



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Dunelm Cottage

Main Street, Mareham le Fen, Boston. PE22 7RL

BELL



Dunelm Cottage

Mareham le Fen

Dunelm Cottage is a delightful two-bedroom semi-detached cottage, boasting a modern extension crafting bright, open plan living space; alongside potential for the re-introduction of a third bedroom. With a generous rear garden, excellently maintained, the property occupies a convenient position to the centre of this popular village. The property is wonderfully presented.

Mareham le Fen is well serviced, with shop, post office, primary school, pub and other businesses, and within a short drive of Spilsby, Coningsby/Tattershall, Boston and Horncastle; with regular public bus services.

ACCOMMODATION

Entered to the front, to...

Living Room - UPVC double glazed windows to side and rear, light to ceiling, log burning stove inset to firebox with oak overmantel, Tv point, multiple power points, engineered oak flooring. Radiator. Open doorway to...

Kitchen - with UPVC double glazed window to side, spot lights inset to ceiling. Ceramic butler style sink inset to square edge oak worktops, good range of modern storage units to base and wall levels. Integrated dishwasher, space and connections for upright fridge-freezer and under counter washing machine. Oven, four ring gas hob beneath extractor canopy. Slate flooring, multiple power points. Open to...

Dining Room - uPVC double glazed bi-fold doors to rear, hanging light feature to ceiling over dining space, Tv point; multiple power points, white wood effect flooring.





Up carpeted stairs with spindle and balustrade to

First Floor Landing – with light to ceiling, carpet, multiple power points. Wood doors to bedrooms and bathroom.

Master Bedroom - with uPVC double glazed window to front, light to ceiling, radiator, multiple power points, wood effect flooring.

Family Bathroom - with aluminium double glazed obscure window to side, spot lights to ceiling. Low level wc, hand wash basin inset to storage unit; free standing slipper bath with column tap and shower over plus walk in shower cubicle with Aqualisa electric shower over. Tiles to walls, tile effect flooring. Heated towel rail and underfloor heating.

Bedroom Two (previously Bedrooms Two and Three) with UPVC double glazed windows to rear, lights to ceiling, radiators; multiple power points, wood effect flooring. Wood door to cupboard, with further door through to hallway.

OUTSIDE

The property is approached to the front through gate in hedged boundary, up slate path with slate chipped bed alongside and to the front door.

Through a personal gate to the side is a paved path, providing access to the rear garden, alongside a useful bin and gas storage space and a timber garden store.

The rear garden is beautifully landscaped, with lawned space meandering down the long, south facing area flanked by a range of mature established flower beds. Stepping stone paths link one area to the next, the rear providing a paved pergola-covered patio seating area, a generous slated patio seating space off the bifold doors to the rear and to the far end a 'secret garden' housing the largest of the three garden sheds.

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.





Ground Floor



East Lindsey District Council – Tax band: B
ENERGY PERFORMANCE RATING: tbc Calor Gas fired heating. Mains Drainage.

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 01.08.2024



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

