



Kingswood House
Main Street, Mareham Le Fen, Boston, Lincolnshire PE22 7RW

£365,000
NO ONWARD CHAIN

BELL



Kingswood House

Main Street, Mareham Le Fen PE22 7RW

Lincoln – 26 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

Kingswood House is a spacious four bedroom detached family home, offered alongside a large lawned garden, versatile annex and significant workshop and garage spaces. South-facing to the rear, the property is located in the popular village of Mareham le Fen, with pub and village shop, within walking distance for most. The property is excellently presented, with modern fixtures and fittings throughout.

Accommodation

Entered into the front through uPVC double glazed obscure door with matching side panel into:

Reception Hall

With radiator, wood effect flooring, wooden doors to cloakroom, dining room and into:

Living Room 15' 1" x 14' 5" (4.61m x 4.41m)

With uPVC double glazed bow window to front and having log burning stove set to brick surround with tiled stand. There is a television aerial point, multiple power points, radiator, wood effect flooring, uPVC double glazed sliding door to rear and to:

Conservatory 9' 9" x 9' 3" (3.00m x 2.83m)

With uPVC double glazed windows to side and rear, French doors to rear. Light and fan to ceiling; multiple power points and tiled flooring.

Cloakroom

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, radiator and tiled flooring.

Dining Room 11' 10" x 10' 5" (3.62m x 3.19m)

With uPVC double glazed bow window to front and window to side. There is a radiator, multiple power points, wooden door to

Pantry Store with uPVC double glazed window to side, light and shelving. There are wooden doors to kitchen and into:





Utility/Shower Room 7' 3" x 7' 4" (2.22m x 2.25m)

With uPVC double glazed window to side and having roll edge wood effect worktop with drawers beneath and space and connections for under counter washing machine and dryer. There is a corner shower cubicle with triton electric shower over, radiator and tiled flooring.

Kitchen 14' 3" x 9' 0" (4.35m x 2.74m)

With uPVC double glazed window to sides and having a good range of storage units to base and wall levels and sink and drainer set to roll edge worktop. There is a Candy oven and Lamona four ring induction hob, built-in dishwasher and space and connections for upright American style fridge-freezer. There is tiled flooring, radiator, floor standing oil-fired Worcester boiler and uPVC double glazed obscure door to:

Boot Room 7' 2" x 5' 2" (2.20m x 1.60m)

Having uPVC double glazed sliding doors to rear and tiled flooring.

First Floor

Gallery Landing

With uPVC double glazed obscure arched window to rear, window to side and having loft access hatch, multiple power points and wooden doors to first floor accommodation including:

Bedroom 2 15' 0" x 14' 5" (4.60m x 4.41m)

With uPVC double glazed window to front and having an extensive range of built in bedroom furniture, radiator and multiple power points.

Bedroom 4/Office 8' 10" x 5' 2" (2.70m x 1.59m)

With uPVC double glazed obscure arched window to front and having radiator and multiple power points.

Bedroom 3 11' 10" x 8' 3" (3.63m x 2.53m)

With uPVC double glazed window to front and having radiator, multiple power points and built-in double wooden doors into wardrobe with built-in shelving.

Family Bathroom 10' 10" x 7' 1" (3.32m x 2.17m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, corner spa bath with jets, seat and shower attachment. There is a radiator, wooden door to storage cupboard, tiles to walls, wood effect flooring and wooden door to main bedroom.

Bedroom 1 14' 5" x 12' 1" (4.40m x 3.70m)

With uPVC double glazed French doors to **Juliette Balcony** to side and window to opposite side. There is a radiator, multiple power points and wooden door to bathroom.





Annex

Entered to the front through uPVC double glazed obscure door into:

Kitchen 8' 10" x 7' 10" (2.70m x 2.40m)

With storage units to base and wall levels and 1 1/2 sink and drainer set to roll edge worktop. There are multiple power points, tiled flooring, wall mounted electric heater and wooden doors to shower room and to:

Living Room/Bedroom 13' 2" x 8' 1" (4.02m x 2.49m)

With uPVC double glazed window to front, ceiling beams, wall mounted electric heater, television aerial point and multiple power points.

Shower Room

With skylight to rear, low-level WC, pedestal sink, corner shower cubicle with triton electric shower over and tiled surround. There is a wall mounted heated towel rail and tiled flooring.

Outside

The property is initially approached up a concreted driveway, with brick paved front parking spaces contained by hedging.

The initial garden is a courtyard style rear space with lawn and patio seating. A side gate leads on to the driveway.

Leading through the five-bar gate is further drive, laid to brick paving, which runs across the front of the **Annex** and a **Garden Store**. Stood beside this is a large brick, block and sheet **Workshop** outbuilding with light, power and water connected, this space is versatile to suit a range of requirements. Sliding doors open to the side and wood double vehicle doors to the rear.

The garden continues across the rear with a generous lawned space, contained by mixed hedging to the front and side and new timber fencing to the rear and opposite side. Access loops around to the rear, where stands a **Double Garage**, with up and over doors, and a covered storage space behind the other outbuildings, with gravelled area beneath. A personnel gate leads from this space back to the courtyard style garden.

