



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



18 Ormsby House Drive

Mareham le Fen, Boston, Lincolnshire. PE22 2SP

BELL



18 Ormsby House Drive, Mareham le Fen, Boston

NO ONWARD CHAIN! 18 Ormsby House Drive is a substantial 3/4 bedroom family home, providing versatile, spacious accommodation, to the popular village of Mareham le Fen. Set to a no-through road, the property enjoys close proximity to the services and amenities of the village, including post office and public house. The extremely well serviced villages of Tattershall & Coningsby are within five miles.

The property enjoys a large dual aspect lounge, considerable kitchen open to dining room, utility with internal access to double garage. With family bathroom and guest bedroom / office / snug completing the ground floor, the first provides two sizeable bedrooms with en suite each, and a further bedroom to the centre. Complete with low maintenance garden to the rear and lawned space to the front.

ACCOMMODATION

Hallway having obscure double glazed entrance door with matching side panel, spindle and balustrade staircase up to first floor with built in under stairs storage space, carpeted floor, radiator, ceiling lights and power points. Doors to ground floor accommodation including:

Living Room having uPVC double glazed windows to front and rear aspects; tiled fireplace with wood mantel surround, carpeted floor, radiators, TV point, ceiling lights and power points.

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, shaver socket and ceiling light





Kitchen having uPVC double glazed window to rear aspect; an excellent range of storage units to base and wall levels plus full height store, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge- freezer, under counter dishwasher, Candy oven and four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling spotlights and power points. Open to:

Dining Room with aluminium double glazed sliding doors to rear garden; tiled floor, radiator, TV point, ceiling light and power points. Door to:

Utility with uPVC double glazed window to side, obscure door to rear aspect; sink and drainer inset to roll edge worktop with cupboard beneath, space and connections for washing machine. Tiled floor, full height cloak store, radiator, ceiling light and power points. Wood door to double garage.

Guest Bedroom / Snug / Office with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with built in airing cupboard, carpeted floor, radiator, loft access hatch, ceiling light and power points. Doors to further rooms including:

Bedroom with uPVC double glazed window to front, skylight to rear aspect; carpeted floor, radiators, ceiling lights and power points. Door to:

En-suite having skylight to rear; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, Mosaic tile effect flooring, radiator, ceiling light and shaver socket.

Bedroom having uPVC double glazed window to front, skylight to rear; built in wardrobe and storage cupboards, carpeted floor, radiators, ceiling lights and power points. Door to:





En-suite with skylight to rear; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, carpeted floor, shaver socket and ceiling lights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front over tarmac driveway, providing off road parking for multiple vehicles, and access to the **Double Garage** with up and over doors, lights and power. Housing oil fired Star Flow boiler.

The front garden is laid to lawn, with paved path running from the driveway and to the storm porch.

The rear garden, accessed via personnel gate to the side, is laid to low maintenance gravel, with paved seating areas and a range of established flowers and shrubs.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

Mains water, electric and drainage. Oil fired heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 7.3.2024





Approximate total area⁽¹⁾

1979 ft²

183.86 m²

Reduced headroom

123.67 ft²

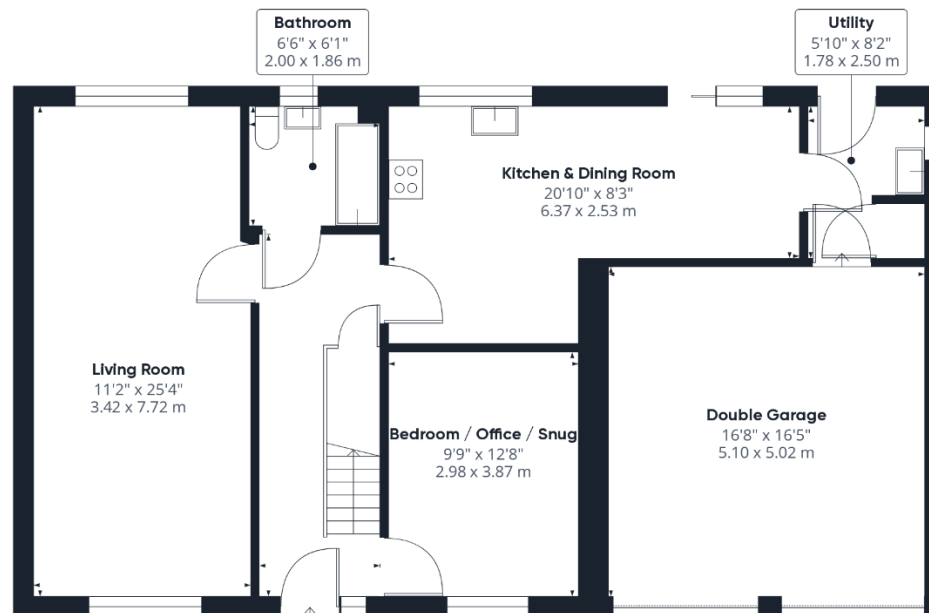
11.49 m²

(1) Excluding balconies and terraces

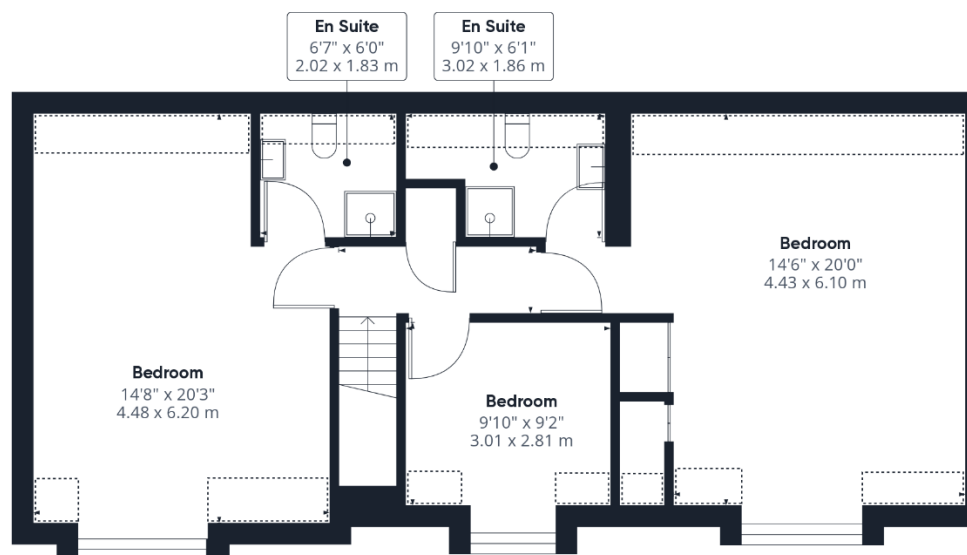
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor



Floor 1

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