



11 Church Rise

Mareham le Fen, Boston, Lincolnshire. PE22 7RR





11 Church Rise, Mareham le Fen

11 Church Rise is a well presented three bedroom detached bungalow tucked away at the end of Church Rise with no passing traffic on a plot extending to 0.15 acres that wraps around the property. The property has been significantly improved over recent years with new flooring, soffits and facias, kitchens and bathroom between 2014 and 2016 and these show the property very well.

Externally there is an attached single garage, "art room" and timber garden shed.

ACCOMMODATION

Hallway of L shaped proportions with uPVC double glazed obscure leaded door with matching side panel, built in airing cupboard, wood style laminate flooring, radiator, loft access hatch, telephone point, ceiling. Doors to:

Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, CDA oven and grill, Hotpoint four ring induction hob beneath extractor canopy. Radiator, tiled floor, splash back boards, inset ceiling spotlights and multiple power points. Door to:

Utility with uPVC double glazed window to front and door to side aspect; a good range of storage units to base level and full height, circular aluminium sink inset to roll edge worktop with splash back board. Space and connections for under counter washing machine and tumble drier, upright fridge freezer, ceiling spotlight and tiled floor continuing from kitchen, with underfloor heating.

Sitting Room having uPVC double glazed window to rear aspect; polished fireplace with electric fire inset, carpeted floor, radiators, TV point, ceiling lights and multiple power points. Metal double glazed sliding door to side to:





Conservatory with uPVC double glazed windows to front, side and rear on dwarf wall, pitched ceiling level with light/fan fitting, radiator, tiled floor, TV point and multiple power points.

Bedroom having uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light, TV point and power points. Door to:

En suite with uPVC double glazed obscure window to rear aspect; corner shower cubicle with Mira 360 head, wash hand basin set to vanity unit and low level WC. Wall mounted heated towel rail, tiles to walls and floor, ceiling spotlights and Airflow Icon fan.

Bedroom with uPVC double glazed window to front aspect (currently used as dining room); wood flooring consistent with hallway, radiator, TV point, ceiling light and power points.

Family Bathroom with uPVC double glazed obscure window to side aspect; panel bath, pedestal wash hand basin and low level WC. Wall mounted chrome heated towel rail, ceiling spotlights, tiles to walls and floor and Airflow Icon fan.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, full height triple (double) built in wardrobes full length of bedroom, radiator, ceiling light and power points.

OUTSIDE

The property is approached via a long gravel driveway to front parking area and provides access to the **Single Garage** with roller shutter door, ceiling light and power points.

A paved pathway continues from the front door and through a personnel gate at the side to the side garden, having mature flowers and shrubs to gravel beds. The path circles the conservatory to the rear garden.

Predominantly laid to lawn this space boasts a wide range of beautiful shrubs and flowers laid to well maintained beds. There is a wood edged gravel pathway winding around to the side storage area, with timber framed shed, and to the large timber framed building currently used as “**Art Room**”, which would also make an ideal office space. There are further gravelled areas and a patio seating space to the rear. The boundaries are contained by hedging to one side and wood panel fencing to the other and the rear, while the front is secured by further fencing to create a child and pet friendly space.



East Lindsey District Council – Tax Band: D

ENERGY PERFORMANCE RATING: D

SERVICES: Mains water electrics and drainage, with oil central heating. 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 Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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