



The Farm House, Watery Lane, Mareham-Le-Fen, PE22 7RP



3



2



2

Freehold

£385,000



Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Breakfast kitchen & utility
- Shower room & bathroom
- Driveway & double garage
- Plot approx. 0.22 acre (STS)
- EPC rating E





A detached house dating back to the 1850's in a village location and on a plot of approximately 0.22 acre, subject to survey. Having accommodation comprising: porch/conservatory, entrance hall, lounge, dining room, breakfast kitchen, conservatory, cloakroom, utility and shower room to ground floor. Three bedrooms and bathroom to first floor. Outside the property has lawned gardens, a driveway providing ample off-road parking & hardstanding and a double garage. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Glazed uPVC front entrance door through to the:

PORCH/CONSERVATORY

Of sealed unit double glazed uPVC construction with small pane glazed door to the:

ENTRANCE HALL

Having radiator, laminate flooring, built-in cupboard and staircase rising to first floor.

LOUNGE

4.54m x 3.80m (14'11" x 12'6")

Having french doors with side screens to front elevation, coved ceiling with moulded ceiling rose, radiator, laminate flooring and fireplace with tiled hearth, inset wood burner and wooden surround.

DINING ROOM

4.47m x 3.82m (14'8" x 12'6")

Having window to front elevation and radiator.

DINING KITCHEN

5.63m x 4.87m (18'6" x 16'0")

(L shaped) Having windows to side & rear elevations, window to side elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and tile effect vinyl flooring.

Fitted with a range of units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under.

Work surface return with inset induction hob, drawers under, stainless steel cooker hood over. Unit to side housing integrated electric oven with drawers under. Range of tall units to one wall. Part glazed door to the:

CONSERVATORY

4.02m x 3.86m (13'2" x 12'8")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to garden and tiled floor.

 **NEWTON FALLOWELL**





UTILITY

2.88m x 2.26m (9'5" x 7'5")

Having windows to side & rear elevations, part glazed door to side elevation, tile effect vinyl flooring, work surface with inset 1 1/4 bowl ceramic sink with drainer & mixer tap, cupboards, space for fridge, space & plumbing for automatic washing machine under, cupboards & shelving over. Further work surface with cupboards under, cupboards over.

CLOAKROOM

Having window to side elevation, close coupled WC and hand basin.

SHOWER ROOM

2.19m x 1.72m (7'2" x 5'7")

Having window to side elevation, radiator, vinyl flooring, fully tiled shower enclosure with shower fitting and pedestal hand basin with tiled splashback.



FIRST FLOOR LANDING

Having window to rear elevation, radiator, steps down to a study area with window to side elevation, wall light point and two built-in cupboards.

BEDROOM ONE

4.44m x 3.80m (14'7" x 12'6")

Having window to front elevation, radiator, ceiling fan/light fitting and range of built-in wardrobes with drawers.

BEDROOM TWO

4.43m x 3.18m (14'6" x 10'5")

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM THREE

2.77m x 2.27m (9'1" x 7'5")

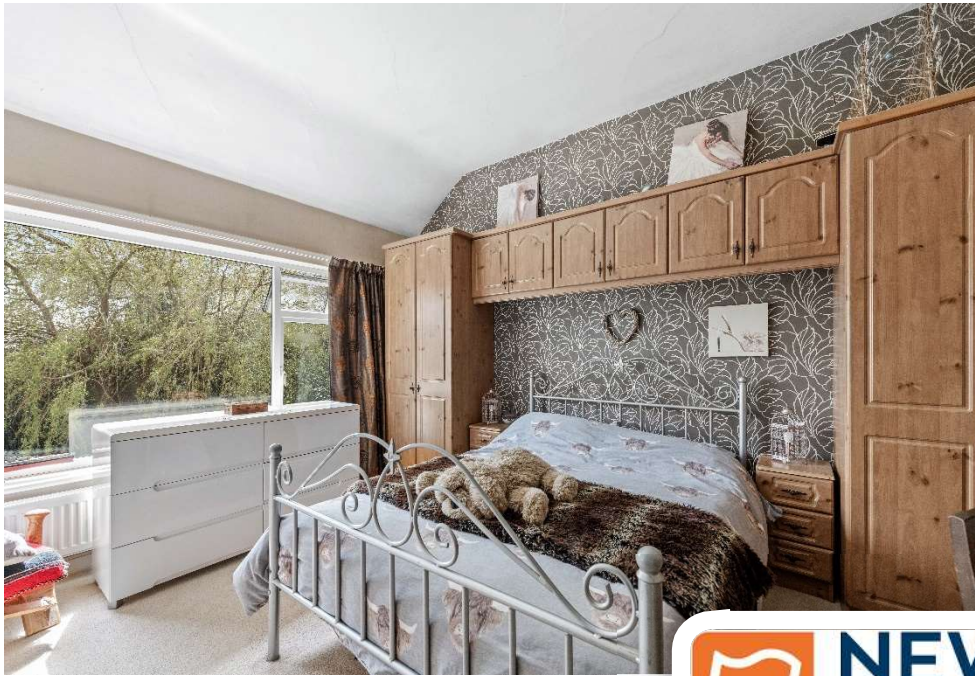
Having window to front elevation, radiator and built-in cupboard.

