



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Midsummer House

8 Evison Way, Mareham le Fen. PE22 7PH

BELL



Midsummer House

8 Evison Way, Mareham le Fen

Midsummer House is an excellently presented, three-bedroom property; built in 2007 with a versatile open-plan Living/Dining/Kitchen space plus separate Lounge. Providing an En Suite Bathroom to the Master Bedroom, the property is situated to a small courtyard development and benefits from a double Garage.

Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Particularly close to Mareham le Fen are the town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.



ACCOMMODATION

Entered to the front through composite double glazed obscure door to ...

Living/Dining/Kitchen - uPVC double glazed windows to front and side, spot lights to ceiling. Range of units to base levels, 1 1/2 sink and drainer set to roll edge worktop. Smeg range cooker beneath extractor, space and connections for upright fridge-freezer. Radiator, wood effect flooring. Built in storage, wood door to



Cloakroom - light to ceiling, low level W/C, pedestal sink, radiator. Tile effect flooring.

Lounge - uPVC double glazed window to front, French doors to rear. Light to ceiling, radiator, multi fuel stove set to exposed brick surround with slate stand and oak overmantle. Carpet, multiple power points.

Carpeted stairs to ...

First Floor Landing - with light to ceiling, uPVC double glazed window to obscure, radiator, carpet, wood door to airing cupboard. Wood doors to first floor accommodation including ...

Bedroom Three - with uPVC double glazed window to front, light to ceiling, radiator, multiple power points, carpet, loft access hatch.

Bathroom - with uPVC double glazed obscure window to side, spot lights to ceiling. Low level W/C, pedestal sink, panel bath with shower over and tiled surround. Tiles to half height to walls, radiator, tile effect flooring.

Bedroom Two - with uPVC double glazed window to side, light to ceiling. Carpet, radiator; multiple power points.

Master Bedroom - with uPVC double glazed windows to front and rear, light to ceiling. Radiator, carpet, multiple power points. Wood door to ...

En Suite Shower Room - with uPVC double glazed obscure window to front; spot lights to ceiling. Low level W/C, pedestal sink, tiled shower cubicle; radiator, tile effect flooring. Tiles to half height to walls.





OUTSIDE

The property is approached to the side, up brick paved drive circling around the rear to...

Double Garage – with electric up and over door, lights, power; space and connections for appliances. Personnel door to garden.

The front is accessed through pedestrian gate and up path to the front door, with lawned spaces flanked by borders to the front and side of the property. A further gate secures the rear garden, a child and pet friendly space, predominately laid to lawn with paved patio seating.

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

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Brochure prepared 18.07.2025





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(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area⁽¹⁾

