



Plot 2, Main Street, Mareham-Le-Fen, PE22 7RW



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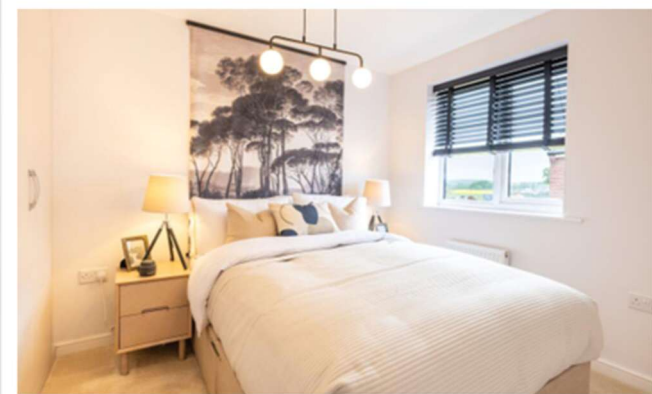
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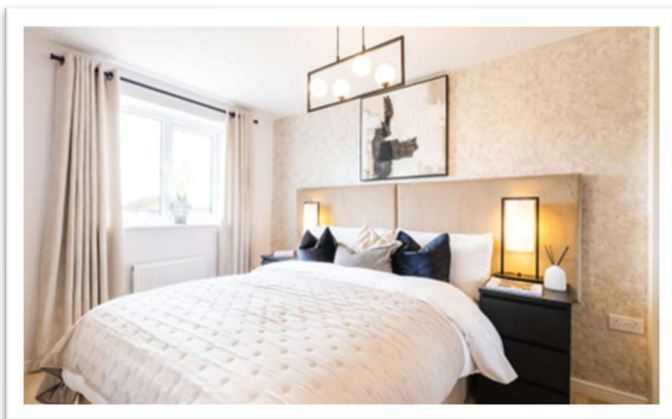
£210,995



## Key Features

- New build detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





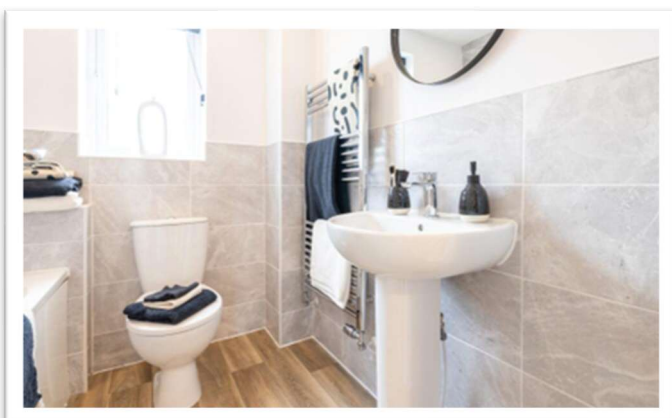
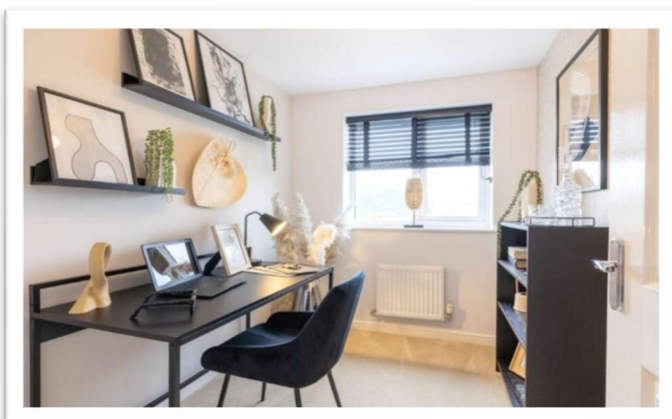
A brand new detached house on a new development by Gleeson Homes set in the picturesque village of Mareham Le Fen with easy access to the A16. Having accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. 10-Year Warranty (first 2 years with Gleeson and a further 8 years with NHBC)

### THE DEVELOPMENT

The development is located in the picturesque Lincolnshire village of Mareham le Fen. Amenities nearby include a post office, pub, butcher's and fish and chip shop. Located on the A155, with a regular bus service linking the development with Horncastle and Boston. Primary and secondary schools nearby.

### THE KILKENNY

The Kilkenny is a beautiful three bedroom home, perfect for modern living. A living room featuring an exposed staircase leads through to an open-plan kitchen-diner, where French doors open onto the garden. Upstairs, are two double bedrooms and a versatile third bedroom, which could be utilised for a guest bedroom, dressing room or office. Upstairs, you'll also find a family bathroom complete with Porcelanosa tiling.



## ACCOMMODATION

The accommodation in brief comprises:

### HALL

### CLOAKROOM

1.6m x 0.89m (5'2" x 2'11")

### LOUNGE

4.48m x 3.63m (14'8" x 11'11")

### DINING KITCHEN

4.48m x 2.9m (14'8" x 9'6")

### FIRST FLOOR LANDING

### BEDROOM ONE

3.97m x 2.51m (13'0" x 8'2")

### BEDROOM TWO

3.42m x 2.51m (11'2" x 8'2")

### BEDROOM THREE

2.49m x 1.88m (8'2" x 6'2")

### BATHROOM

1.88m x 1.87m (6'2" x 6'1")



### EXTERIOR

The property has a driveway providing off-road parking, a garage and an enclosed rear garden. All homes at Birkwood feature a turfed front and rear garden with full 6ft timber fencing and tap as standard.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler serving radiators and the property is double glazed.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

Photographs are for illustrative purposes only.

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