EDLIN & JARVIS
ESTATE AGENTS



22 Crosby Lane

Welbourn, Lincoln, LN5 0NR

£475,000

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WELCOME TO ELEVATED LIVING IN WELBOURN

Imagine waking up to the gentle morning light spilling across uninterrupted countryside views, elevated high above the everyday hustle. Nestled in the heart of the idyllic Lincolnshire village of Welbourn, this individual home spans over 2,500 square feet of architect-designed space, crafted specifically to elevate everyday living and social hosting into an art form.

Morning Coffee & Sky-High Entertaining
The true genius of this home reveals itself as you ascend to the first floor. Designed specifically to capture the surrounding countryside, the heart of the home is an expanse of open-plan living divided into four harmonious zones.

Start your day in the morning room, stepping directly out onto the private balcony with a fresh espresso as the countryside awakens around you. The modern breakfast kitchen flows effortessly into an expansive dining space, making mid-week family meals and large dinner parties feel entirely natural. As evening sets in, transition seamlessly into the generous lounge area, where big views and relaxed comfort take centre stage. Ascending to the second floor, you'll discover a private sanctuary featuring a vast bedroom with a dedicated dressing area, a quiet study space perfect for remote work, and an adjoining WC.

Ground-Floor Tranquillity & Outdoor Oasis
While the upper levels celebrate connection and views, the ground floor is a calm, restful retreat. Passing through the beautiful entrance hall brings you to the luxurious master suite, complete with custom fitted wardrobes, a private en-suite bathroom, and French doors that open directly onto a sun-drenched seating terrace—ideal for nightcaps under the stars. A spacious second bedroom with fitted wardrobes sits adjacent to a sleek ground-floor shower room, giving family or visiting guests their own luxurious quarter.

























Outside, the grounds have been curated for lovers of outdoor living. The front approach offers ample driveway parking for several vehicles alongside a garage. To the rear, landscaped grounds open up into an entertainer's paradise:
Multiple Seating Terraces: Tailored for sun-chasing, summer BBQs, and alfresco dining against an open rural backdrop.
Charming Summer House: A versatile retreat for reading, hobbies, or evening drinks.
Lush Landscaping: Framed with a rich array of mature trees, shrubs, and flowering bushes for privacy and vibrant year-round colour.

The Welbourn Lifestyle: Village Charm, Seamless Connections
Living in Welbourn offers a quintessential English village experience tucked at the foot of the Lincoln Cliff. It's a warm, active community where life moves at a sweeter, more intentional pace.
Village Life & Amenities: Stroll down quiet lanes to the local village hall, enjoy active community events, or visit the historic local pub for a cosy Sunday roast. Nearby Cliff villages like Navenby provide artisan bakeries, award-winning butchers, country pubs, doctor surgeries, and boutique shops just minutes away.
Schooling: Families are exceptionally well-served, with highly regarded local primary schools and access to Lincolnshire's renowned grammar schools (including Sir William Robertson Academy nearby and grammar schools in Grantham, Sleaford, and Lincoln).
Transport & Commuting: Enjoy country living without isolation. The A15 and A607 offer direct road links into the historic cathedral city of Lincoln (just 12 miles north). For commuters, nearby Grantham and Newark railway stations offer fast, direct East Coast Mainline trains into London King's Cross in around 60 minutes.

Entrance Hall
18'8 x 9'9 (5.69m x 2.97m)

Master Bedroom
14'9 x 17'2 (4.50m x 5.23m)

Ensuite
10'9 x 6'5 (3.28m x 1.96m)

Bedroom Two
12'1 x 10'0 (3.68m x 3.05m)

Shower Room
7'2 x 5'4 (2.18m x 1.63m)

First Floor

Open Plan Living Kitchen Dining Area
34'0 x 28'7 (10.36m x 8.71m)

Morning Room
10'2 x 24'1 (3.10m x 7.34m)

W C
4'1 x 6'6 (1.24m x 1.98m)

Second Floor

Bedroom Three
15'7 x 13'0 (4.75m x 3.96m)

Office

Dressing Room
13'1 x 8'11 (3.99m x 2.72m)

W C
8'7 x 4'2 (2.62m x 1.27m)

Garage
21'0 x 10 (6.40m x 3.05m)

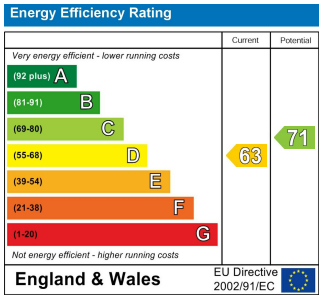
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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