



Plot 39, Main Street, Mareham-Le-Fen, PE22 7RW



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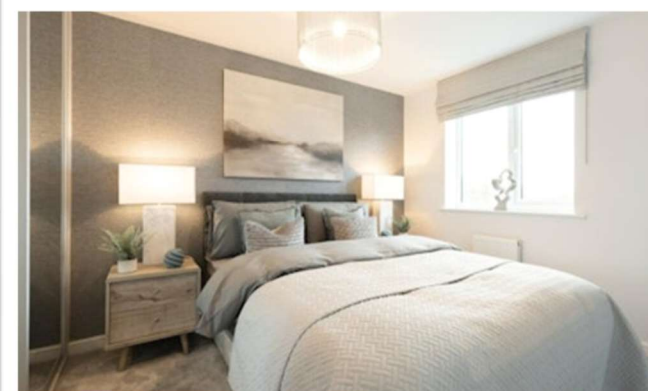
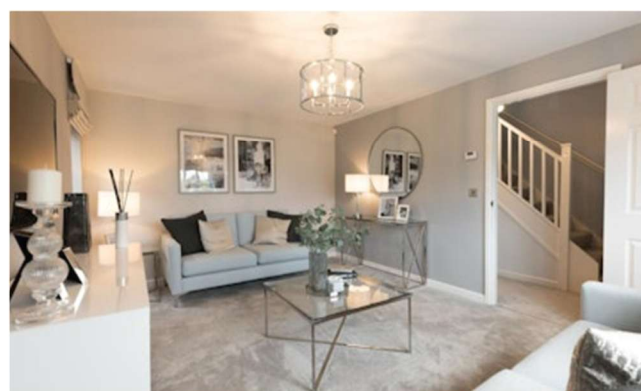
Freehold

£251,995

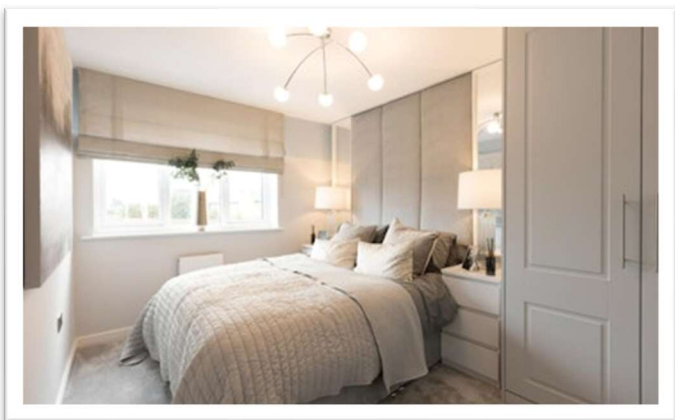


## Key Features

- New build detached house
- Four bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C



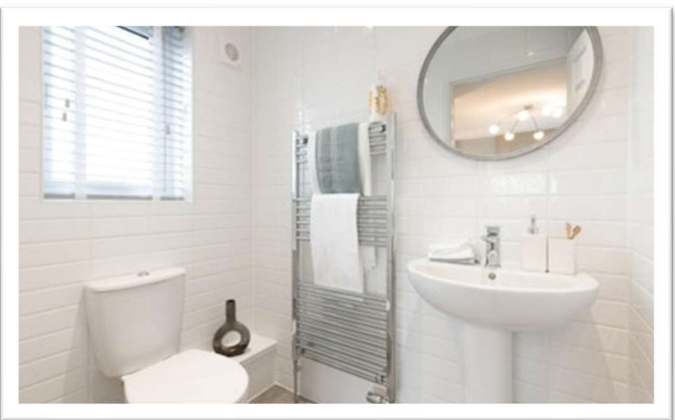




A brand new detached house on a new development by Gleeson Homes set in the picturesque village of Mareham Le Fen with easy access to the A16. Having accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, three further bedrooms 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)

