



2 Fieldside
Mareham Le Fen, Lincolnshire PE22 7RA

£210,000

BELL
ROBERT BELL & COMPANY



2 Fieldside

Mareham Le Fen, Lincolnshire PE22 7RA

Lincoln – 27 miles

Grantham – 33 miles with East Coast rail link to London

Boston - 13 miles

Coningsby – 5 miles

Woodhall Spa - 8 miles

Horncastle – 6 miles

Distances are approximate

Pleasantly situated to the fringe of an appealing Lincolnshire village this three bedroom semi detached house has been thoughtfully extended to provide two reception rooms, central kitchen diner and ground floor bathroom. Externally the property is further enhanced by off street parking for several vehicles, large car port, detached home office and mature gardens. The village of Mareham le Fen enjoys a Primary School, Village Store, Traditional Thatched Public House, Fish & Chip Shop and Butchers. The larger Georgian market town of Horncastle is a short drive away.



Coningsby and Tattershall, divided by the River Bain, are popular well-serviced villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.

Accommodation

Entrance into the property is gained through a UPVC door to:



Entrance Lobby

With staircase to the first floor and having radiator and glazed panel door to:

Lounge 13' 7" x 13' 3" (4.14m x 4.04m)

With front aspect and having feature fireplace, wood effect flooring, radiator, power points and glazed panel door to:

Kitchen Diner 15' 6" x 13' 3" (4.72m x 4.04m)

With a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine and dishwasher. There is a four-ring electric hob over electric oven and wall mounted cupboards above. There is a double airing cupboard, tiled flooring, radiator, power points, UPVC door to side of property and doorway to:

Garden Room/Dining Room 14' 4" x 9' 8" (4.37m x 2.94m)

This superb addition to the home is currently used as a dining room and is open to the kitchen, with garden views, tiled flooring, radiator, power points, UPVC door outside and door to:

Bathroom

With a white suite comprising panelled bath having shower over, wash hand basin over vanity cupboard and a low-level WC. There is a radiator and tiled flooring.

First Floor

Landing

With door to:

Bedroom 1 13' 7" x 10' 0" (4.14m x 3.05m)

With front aspect and having a range of fitted wardrobes, further built-in wardrobe, radiator and power points.

Bedroom 2 12' 0" x 7' 10" (3.65m x 2.39m)

Overlooking the rear garden and having fitted double wardrobe, radiator and power points.

Bedroom 3 8' 8" x 8' 7" (2.64m x 2.61m)

Also overlooking the rear garden and open countryside beyond, there is a radiator and power points.



Outside

The property is approached over a driveway providing parking for several vehicles and leads through solid timber gates to further parking covered by a **Large Carport 18'3" x 11'10"**. The rear garden is mostly laid to lawn with a wide variety of mature shrubs to borders. There is a paved patio near the conservatory and to the far end of the garden. There are two timber garden sheds and useful brick-built outhouse currently used as a **Home Office 9'11" x 7'1"** entered through a UPVC door and having side aspect, power points and lighting.

Further Information

All mains services. Oil central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = A
EPC RATING = D



1ST FLOOR

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE REVISED March 24 Property Reference: WO0001 6067