



Thorpe House, Fieldside, Mareham-Le-Fen, PE22 7QU



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Freehold

Offers in excess of £425,000



Key Features

- Detached house
- Four double bedrooms
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & tandem garage
- Enclosed rear garden
- Plot approx. 0.16 acre (STS)
- EPC rating B





Built in 2019, this attractive detached house occupies a good sized plot of approximately 0.16 acre, subject to survey, and has a far reaching open field view to the rear. Having over 1,500 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge with bi-fold doors to the garden & wood burner, extensively fitted dining kitchen and utility to ground floor. Master bedroom with en-suite, three further double bedrooms and family bathroom to first floor. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a detached tandem length garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having wood effect flooring with underfloor heating, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having wood effect flooring with underfloor heating, close coupled WC and hand basin inset to vanity unit with cupboard under.

LOUNGE

6.3m x 3.46m (20.7ft x 11.4ft)

Having window to front elevation, bi-fold doors to rear elevation, underfloor heating, television aerial connection point and fireplace recess with beam over and inset wood burner.



DINING KITCHEN

6.3m x 3.46m (20.7ft x 11.4ft)

Having windows to front & rear elevations, wood effect flooring with underfloor heating and inset ceiling spotlights. Fitted with a range of base & wall units with work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with inset induction hob, two integrated electric ovens, drawers & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with integrated fridge & cupboards under and breakfast bar to one side.

UTILITY

3.92m x 2.95m (12.9ft x 9.7ft)

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights, wood effect flooring with underfloor heating, extractor, large walk-in cupboard, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under and tall unit to side.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having access to roof space

MASTER BEDROOM

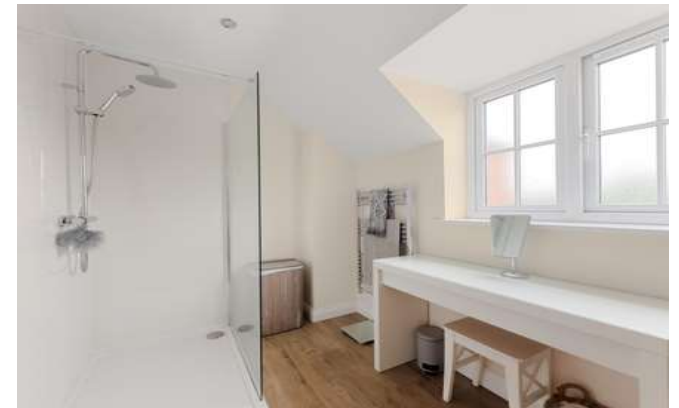
4.18m x 3.46m (13.7ft x 11.4ft)

Having window to front elevation and radiator.

EN-SUITE

3.46m x 1.99m (11.4ft x 6.5ft)

Having window to rear elevation, inset ceiling spotlights, chrome heated towel rail, shaver point, shower enclosure with mermaid board splashback & mixer shower fitting, WC with concealed cistern and wall mounted hand basin with drawers under.



BEDROOM TWO

3.96m x 2.93m (13ft x 9.6ft)

Having window to rear elevation and radiator.

BEDROOM THREE

3.48m x 3.1m (11.4ft x 10.2ft)

Having window to front elevation and radiator.

BEDROOM FOUR

3.49m x 3.09m (11.4ft x 10.1ft)

Having window to rear elevation and radiator.

FAMILY BATHROOM

2.9m x 1.88m (9.5ft x 6.2ft)

Having Velux style window, inset ceiling spotlights, chrome heated towel rail, wood effect flooring and shaver point. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboards under.



EXTERIOR

To the front of the property there is a shaped lawn with borders and a paved footpath leading to the entrance hall. A gravelled driveway with turning area provides off-road parking and extends down the side of the property to the:

DETACHED TANDEM GARAGE

7.37m x 2.98m (24.2ft x 9.8ft)

Having electric roller door, side service door, window to rear, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders, having a paved patio and oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by underfloor heating & radiators. The property is double glazed and the current council tax is band D. The property also has solar panels which are owned.

VIEWING

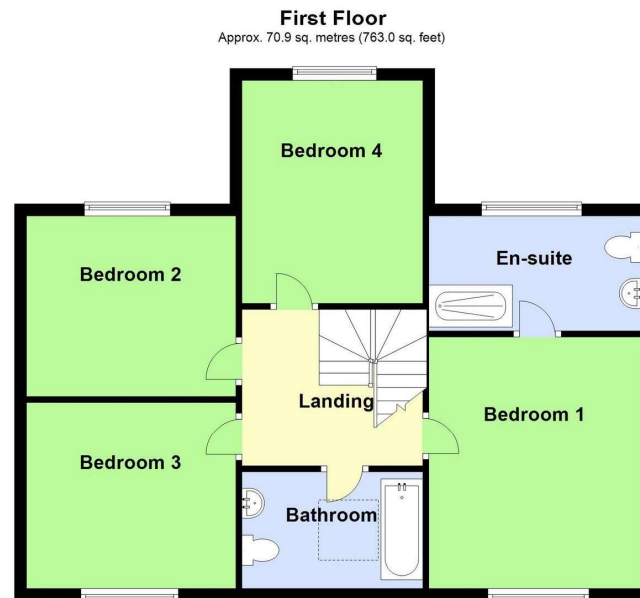
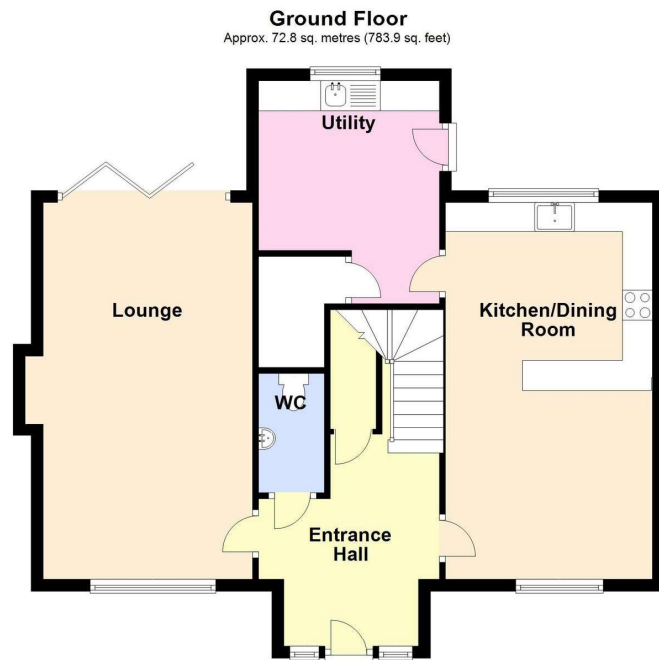
By appointment with Newton Fallowell - telephone 01790 755222.



NEWTON FALLOWELL



Floorplan



Total area: approx. 143.7 sq. metres (1546.9 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk