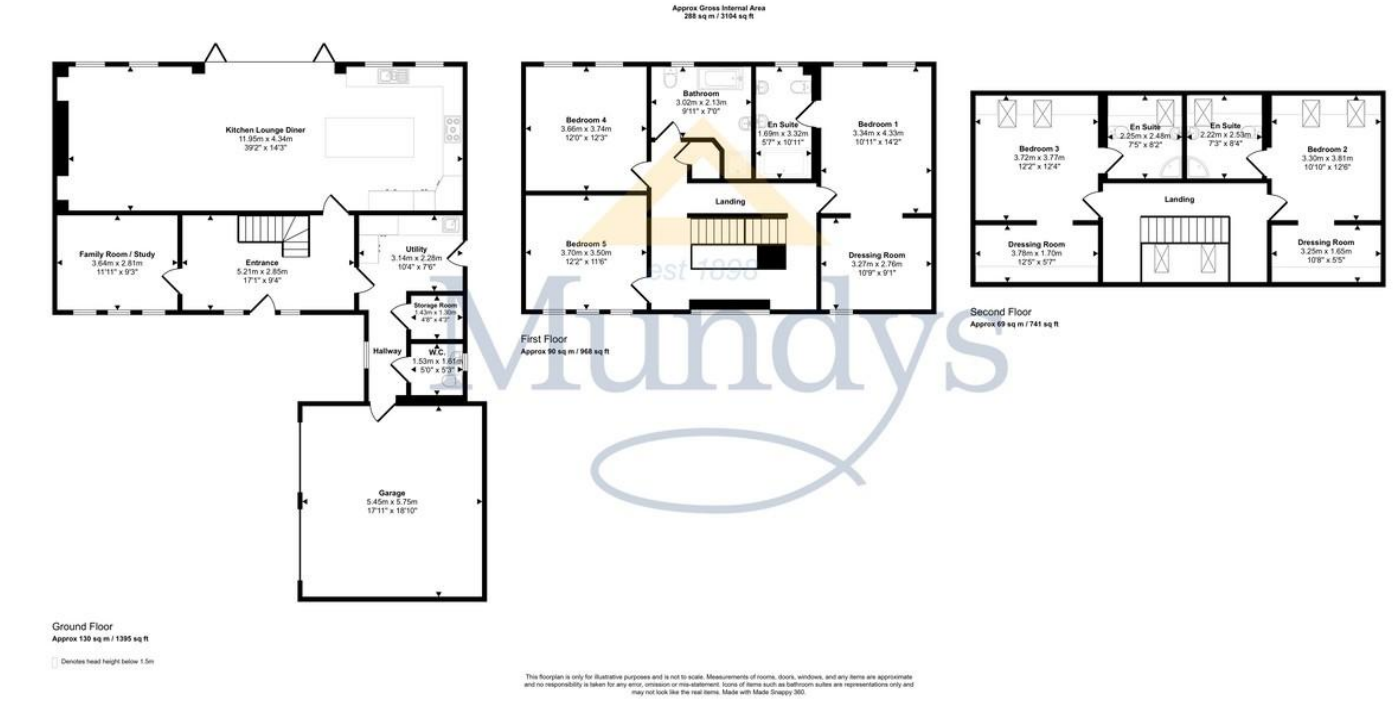
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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