



Plot 21, Main Street, Mareham-Le-Fen, PE22 7RW



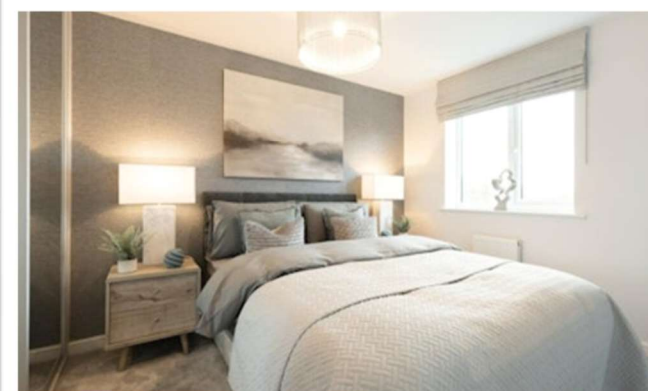
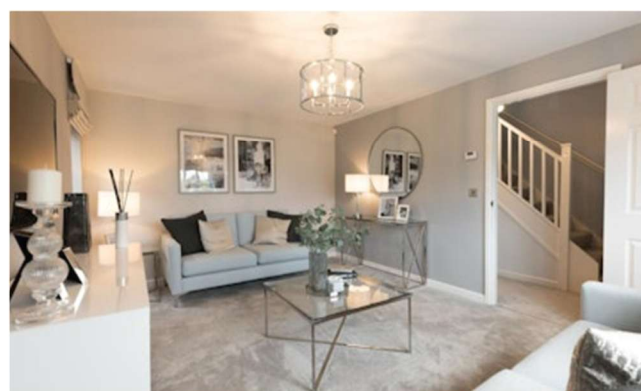
Freehold

£251,995

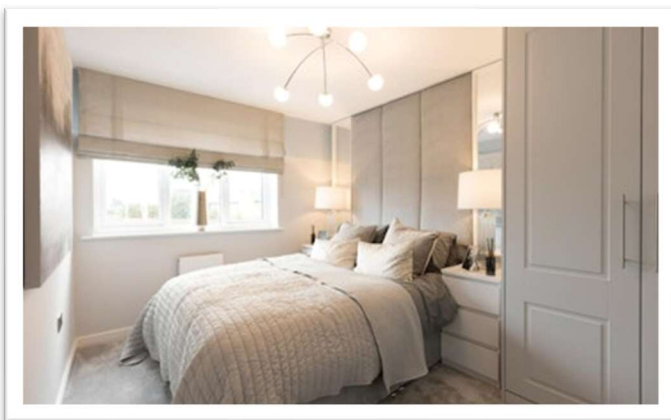


## Key Features

- New build detached house
- Four bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & 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, dining kitchen and utility to ground floor. Master bedroom with en-suite, three further 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 LONGFORD

The four bedroom Longford boasts a large living room leading from a separate entrance hall, taking you to a stunning contemporary kitchen-dining area with French doors opening onto the rear garden. There is also a useful utility room and WC to the downstairs space. Upstairs you'll benefit from four bedrooms and a family bathroom, with the main bedroom featuring a private en-suite bathroom.



### 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.



## ACCOMMODATION

The accommodation in brief comprises:

### ENTRANCE HALL

### CLOAKROOM

1.7m x 0.9m (5'7" x 3'0")

### LOUNGE

4.77m x 3.39m (15'7" x 11'1")

### DINING KITCHEN

5.45m x 4.08m (17'11" x 13'5")

### UTILITY

1.71m x 1.64m (5'7" x 5'5")

### FIRST FLOOR LANDING

### MASTER BEDROOM

3.72m x 2.66m (12'2" x 8'8")

### EN-SUITE

2.66m x 1.2m (8'8" x 3'11")

### BEDROOM TWO

3.8m x 2.66m (12'6" x 8'8")

