



***Plough Lodge, Station Road,
Mareham-le-Fen, PE22 7RZ
Asking Price Of £350,000***



- Detached Family Residence
- Lovely Rural Location
- 3 Reception Rooms
- 3 Bedrooms, 2 Bath/Shower Rooms
- Good Sized Gardens
- Oil Central Heating, uPVC Units

Walters are pleased to bring to the market, this detached family home, set in good sized gardens and enjoying some lovely views all round over surrounding farmland. The property is situated within two miles of the village of Mareham-le-Fen which has a Primary School, village public house and restaurant, butchers, fish and chip takeaway and a corner shop with post office.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





The Agent strongly recommends an internal inspection to fully appreciate the accommodation on offer and the beautiful location.

REAR ENTRANCE HALL Having uPVC sealed double glazed entrance door, seated bench with storage under and coats rail over, two radiators, wall thermostat, dado rail, telephone point, door chimes and staircase to the first floor with under stairs storage cupboard.

LOUNGE 16' 9" x 10' 7" (5.11m x 3.23m) Having feature tiled fireplace and hearth with fitted cast iron multi-fuel burner, two recesses with wall lights, two radiators, TV aerial lead, wall lights and triple glazed windows.



DINING ROOM 10' 8" x 9' 7" (3.25m x 2.92m) With radiator and triple glazed window.

KITCHEN 11' 7" x 10' 6" (3.53m x 3.2m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for dishwasher, service hatch to the dining room. Part-tiled walls, radiator and open access to:

BREAKFAST ROOM 9' 8" x 8' 5" (2.95m x 2.57m) Having

radiator, telephone point and uPVC sealed double glazed sliding patio doors to the front garden.

UTILITY ROOM 13' 6" x 5' 5" (4.11m x 1.65m) Having stainless steel single drainer sink unit with mixer taps and cupboards under worktops, space and plumbing for washing machine, space for fridge/freezer, stable door to the rear garden and stable door to:

STORE ROOM 7' 7" x 7' 2" (2.31m x 2.18m) Also housing the oil fired boiler.

SHOWER ROOM Having large walk-in tiled shower cubicle with electric shower unit, curtain and rail, vanity hand basin with double cupboard under and low level WC. Heated towel rail, electric wall heater, shaver light and point.

FIRST FLOOR LANDING With radiator and built-in airing cupboard housing the hot water tank with immersion heater fitted.

BEDROOM ONE 15' 3" x 10' 5" (4.65m x 3.18m) Having triple glazed window, radiator, telephone point and lovely views to the front over farmland.

BEDROOM TWO 11' 0" x 10' 6" (3.35m x 3.2m) Having radiator, triple glazed window and views to the front over farmland.

BEDROOM THREE 10' 8" x 10' 2" (3.25m x 3.1m) Having radiator, triple glazed window and access to the roof void which is part boarded and views over the front and farmland beyond.

BATHROOM 7' 7" x 6' 1" (2.31m x 1.85m) Having panelled bath, vanity hand basin with double cupboard under and low level WC. Shaver light and point, heated towel rail.

OUTSIDE - SECTIONAL CONCRETE GARAGE 17' 9" x 10' 6" (5.41m x 3.2m) With up-and-over and side personal door.

THE GARDENS The property is approached over a gravel driveway providing ample car-parking. Lawn front garden flanked by mature flower and shrub beds with footpaths leading to the side where there is an aluminium framed GREENHOUSE. To the rear are further footpaths and patio area, to the side of the garage is a slabbed patio area and footpaths with vegetable bed and soft fruit beds, apple tree, two garden store sheds and SUMMER HOUSE (all of which are included in the sale).





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

