



6 Fieldside Crescent  
Mareham le Fen, Lincolnshire PE22 7QD

**BELL**  
ROBERT BELL & COMPANY



## 6 Fieldside Crescent

Mareham Le Fen, Lincolnshire PE22 7QD

Lincoln – 26 miles

Grantham – 33 miles with East Coast rail link to London

Boston - 13 miles

Woodhall Spa – 8 miles

(Distances are approximate)

Set within a most appealing cul-de-sac stands this exceptionally well presented three bedroom detached bungalow. Internally the property is enhanced by its stylish kitchen diner with patio door to the rear garden. Outside there is ample parking for several vehicles, attractive front and rear gardens and a particular feature being its lovely views over rural Lincolnshire. The views are enjoyed from the kitchen/diner, and two of the bedrooms. The village has a traditional public house, grocery store, primary school, and many countryside walks close by.



### ACCOMMODATION

**Reception Hall** having uPVC main entrance door, built-in airing cupboard, access to the roof space and door to:

**Lounge** [17' x 12' (5.18m x 3.65m)] with bow window to front aspect; having electric fire set to decorative surround, coved ceiling and TV point.



**Kitchen/Diner** [18'8" x 11'6" (5.69m x 3.50m)] a dual aspect room with a wide range of stylish fitted units comprising one and a half bowl sink unit inset to ample work surface over soft closing base units. There is a full complement of integrated appliances including, fridge, freezer, dishwasher, washing machine, five ring induction hob, traditional electric oven, combination electric oven/microwave oven and warming drawer. There are wall mounted cupboards above with feature remote control offering many different lighting options, flush fitting ceiling filter system, wood effect flooring and ceiling spot lights. Service door to garage and uPVC patio doors to the rear garden.

**Bedroom 1** [12'1" x 10'7" (3.68m x 3.22m)] with views over the front garden; having coved ceiling and radiator.

**Bedroom 2** [11'5" x 8'9" (3.48m x 2.66m)] with aspect over the rear garden and open countryside beyond; coved ceiling and radiator.

**Bedroom 3** [8'2" x 8' (2.49m x 2.44m)] a lovely room that would also make a nice snug or ideal home office with patio doors also overlooking the rear garden and views to the countryside.

**Shower Room** being fully wall tiled and having a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard, and low-level WC. There is tiled flooring, heated towel rail and coved ceiling.

## OUTSIDE

The property is approached over a driveway providing parking for several vehicles. The remaining front garden is mostly laid to lawn with decorative shrubs to borders. The rear garden is predominantly laid to lawn with shrubs to borders. There is a timber summerhouse, garden shed and useful storage shed to side with doors to each end. **Integral Garage** [12'2" x 8'2" (3.71m x 2.49m)] is not of suitable size for a car, but offers excellent storage and secure motorcycle parking.

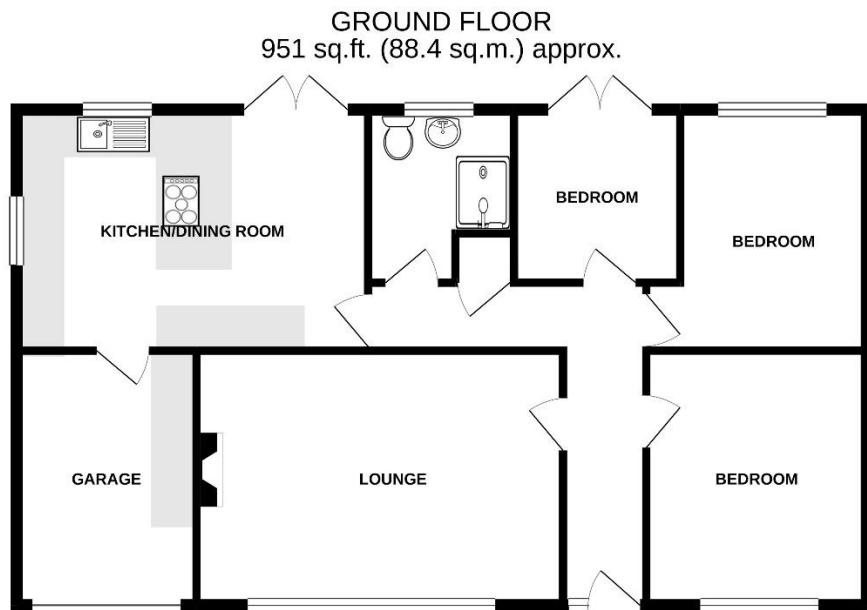
## ENERGY PERFORMANCE RATING: D

**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.

**VIEWING:** By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);  
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Brochure prepared March 2021



TOTAL FLOOR AREA: 951 sq.ft. (88.4 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 inaccuracy. The floorplan is for guidance only and must not be used as fact 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.  
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