



15 Church Rise

Mareham le Fen, Boston, Lincolnshire. PE22 7RR

BELL
ROBERT BELL & COMPANY



15 Church Rise, Mareham le Fen, Boston

15 Church Rise is a three bedroom bungalow, set to a no-through road Cul-de-Sac of similar properties. The property occupies a good plot in a desirable village location with access to schools and facilities within walking distance.

There is a bus service that operates from the village to the grammar and secondary modern schools of Horncastle, with Boston, Coningsby and Spilsby all also nearby. The bungalow requires a gentle scheme of updating but provides spacious accommodation with a detached double garage and wrap-around garden

ACCOMMODATION

Entrance Porch with uPVC double glazed front entrance door, uPVC double glazed windows to front and side aspects, polycarbonate roof and carpeted floor. Wood obscure double glazed door with matching side panel to:

Hallway of L shaped proportions with carpeted floor, radiator, telephone point, loft access hatch, ceiling lights and power points. Doors to accommodation including:

Breakfast Kitchen having wood double glazed window to side, uPVC double glazed obscure patio door to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl aluminium sink and drainer inset to roll edge worktop with space and connections for washing machine, integrated fridge, dishwasher, Hotpoint oven and four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points.

Living Room having wood double glazed window to rear aspect; feature fireplace with electric fire inset, carpeted floor, radiator,



TV point, ceiling lights and power points. Metal double glazed sliding doors to:

Conservatory having uPVC double glazed windows to front and sides on dwarf brick wall; French doors to corner, polycarbonate roof, tiled floor, fan light to ceiling, radiator and power points.

Bedroom with wood double glazed window to side aspect; built in bedroom furniture suite, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having wood obscure double glazed window to side aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, wall tiles, radiator, extractor fan and ceiling light.

Bedroom with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having wood obscure double glazed window to rear aspect; panel bath, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator, extractor fan and ceiling light.

Bedroom with wood double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached from Church Rise, a no through road cul de sac of 20 similar properties, via a brick paved roadway leading to the gravel driveway. This continues past the front garden, laid to lawn with mature trees, and to the wide **Detached Double Garage** with roller shutter door, light and power. There is ample off road parking space for multiple vehicles.

The rear garden, contained by personnel gates to ensure a child and pet friendly space, is laid to lawn with established trees and shrubs throughout including apple trees. There is a paved patio seating space leading off the conservatory and a timber framed garden store. The boundaries are contained by mixed hedging and wood panel fencing.

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 Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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