



Trelawney
Fen Lane, Marcham le Fen. PE22 7SD

BELL



Trelawney

Mareham-le-Fen

Trelawney is a well-presented, two-bedroom detached bungalow; boasting an air source heating system and solar panels, set with attractive gardens in the well-served village of Mareham le Fen. Enjoying a bright feel throughout, the property provides a front-facing dining room, stepping through to kitchen with utility; and the rear lounge with view across the garden. Complete with two bedrooms, shower room and cloakroom; the property is of timber framed construction with brick outer leaf.

Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links. Particularly close 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 uPVC double glazed obscure, leaded door to...

Hallway - with light to ceiling, radiator, loft access hatch. Multiple power points, wood doors to storage space; doors to accommodation including ...

Dining Room - with uPVC double glazed windows to front and side, light to ceiling. Electric fire to detailed surround, radiator; multiple power points, wood effect flooring. Wood glazed door to ...





Kitchen - with uPVC double glazed window to side, light to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop surface. Oven and hob; space and connections for under counter washing machine, fridge and dishwasher. Tile effect flooring, multiple power points. Wood glazed door to...

Utility - with uPVC double glazed obscure window and door to one side, glazed patio door to the other. Light to ceiling, upright style radiator, tile effect flooring. Space and connections for appliances, corner storage unit with counter top. Wood glazed door to...

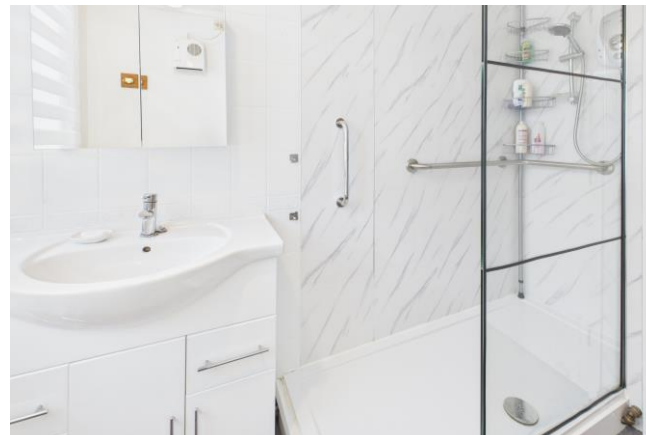
Lounge - with uPVC double glazed windows to side and rear enjoying view across the garden. Multiple power points, wood effect flooring, tv point, radiator.

Shower Room - with uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, hand wash basin to storage unit with mirrored unit over. Walk in shower cubicle with triton electric shower over and board surround. Tile effect flooring, upright style radiator.

Cloakroom – with uPVC double glazed window to rear, light to ceiling, low level W/C, radiator, tiled flooring.

Master Bedroom - with uPVC double glazed window to rear, light to ceiling. Wood effect flooring, radiator, multiple power points, built in wardrobe storage space.

Bedroom Two - with uPVC double glazed window to front, light to ceiling. Radiator, wood effect flooring, multiple power points. Built in wardrobe storage space.





OUTSIDE

The property is approached to the front up a gravelled driveway, providing off road parking for multiple vehicles and leading down to the single, detached **Garage** with electric up and over door; light and power. The front garden is laid to lawn with mature flower beds providing colour and a pair of mature trees including a maple.

The rear garden is initially laid to paved patio seating space, facing the morning sun and looking across the landscaped rear garden. Predominately laid to lawn, this bright space is set with mature, established borders with flowers and trees set across the garden, and is complete with a paved barbecue, hosting space to the side; and a timber shed. With the sides of the property being secured, the rear is a child and pet friendly space.

East Lindsey District Council – Tax band: B

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

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Brochure prepared 13.10.2025





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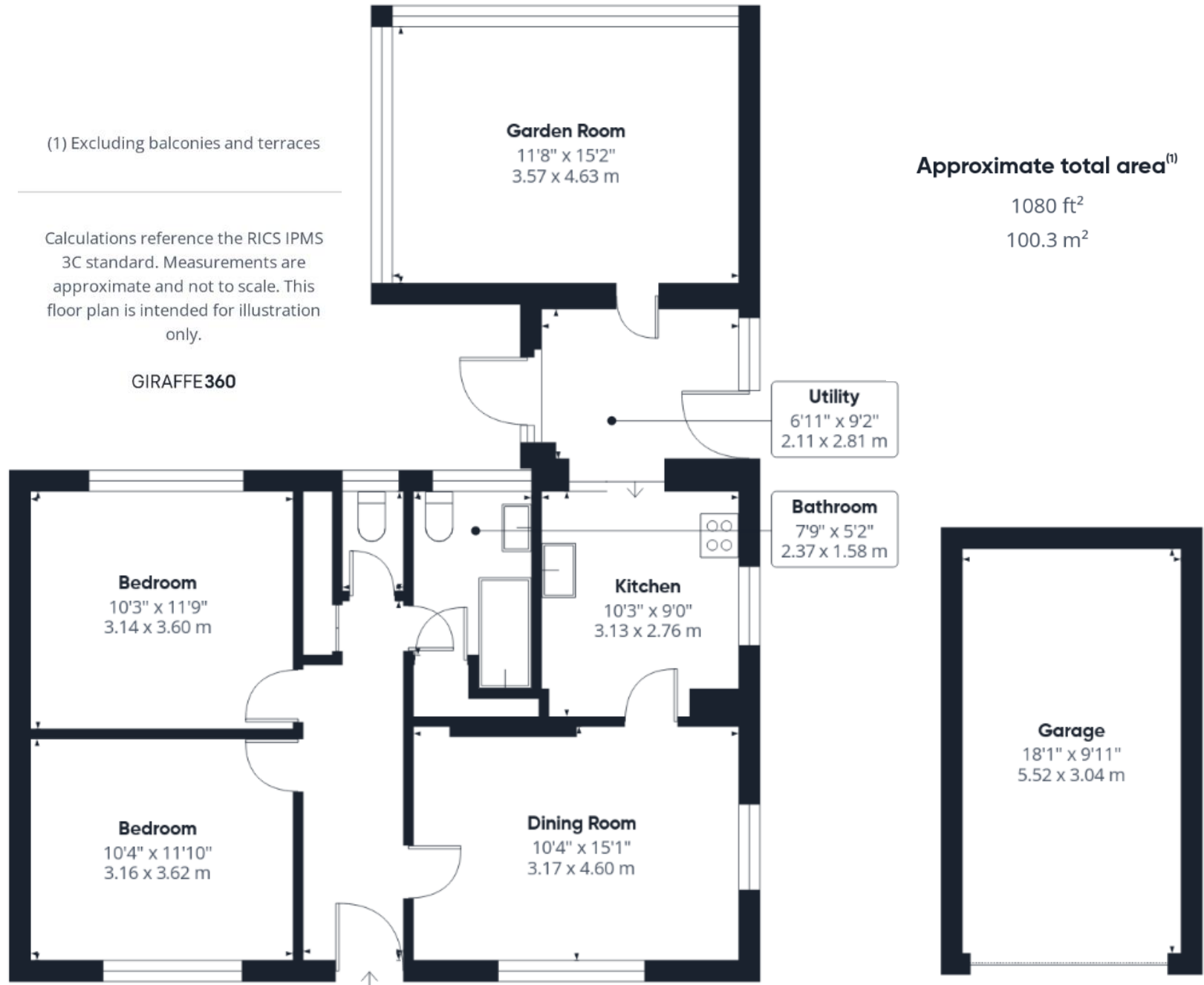
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

(1) Excluding balconies and terraces

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

GIRAFFE360



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