### BEDROOM THREE

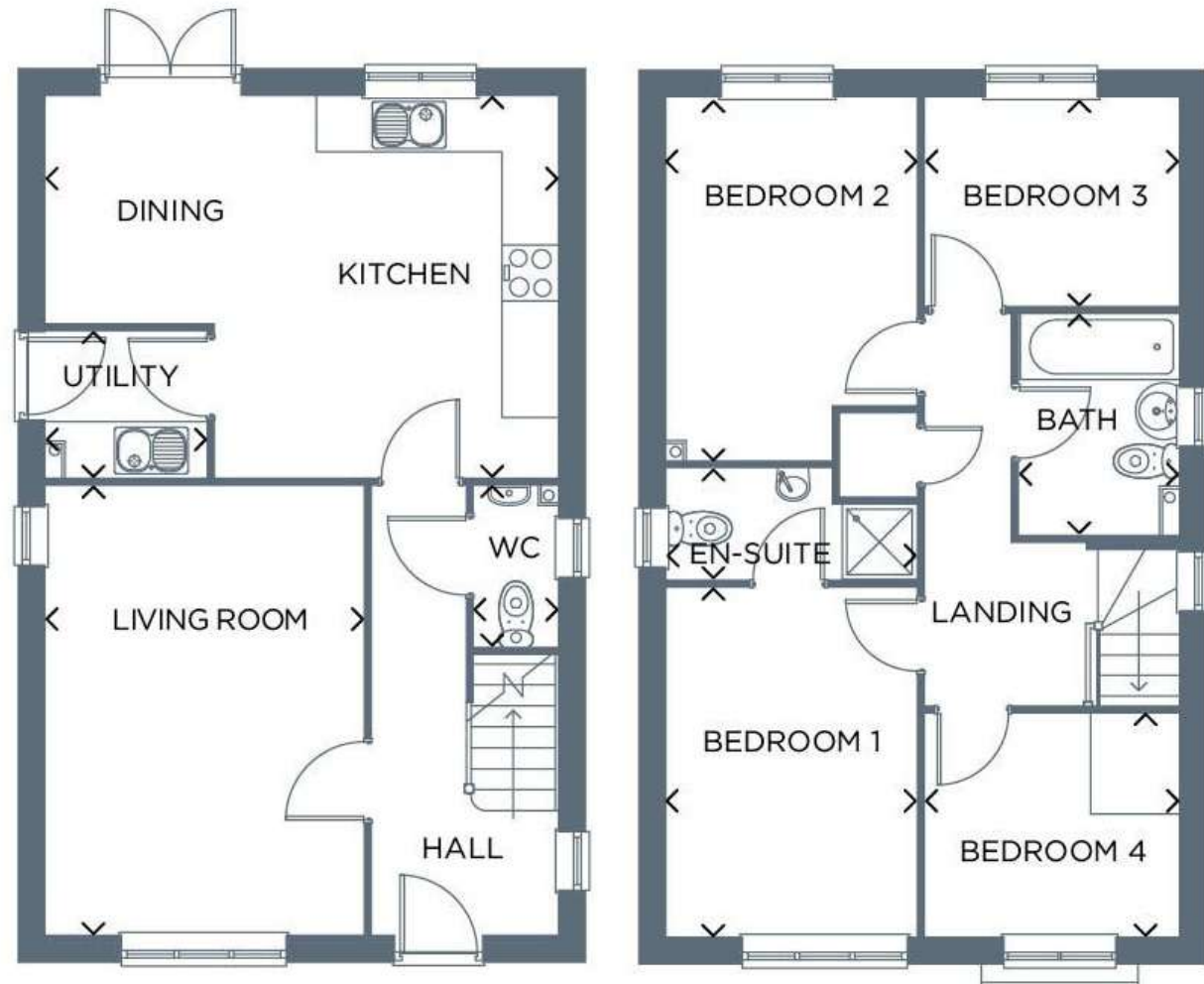
2.7m x 2.21m (8'11" x 7'4")

### BEDROOM FOUR

2.7m x 2.36m (8'11" x 7'8")

### BATHROOM

2.36m x 1.72m (7'8" x 5'7")



### 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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