

Village & Country



Church View, Church Walk, Mareham Le Fen

A well presented three bedroom bungalow situated on a quiet lane with pleasant views over Mareham Le Fen Church and the village green. The property benefits from a well presented kitchen diner and bathroom.

The internal accommodation comprises: sitting room, kitchen diner, utility/shower room and two bedrooms to the ground floor with a further bedroom and bathroom to the first floor.

The village of Mareham Le Fen is well serviced with a post office/convenience store, village hall, two butchers, public house, church and village school.

The property benefits from majority uPVC double glazing and underfloor heating in most rooms with oil fired central heating radiators in remaining rooms.

Entrance

Wooden double doors lead to the:

Entrance Porch

Having obscure single glazed windows to side aspect and wooden single glazed door leading to the **entrance lobby** with wood panelled doors leading to the:



Sitting room

Sitting Room 12' 11 x 12' 08 (3.96m x 3.88m)

Having attractive upvc double glazed bay window to side aspect and window to front aspect, tv point, phone point, multiple power points and wooden skirting boards. A wood panelled door leads to the:



Kitchen diner

Kitchen Diner 21' 07 x 12' 11 (6.60m x 3.96m) narrowing to 11' 11 (3.63m)

Having a good selection of cupboards to both base and wall levels with one and a half stainless steel sink plus drainer inset to roll edge worktop with appropriate splashback wall tiling. Space for electric Rangemaster cooker, American style

fridge freezer and integral Whirlpool dishwasher. Also having tv point, phone point, multiple power points, inset ceiling lighting, tiled floor, Velux skylight, upvc double glazed windows to side and rear aspects, upvc double glazed door to side aspect and wooden skirting boards.

To the dining area there is a upvc double glazed bay window to side aspect, tv point, multiple power points, inset ceiling lighting, tiled floor and wooden skirting boards. A wood panelled door leads to the:

Hallway

Having upvc double glazed window to rear aspect, storage cupboard, tiled flooring, wooden skirting boards and wood panelled doors leading off to:



Bedroom one

Bedroom One 12' 09 x 12' 09 (3.89m x 3.89m)

Having upvc double glazed window to front aspect, multiple power points and wooden skirting boards.

Bedroom Two 12' 11 x 9' (3.94m x 2.76m)

Having a wooden double glazed window to side aspect and a wooden single glazed sash window to side aspect, tv point, phone point, multiple power points and wooden skirting boards.

Utility / Shower Room 7' 10 x 7' 07 (2.40m x 2.32m)

Having upvc double glazed window to side aspect, single radiator, shower cubicle, low level wc and pedestal wash hand basin. Also having floor standing boiler, appropriate splashback wall tiling, tiled flooring, extractor fan, inset ceiling lighting and electric shaver point.

Stairs lead up from the **hallway** to the:

Landing

Having Velux skylight, airing cupboard housing the hot water cylinder and wood panelled doors lead off to:

Bathroom

Having 3 piece suite comprising panelled bath, low level wc and pedestal wash hand basin with appropriate splashback wall tiling. Heated towel rail, tiled floor, extractor fan, Velux skylight and wooden skirting boards.



Bedroom three

Bedroom Three 12' 02 x 10' 07 (3.72m x 3.25m)

Having upvc double glazed window to side aspect, double radiator, tv point, phone point, multiple power points, sloping ceilings, access to loft space and wooden skirting boards.



Rear garden

Outside

The property is approached along a driveway which provides off street parking for several

vehicles. The property benefits from front and side gardens being predominately laid to lawn with a selection of shrubs throughout. The garden is enclosed on the front and side boundaries by a conifer hedge with the rear boundary enclosed by a garden fence.

Utilities: Mains water, electricity and drainage with oil fired central heating and underfloor heating. Council tax band A.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally 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 areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.
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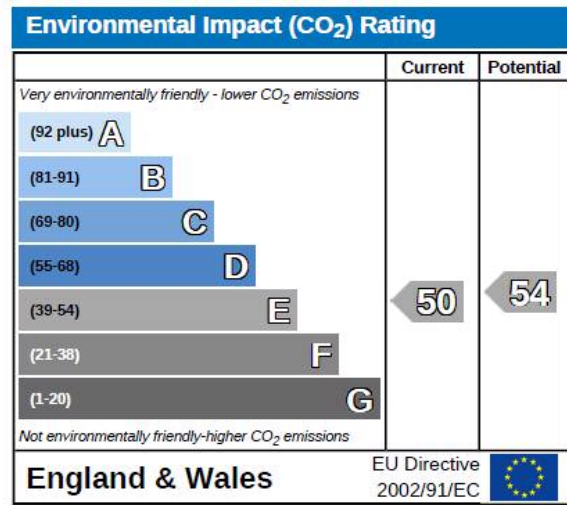
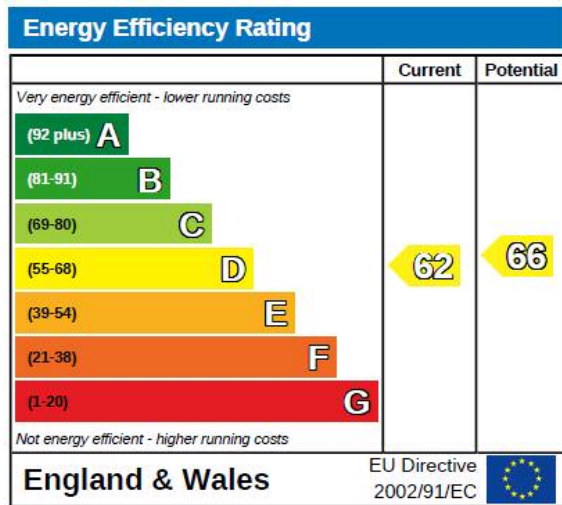
LOCATION MAP



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ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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