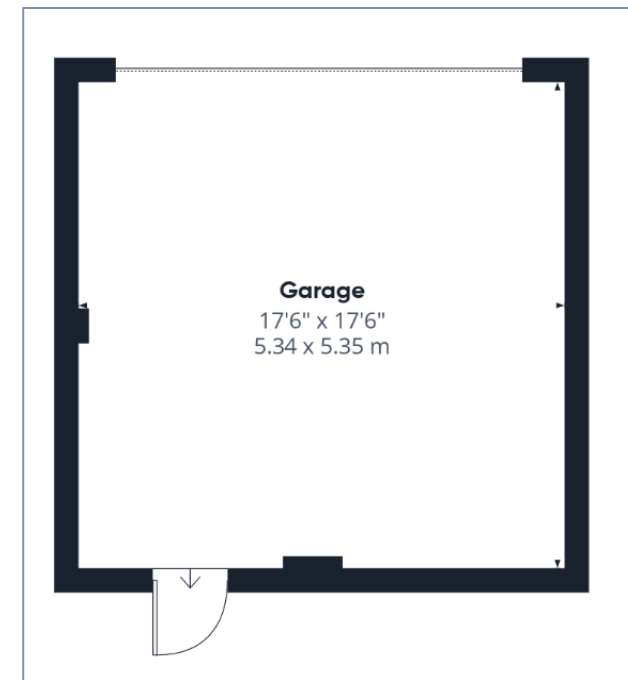
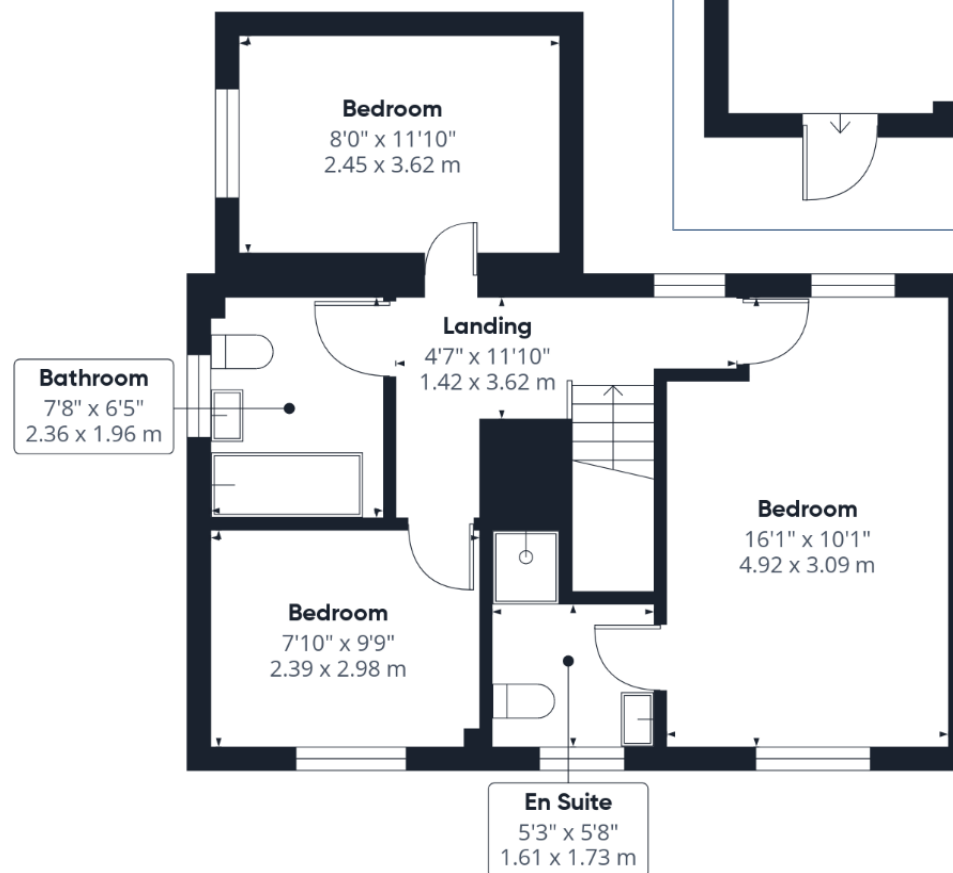
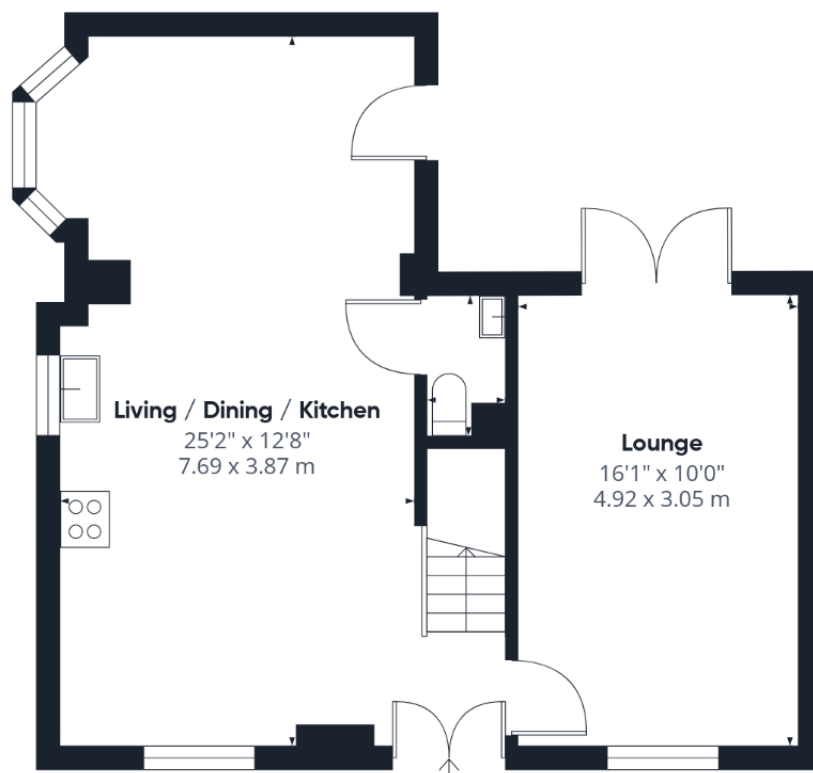
1326 ft²

123 m²

Reduced headroom

1 ft²

0.1 m²



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