Further Information

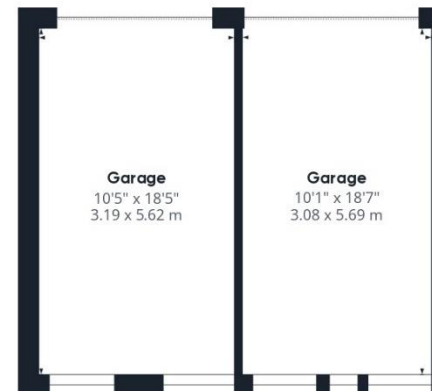
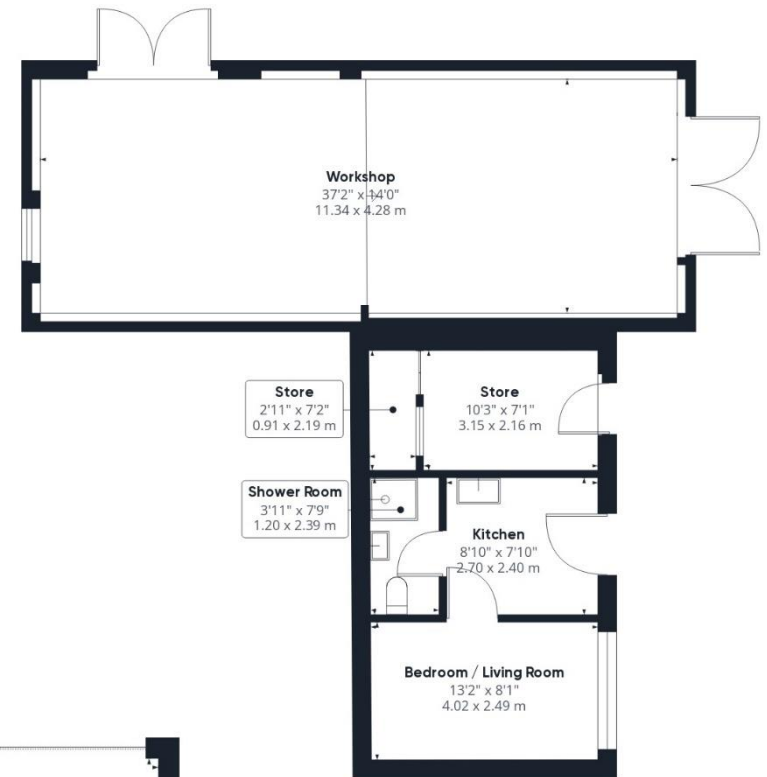
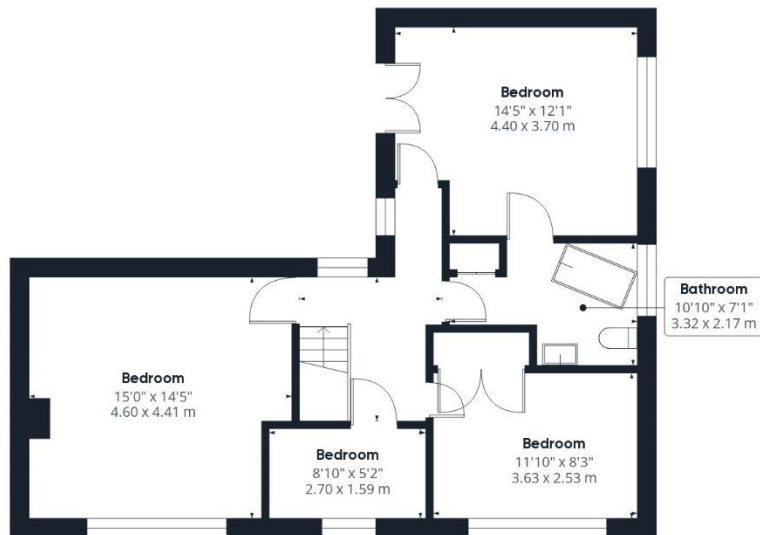
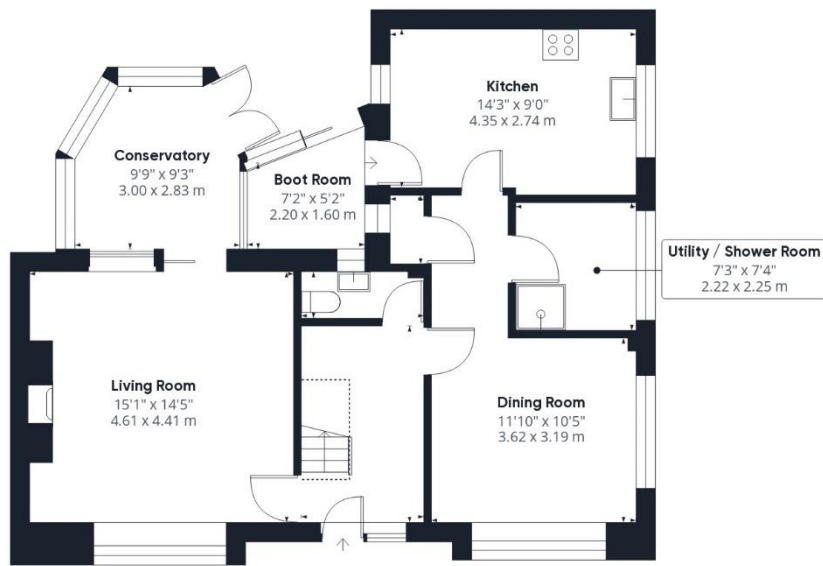
All mains services. Gas central heating. UPVC double glazing. CCTV and outdoor motion sensor lights.

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 = 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 Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

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Email: woodhallspa@robert-bell.org

www.robert-bell.org