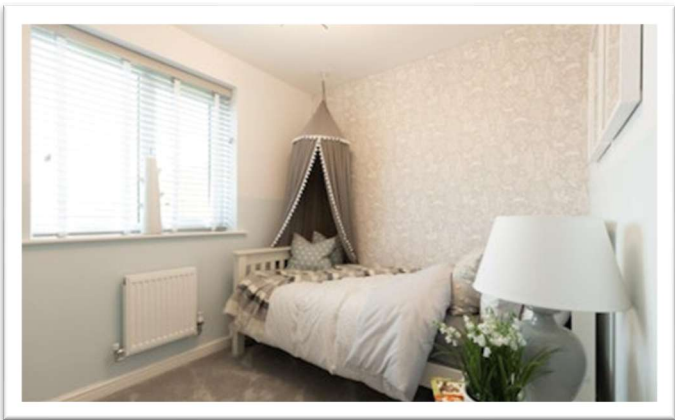
### THE LONGFORD

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

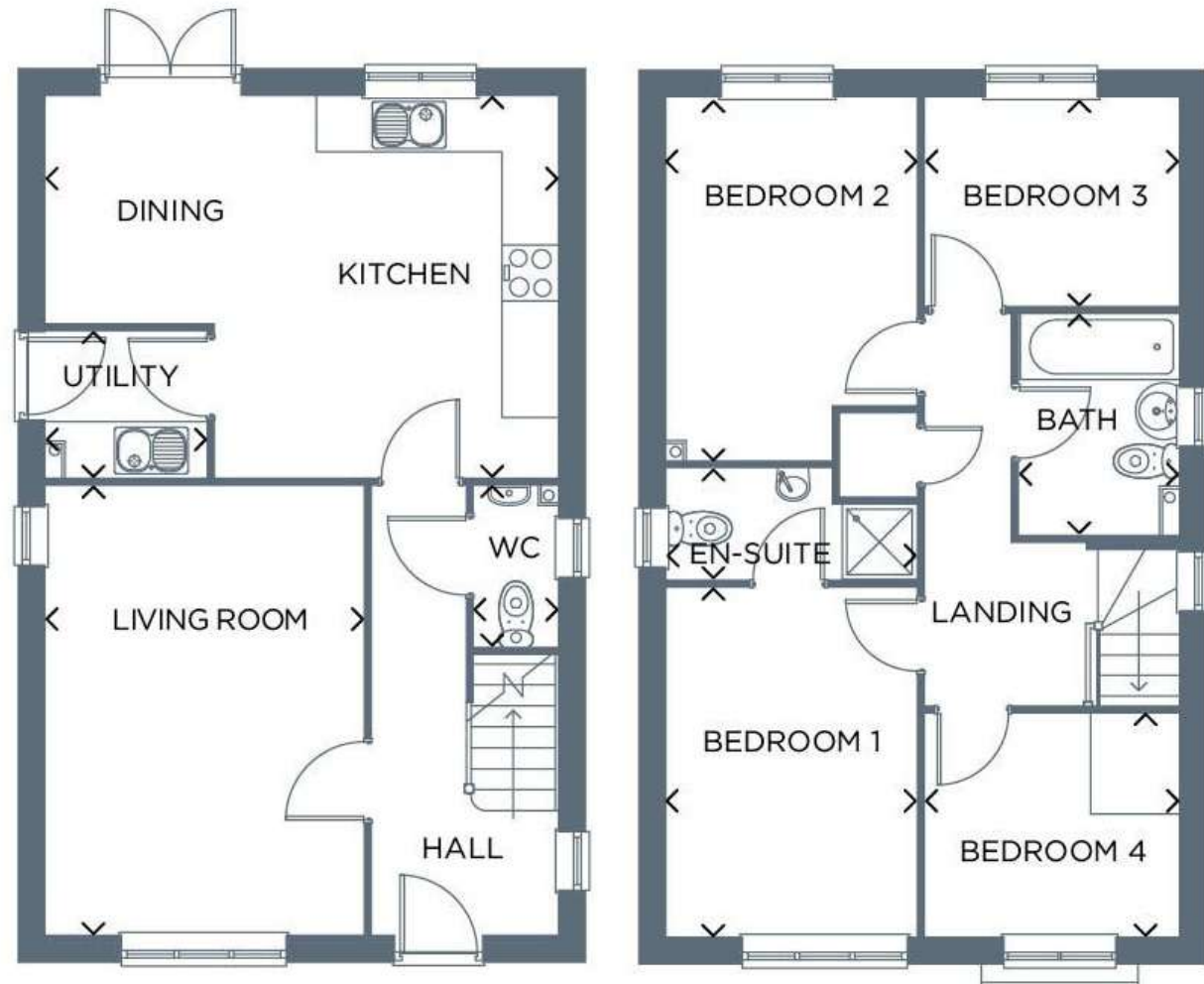
2.7m x 2.21m (8'11" x 7'4")

### 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

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