

3 Ormsby House Drive Mareham-le-Fen Boston PE22 7QA

£400,000

JOHN TAYLORS  
EST. 1859



Discover the spacious detached family home offering flexible accommodation and a bright, modern feel throughout. The heart of the property is a light filled contemporary kitchen, designed for both everyday living and entertaining. The home also benefits from a large double garage, providing excellent parking and storage options. To the rear, you will find an enclosed private garden featuring a charming summer house, perfect for relaxing or working from home and a large timber store, ideal for hobbies tools or additional storage. This property combines spacious living spaces with generous outdoor facilities, making it the ideal home for families seeking comfort, practicality and room to grow. EPC rating D.

## Rooms

### Entrance Hall

With composite double glazed front entrance door and matching side window, wood effect ceramic tiled floor, coved ceiling, dado rail and radiator.

### Lounge

With marble Minster style fireplace housing electric fire, which can be accessed for use of a real fire with a real chimney if required, oak engineered flooring, radiator, coved ceiling, radiator, uPVC double glazed window to front elevation, recessed spotlights and uPVC double glazed patio door opening to patio area. 21'2" x 11'8" (6.48m x 3.61m)

### Study

With uPVC double glazed window, coved ceiling, radiator. Maximum width measurement. 10'7" x 9' (3.29m x 2.75m)

### Cloak Room

With wash basin and tiled splash back, wood effect ceramic tiled floor, close couple toilet, radiator and extractor fan.  
7' x 3'2" (2.16m x 1m)

### Dining room

With uPVC double glazed window, coved ceiling, radiator, glazed window, coved ceiling, radiator, double doors opening to entrance hall and further glazed double doors opening to breakfast kitchen.  
12'5" x 10'5" (3.84m x 3.23m),

### Breakfast Kitchen

"L shaped" kitchen fitted with a range of wall and base cupboards and drawers, granite worktops and upstands, porcelain sink having mixer tap and mini sink, inglenook for range cooker having tiled recess and mantle shelf over intergrated Bosch dishwasher, intergrated fridge, freezer and electric convector oven/microwave, with separate warming drawer underneath, wood effect ceramic tiled floor, elongated radiator, uPVC double glazed window, recessed spotlights, digital thermostat for electric underfloor heating, uPVC double glazed patio doors opening to patio area. 5.19m x 2.66m (17'0" x 8'7") & 7'3" x 6'1" (2.25m x 1.86m)

### Utility Room

With ceramic sink and mixer tap, having granite work surface and integrated drainer boards, cupboard below, space for dryer and washing machine, built in storage cupboard, wall and base cupboards, fitted cloak rail and storage shelf over, wall mounted radiator, wood effect tiled floors, uPVC double glazed stable side entrance door, uPVC double glazed window, central heating control panel and pedestrian access into garage.  
9' x 7'3" (2.76m x 2.23m)

### Stairs To First Floor Landing

With access to roof space, radiator, uPVC double glazed window, coved ceiling, built-in airing cupboard housing pressurised hot water cylinder.



## Bedroom 1

The bedroom is accessed via a walk through which has built-in double wardrobes to one side and access door to ensuite shower room the other side. The bedroom area has sloping ceilings, uPVC double glazed windows, telephone point, radiators. Maximum depth measurement.16'6" x 13'6" (5.08m x 4.15m)

## En-Suite Shower Room

With tiled effect lined shower cubicle, modern vanity wash basin and cupboards below, close couple toilet with concealed cistern and marble shelf over, panel effect to part walls, chrome heated towel rail/radiator, roof window light. Maximum depth measurement. 9'4" x 5'1" (2.88m x 1.56m)

## Bedroom 2

With radiator, uPVC to glazed window and coved ceiling. Depth measurement extending to 4.65m (15'1") 12'8" x 11'8" (3.92m x 3.6m)

## En-Suite Shower Room

With tiled shower cubicle, close couple toilet, wash basin, part tiled walls, uPVC double glazed window, coved ceiling, extractor fan.

## Bedroom 3

With uPVC double glazed window, radiator and coved ceiling.13' x 9'6" (3.98m x 2.94m)

## Bedroom 4

With uPVC double glazed window, radiator and coved ceiling.11'8" x 8'2" (3.6m x 2.5m)

## Bedroom 5

With uPVC double glazed window, built-in wardrobe, radiator. 9'6" x 8'5" (2.94m x 2.6m)

## Family Bathroom

With panel bath and shower tap attachment, wash basin, close couple toilet, part tiled walls, uPVC double glazed window, radiator, wall mounted heated towel rail, wall mounted Dimplex electric blow heater, extractor fan and recessed lighting. 9'4" x 6'2" (2.88m x 1.89m)

## Outside

The property is situated in a cul de sac with a shared private access road The rear garden has a shaped lawn with paved patio areas and stone chip footpaths, cold water tap, inset shrubs and ornamental trees, PVC oil storage tank as well as a raised paved patio with a large timber store which has power and lighting as well as pergola seating area. There is also a timber summer house with external power points, internal light and power. At the side of the house is a paved footpath providing access to the front of the house as well as hot and cold water taps. At the front of the property is another external power point as well as a stone chipped gravel driveway area and a tarmac driveway in front of the double garage.

## Double Garage

With two up and over garage doors (one door has been boarded over), uPVC double glazed windows, power and lighting & an oil fired central heating boiler. 18'7" x 16'6" (5.72m x 5.08m)

## Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

## Tenure

The property is understood to be freehold.

## Council Tax Band

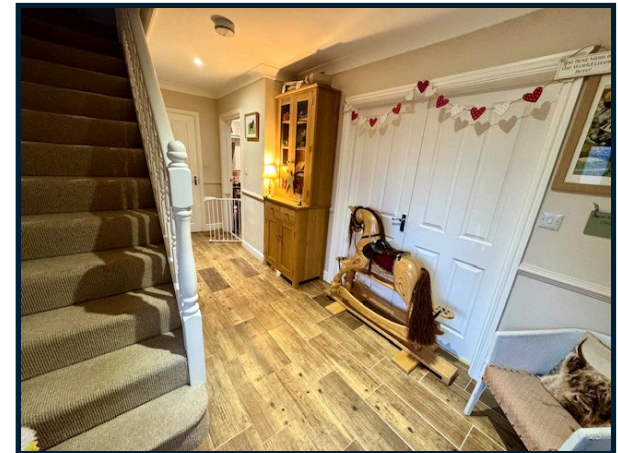
According to the government online portal, the property is currently in Council Tax Band E.

## Mobile

Mobile We understand from the Ofcom website there is 76% coverage from 02, 69% with EE, 69% with 3 and 43% coverage with Vodafone

## Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is available at a download speed of 1800 and upload of 220. Openreach is the available network.







## John Taylors

The Mart 127 Eastgate Louth LN11 9QE

**Call:** 01507 603648

**Web:** johntaylors.com

**Email:** enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	58	71

