



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



6 Fieldside Crescent
Mareham le Fen, Boston. PE22 7QD





6 Fieldside Crescent Mareham le Fen

6 Fieldside Crescent is an excellently presented three-bedroom bungalow, enjoying rural views to the rear, to a no through road cul de sac in ever-popular Mareham le Fen. Boasting a stylish dining-kitchen; alongside spacious lounge with bay window looking across the beautiful front garden, the property provides ample off road parking for multiple vehicles to a private position.

The current vendors have added a series of solar panels to the front and rear, with battery storage; alongside new electric garage door, re-decoration, new carpets and radiators throughout.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door with matching side panel, carpeted floor, built in airing cupboard, radiator, ceiling lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front aspect; electric log burning effect fire set to wood surround, carpeted floor, radiator, ceiling lights and power points.

Dining Kitchen having uPVC double glazed windows to side and rear, French doors to rear aspect; an excellent range of modern units to base and wall levels, 1 1/2 bowl composite sink and drainer set to roll edge worktop, Neff oven, grill and warming tray, five-point induction hob beneath CDA extractor to ceiling; integrated fridge, freezer, Hotpoint dishwasher, integrated washing machine. Wood effect flooring, column radiator, wall mounted Wall Star gas fired boiler, ceiling spotlights and power points. Door to garage / utility.





Family Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower with Triton electric shower over, tiled surround, low level WC and hand wash basin set to roll edge worktop. Tiled flooring, tiles to walls, wall mounted storage cupboard, heated towel rail and ceiling light.

Bedroom 3 with uPVC double glazed French doors to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

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

OUTSIDE

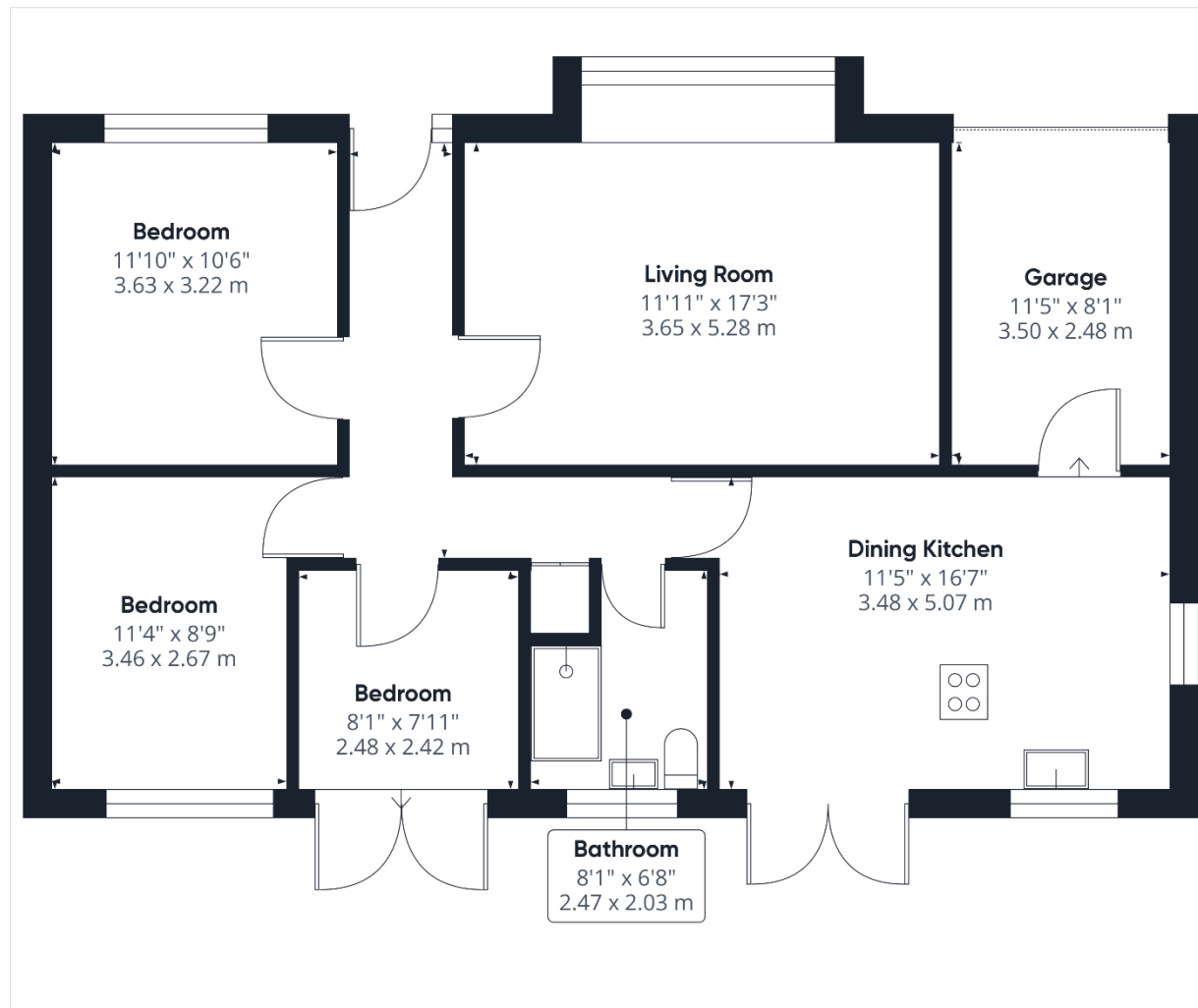
The property is approached to the front, through open driveway entrance with hard standing drive leading to the **Single Garage / Utility** with electric up and over door to front, column radiator, tiled floor, storage units to base and wall levels with space and connections for dishwasher; upright fridge freezer, ceiling light and power points.

The front garden is laid to lawn, with established shrubs and trees to the surrounds. The front space is private and enjoys sunlight throughout the day; with a useful covered bin store to the corner. Personnel gate secures the side path, continuing down to the rear garden being laid to lawn with shallow dyke marking the rear boundary; open to field views beyond. With a paved patio set off the dining kitchen, the rear is home to a series of timber sheds and a pleasant **Summerhouse**.

THE AREA

Mareham le Fen enjoys a Primary School, Village Store, Traditional Thatched Public House and Fish & Chip Shop. The larger Georgian market town of Horncastle is a short drive away; with the well-serviced adjacent villages of Coningsby and Tattershall also providing conveniently located amenities.





Approximate total area⁰
960.14 ft²
89.2 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

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.
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