



Laurelle

School Lane, Mareham Le Fen, Boston, Lincolnshire PE22 7QB
CHAIN

£195,000
NO ONWARD

BELL



Laurelle

School Lane, Mareham Le Fen PE22 7QB

Lincoln – 26 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A three bedroom detached bungalow discreetly set well back from the minor passing road. Internally the property is enhanced by two reception rooms, large conservatory, breakfast kitchen and utility room. Outside there is off street parking, garage and low maintenance gardens. This appealing Lincolnshire village has a primary school, traditional public house, grocery store, well respected fish and chip shop and active village hall. The larger market towns of Horncastle and Spilsby are a short drive away.

Accommodation

Entrance into the property is gained through uPVC double doors leading into:

Conservatory 21' 8" x 8' 5" (6.60m x 2.56m)

A superb addition to the home with tiled flooring, power points, external doors to each end and two sets of doors into the remaining accommodation including:

Reception Hall

With built-in double cloaks cupboard, airing cupboard and further storage cupboard. There is a radiator, power points and glazed panel door to:

Lounge 15' 11" x 13' 9" (4.85m x 4.19m)

A dual aspect room having electric fire set to decorative open brick surround and tiled hearth, coved ceiling, radiator, power points and feature circular entrance to:





Dining Room 9' 10" x 9' 7" (2.99m x 2.92m)

A dual aspect room with views over neighbouring playing fields and block paved garden. There are coved ceilings, radiator, power points and door to:

Breakfast Kitchen 11' 10" x 9' 11" (3.60m x 3.02m)

Also overlooking the neighbouring playing fields and having a range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface over base units. There is a slot in electric cooker, wall mounted cupboards above including filter hood over the cooker. There are tiled splash backs to all worksurfaces, wood effect flooring, radiator, power points, glazed panel door returning to the reception hall and doorway to:

Utility Room 7' 3" x 7' 2" (2.21m x 2.18m)

With worksurface to each side over space and plumbing for washing machine, larder cupboard, radiator, wood effect flooring, power points, uPVC door to the rear of the property and door to:

Cloakroom

With a low-level WC, pedestal wash hand basin, overhead shelving and wood effect flooring.

Bedroom 1 15' 6" x 9' 11" (4.72m x 3.02m)

With front aspect and having radiator and power points.

Bedroom 2 12' 6" x 10' 0" (3.81m x 3.05m)

With front aspect and having radiator, coved ceiling and power points.

Bedroom 3/Study 10' 7" x 8' 10" (3.22m x 2.69m)

Overlooking neighbouring playing fields and having shelving, radiator and power points.

Bathroom 8' 4" x 7' 1" (2.54m x 2.16m)

With a suite comprising paneled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is appropriate wall tiling and radiator.





Outside

The property is approached over a graveled driveway providing parking and leads to **Garage**, with up and over door. The garden area is to the side laid with low maintenance in mind to block paving with graveled borders.

Further Information

Mains electric, water & drainage. Electric Radiator heating & Immersion heater. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = E

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 Woodhall Spa Office.

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