



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**The Cottages**

The Green, Mareham le Fen. PE22 7QN

**BELL**



## The Cottages

Mareham le Fen

The Cottages is a three/ four bedroom family home, combining modern living with period features, set to a quite position in the heart of this ever-popular village.

Initial accommodation comprises entrance porch, a square central hallway accessing the cosy living room and kitchen; open to dining room. Across the rear extends a conservatory; with three bedrooms and family bathroom to the first floor.

With potential for multigenerational living, the snug, utility and workshop space having previously provided (self contained annex) bedroom, shower room, kitchen and living room facilities; the property will suit a wide range of potential purchasers.

Complete with beautiful rear garden, detached garage, covered storage space and timber shed; the property boasts beautiful external spaces to match the quality internal accommodation.



### ACCOMMODATION

*Entered to the front through UPVC double glazed door with arched window, to*

**Entrance Porch** - with uPVC double glazed windows to front, light to curling, tiled floor, multiple power points. Oak bench seat. Wood single glazed door to...

**Hallway** - with lights to ceiling, ceiling beams, uPVC double glazed window to front. Classic Victorian style fitted furniture to wall. Radiator, tiled flooring, multiple power



points. Wood doors to cloakroom and kitchen, wood windowed door with matching side panel to...

**Living Room** - with UPVC double glazed full height window to rear, lights to ceiling and wall. Exposed brick fireplace with York stone hearth log burning stove inset, with oak overmantle. Radiator, carpet, multiple power points. uPVC double glazed French doors to rear, to

**Conservatory** - with quintet of doors to sides and rear, double glazed. Polycarbonate roof, lights to walls; tiled flooring, multiple power points. uPVC double glazed French doors to

**Dining Room** - with spot lights to ceiling, log burning stove set to exposed brick surround with sand stone hearth and oak overmantle, tiled flooring, multiple power points, radiator. Wood door to snug, open to...

**Kitchen** - with uPVC double glazed windows to front, lights to ceiling, modern storage units to base and wall levels. 1 1/2 sink and drainer inset to square edge wood worktop. Integrated dishwasher, fridge. Rangemaster cooker with tiled surround. Tiled flooring, multiple power points.

**Cloakroom** - with light to ceiling, low level wc, corner hand wash basin, tiles to walls, electric heater, wood effect flooring.

**Snug (Annex bedroom)** - UPVC double glazed windows to rear, light to ceiling, radiator, carpet. Wood doors to utility and...

**Shower room (Annex en-suite)** - with UPVC double glazed obscure window to rear, light to ceiling. Low level wc, hand wash basin, radiator, shaver socket, shower cubicle with tiled surround. Wood effect flooring. Wood door to

**Utility (Annex kitchen)** - work UPVC double glazed patio door and matching side panel to rear, light to ceiling. Sink and drainer set to roll edge worktop, storage units to base and wall levels. Under counter space and connections for washing machine and freezer, multiple power points, wall





mounted towel rail. Floor standing oil fired Worcester boiler, tile effect flooring. Wood door to....

**Studio / Office / Workshop (Annex living room)** - with uPVC double glazed French doors to front, window to front. Lights to ceiling, two radiators, multiple power points, tile effect flooring.

*Up carpeted stairs, with spindle and balustrade, from living room to ...*

**First Floor Gallery Landing** - with uPVC double glazed window to rear, lights to ceiling, loft access hatch. Multiple power points, carpeted, with wood doors to storage space. Wood doors to bedrooms and bathroom.

**Bedroom One** - with UPVC double glazed window to rear, light to ceiling, radiator, carpet, multiple power points.

**Bedroom Two** - with UPVC double glazed window to rear, light to ceiling, radiator, carpet, multiple power points.

**Family Bathroom** - with uPVC double glazed obscure window to front, spot lights to ceiling, high level wc, pedestal sink, corner shower cubicle with tiled surround, and free standing bath on ball and claw feet. Tiled flooring; tiles to wall.

**Bedroom Three** - with UPVC double glazed window to front, light to ceiling, radiator, carpet, multiple power points.





## OUTSIDE

The property is approached to the front, through oak vehicle gates and up brick paved driveway, with ample parking for multiple vehicles and allocated space for a caravan/ boat, leading to the detached **Garage** – with double doors to front, window to side, lights and power. Wood door to the side leads to a covered space with low level wall surround, stepping out to the rear garden.

The front is laid to brick paving, with a range of mature established flower beds; personnel gates leading through to the rear ensuring a child and pet friendly secure space.

The rear garden is laid to lawn with an excellent range of mature established flower beds, and fruit trees including a successful pear. With hedging and brick walled boundaries, the garden is private and south facing. There is a fenced off vegetable patch beside the large timber garden shed, and paved patio seating spaces including one beneath a timber pergola, set to the side with timber fencing by and climbing rose plus shrubs including buddleia.