BATHROOM

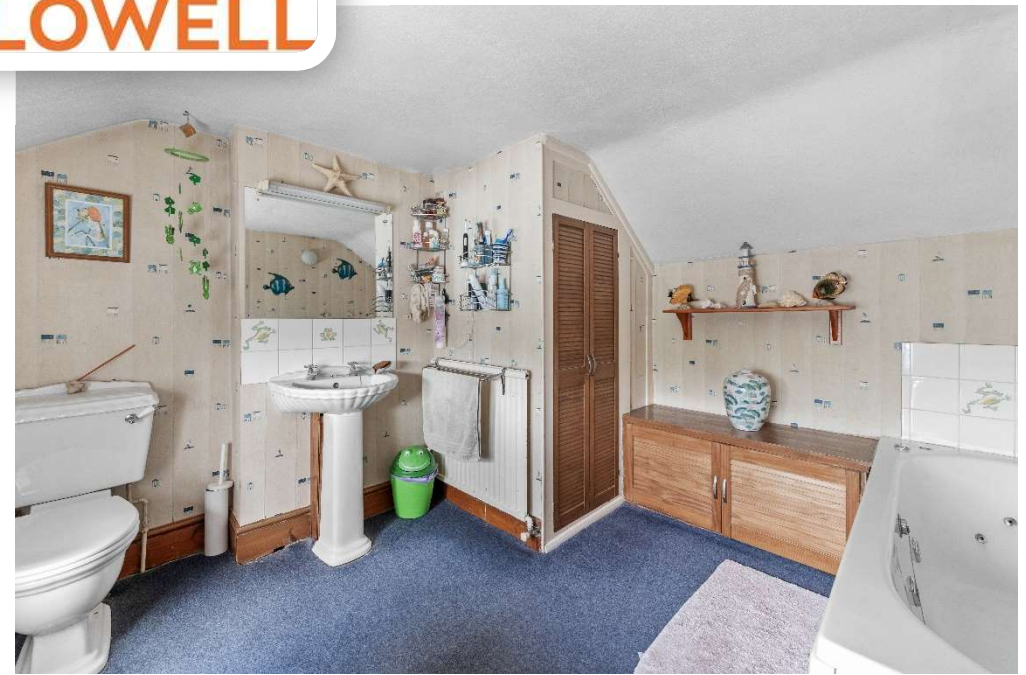
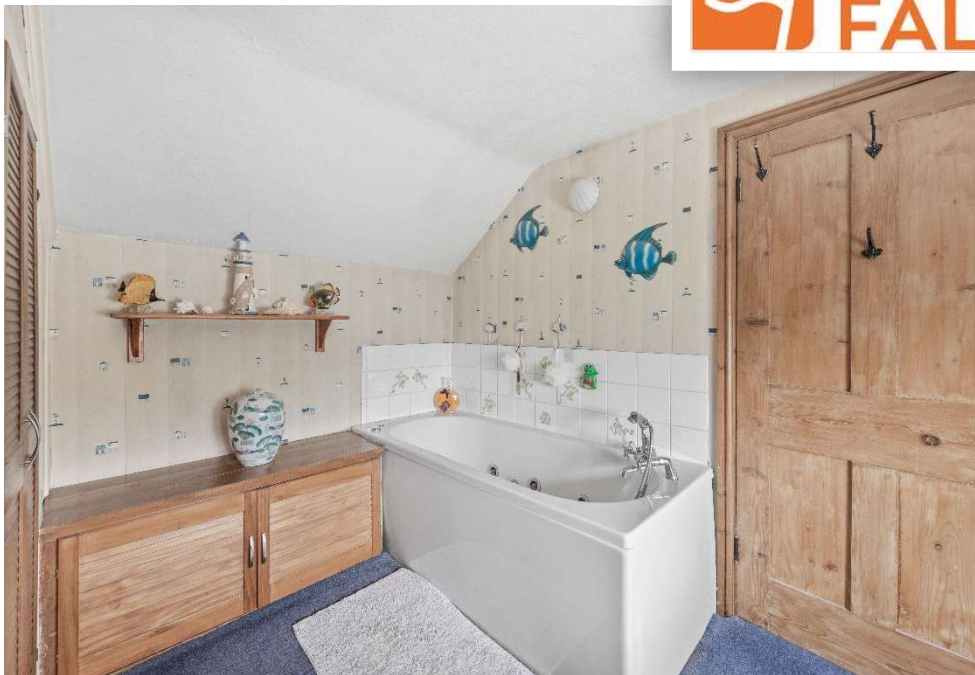
3.17m x 3.06m (10'5" x 10'0")

Having window to side elevation, radiator, built-in cupboards, tiled splashbacks, panelled spa bath, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

The property sits sideways on the plot and has a lawned front garden with established shrubs & trees including a large willow tree, monkey puzzle tree and a variety of fruit trees including apple, pear, plum and cherry. There is also a paved patio, decked seating area with summerhouse and an informal pond enclosed by picket fencing.

The lawn extends to the right hand side of the property and to the other side there is a greenhouse, paved & concreted area adjacent to the conservatory.

A driveway off Watery lane provides ample off-road parking & hardstanding and leads to the:

DOUBLE GARAGE

Of timber construction and having two sets of double doors to the front.

THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler (new 2023) serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 156.6 sq. metres (1685.3 sq. feet)



Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.