



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



Gold Trusted  
Service Award

2023

feefo<sup>co</sup>



21 Ormsby House Drive

Mareham le Fen, Boston, Lincolnshire. PE22 7QA

BELL

ROBERT BELL & COMPANY



## 21 Ormsby House Drive, Mareham le Fen, Boston



A spacious, excellently presented three bedroom bungalow, providing accessible accommodation with all the comforts of modern living. Set to an attractive corner position on this no through road; the property includes a beautiful rear garden, wide driveway and detached double garage. Internal accommodation comprises a lounge to the front, dining room separate to breakfast kitchen, utility, conservatory to rear, three bedrooms including master with en-suite plus family bathroom.

### ACCOMMODATION

**Storm Porch** with brick column having obscure double glazed entrance door with matching side panel to:

**Hallway** with carpeted floor, radiator, loft access hatch, telephone point, ceiling lights and power points. Doors to accommodation including:

**Lounge** having uPVC double glazed window to front and side aspects; carpeted floor, electric fire inset to stone hearth with wood decorative surround, TV point, radiator, wall lights and power points.

**Dining Room** with uPVC double glazed windows to front and side aspect; carpeted floor, radiator, ceiling light and power points.

**Breakfast Kitchen** having uPVC double glazed window to side aspect; a good range of units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for under counter fridge and freezer, Hotpoint cooker and Candy four ring hob beneath extractor canopy. Tiled floor, inset ceiling spotlights and power points. Open to kitchen lobby and door to:





**Utility** with wood obscure double glazed door to side aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for washing machine and dryer. Tiled floor, wall mounted Wall Star oil fired boiler, radiator, ceiling light and power points.

**Kitchen Lobby** with space and connections for upright fridge freezer, tiled floor, radiator, ceiling light and power points. uPVC double glazed French doors to side, to:

**Conservatory** with uPVC double glazed windows to side and rear, French doors to rear and polycarbonate roof; tiled floor and power points.

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

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment to taps plus shower to wall, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and shaver socket.

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

**Bedroom** having uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points. Door to:



**En-suite Shower Room** having uPVC obscure double glazed window to front aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled to half height to walls and to floor, radiator, ceiling lights and shaver socket.





## OUTSIDE

The property is approached to the front, over tarmac driveway, leading to the **Double Detached Garage** with pair of up and over doors, lights to ceilings, power points and personnel door to side.

The front is laid to gravel beds with established shrubs and flowers, paved paths running from driveway to under storm porch.

Personnel gate to rear garden, laid to lawn with mature flower beds to the side and rear. The gardens wrap around the conservatory, facing south and west with paved patio, gravel and paved storage space leading off the garage. The boundaries are contained by timber fencing to ensure a private secure space.

**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: tbc**

**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](mailto:horncastle@robert-bell.org);

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

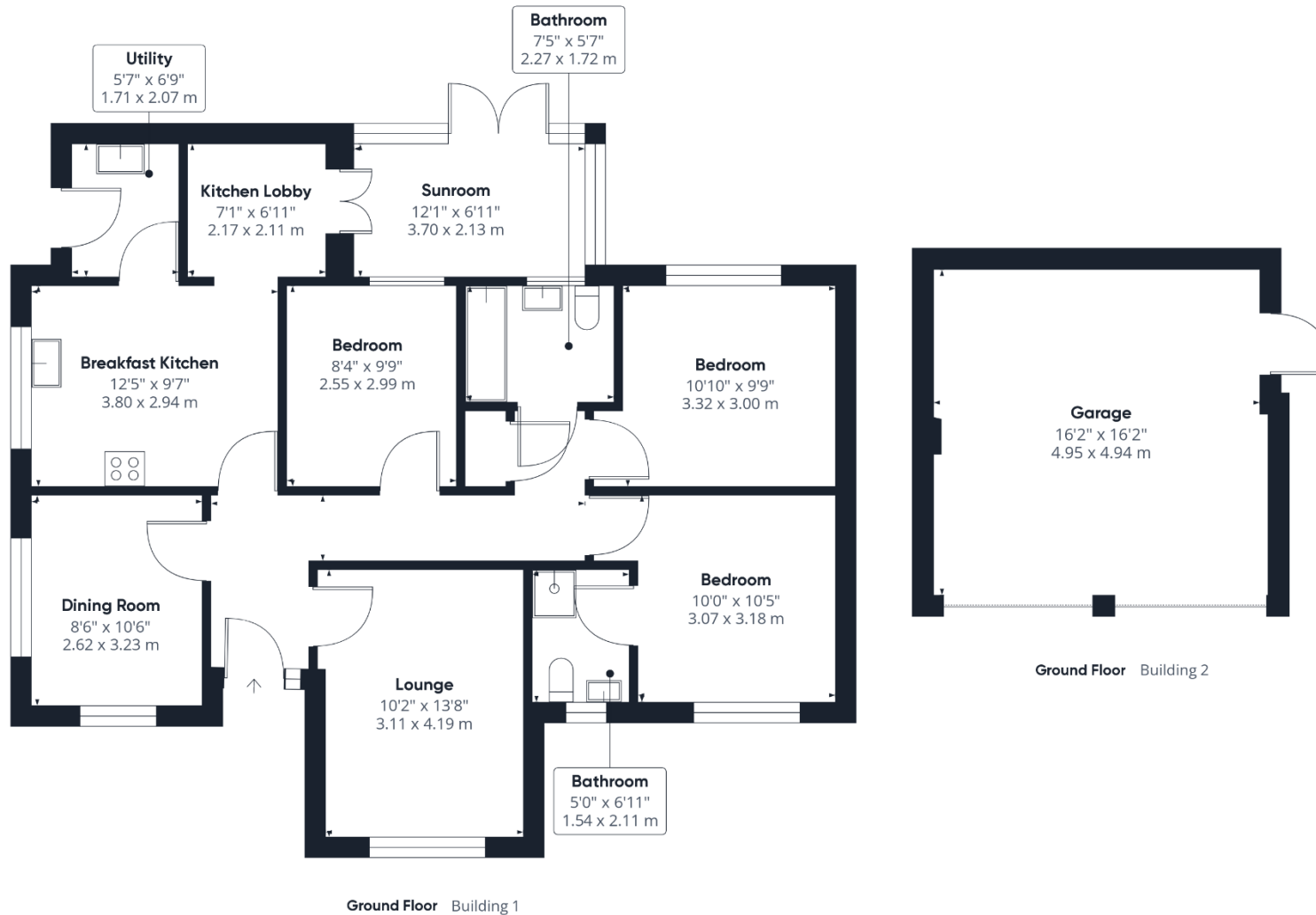
Brochure prepared 15.4.2024











Approximate total area<sup>(1)</sup>

1328.89 ft<sup>2</sup>  
123.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties 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 or let.