A wood personnel gate to the side leads to a useful storage space - housing the oil tank - with access back through to the front.

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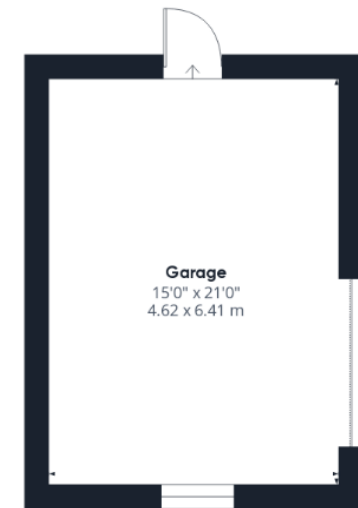
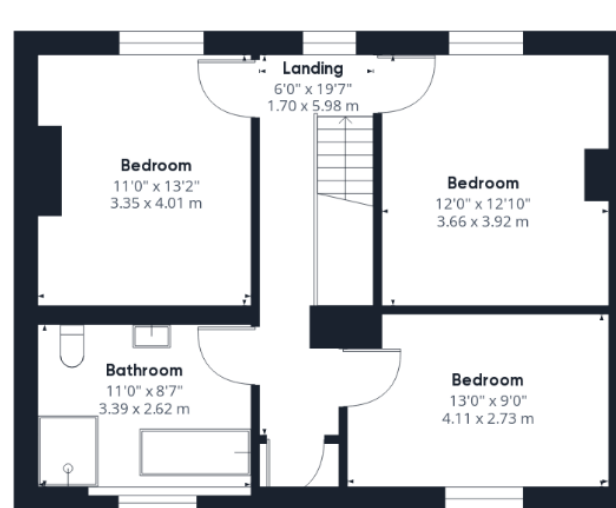
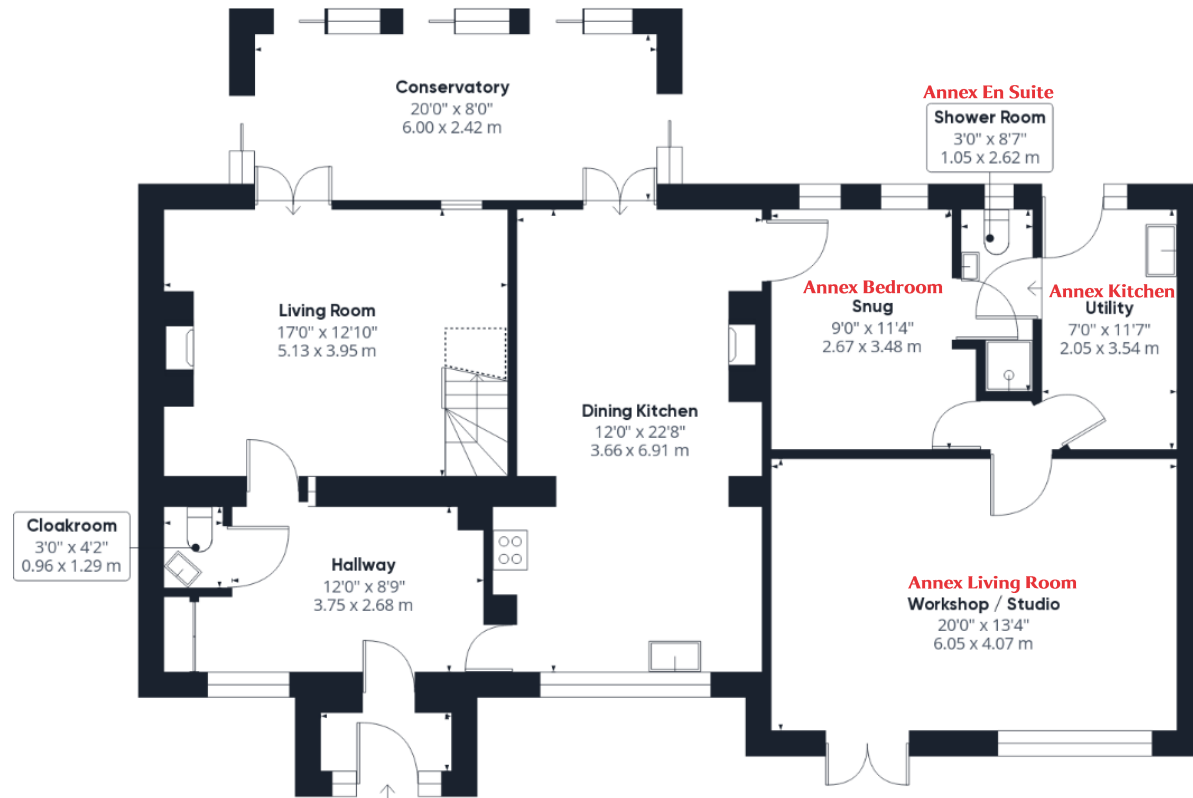
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