



Plough Lodge
Station Road, Mareham-Le-Fen, PE22 7RZ.





Plough Lodge

Mareham le Fen

Plough Lodge is a substantial family home located to a rural position to the South of Mareham le Fen, a well-serviced village with shop, primary school and public house.

Enjoying garden spaces to the front and side, plus gravelled parking, a single garage and rear patio seating; the property provides three bedrooms and a family bathroom to the first floor.

Extended over time, the ground floor is versatile to suit a range of potential purchasers, currently laid out with separate lounge, dining room and kitchen spaces, alongside a snug/breakfast room; utility and coal store.

ACCOMMODATION

Entered to the rear through uPVC double glazed obscure door to...

Hallway – with uPVC double glazed window to side, lights to ceiling. Wood effect flooring, multiple power points, radiator. Wood doors to ground floor accommodation including...

Lounge - with uPVC double glazed windows and internal secondary glazing to front and side, lights to ceiling and walls. Multifuel stove to stone surround and oak overmantle. Radiator, multiple power points.





Dining Room - with uPVC double glazed window to front, and internal secondary glazing. Light to ceiling, carpet, radiator, multiple power points. Serving hatch to kitchen.

Kitchen - with uPVC double glazed window to front, light to ceiling. Excellent range of modern storage units to base and wall levels, sink and drainer to square edge wood effect worktop. Hotpoint oven and grill, induction hob beneath extractor canopy, Schott Ceran induction hob beneath extractor canopy. Space and connections for upright fridge-freezer, under counter dishwasher. Open doorway to...

Snug - with uPVC double glazed sliding door to front, window to side. Light to ceiling, carpet, multiple power points, radiator.

Shower Room - with uPVC double glazed obscure window to rear; light to ceiling. Low level wc, hand wash basin to storage unit. Shower cubicle with tiled surround, triton electric shower over. Wood effect flooring, heated towel rail.

Utility - with uPVC double glazed window to rear, light to ceiling. Storage units to base level and full height, stainless steel sink to roll edge worktop. Space and connections for under counter washing machine and upright fridge-freezer. Tile effect flooring, wood stable door to boiler room / coal store.

Up carpeted stairs with wood balustrade to...

First Floor Landing - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator. Wood doors to further accommodation including ...

Bathroom - with uPVC double glazed obscure window to side, light to ceiling. Low level wc, bath, hand wash basin to storage unit. Heated towel rail, carpet.





Bedroom Two - with uPVC double glazed window to front and secondary internal glazing. Light to ceiling, radiator, carpet, multiple power points.

Bedroom Three - with uPVC double glazed window to front and secondary internal glazing. Light to ceiling, carpet, radiator, multiple power points.

Bedroom One - with uPVC double glazed window and internal secondary glazing to front, light to ceiling. Carpet, radiator, multiple power points.

OUTSIDE

The property is approached through vehicle gate as and up gravelled drive to a wide space providing parking for multiple vehicles and leading to the **Single Garage** – with up and over door to front, light and power. Alongside the garage stands a paved patio space, home to timber framed sheds, serving the side garden area with lawn, mature trees and a path to the Summerhouse.

The back garden is laid to paved patio seating, enjoying the morning sun, while the front is lawned with mature flower beds; all boundaries being contained by conifer hedging.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE 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 Horncastle Office

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Approximate total area⁽¹⁾

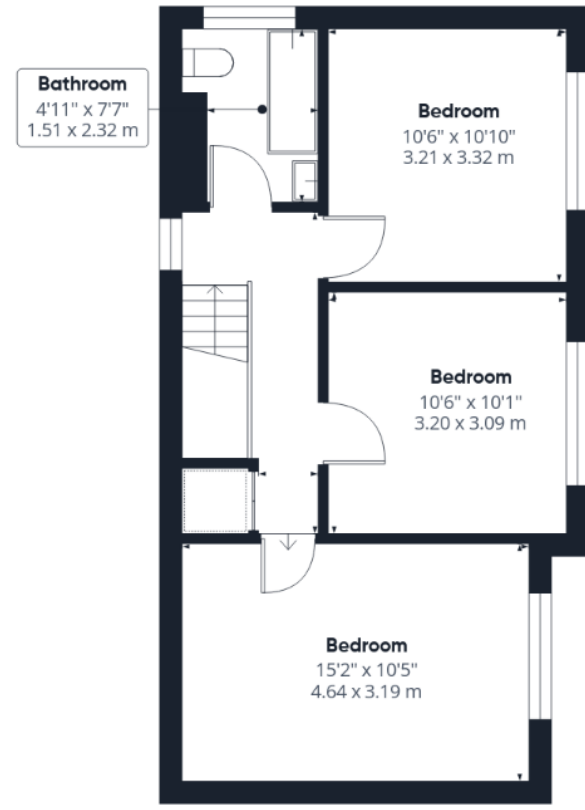
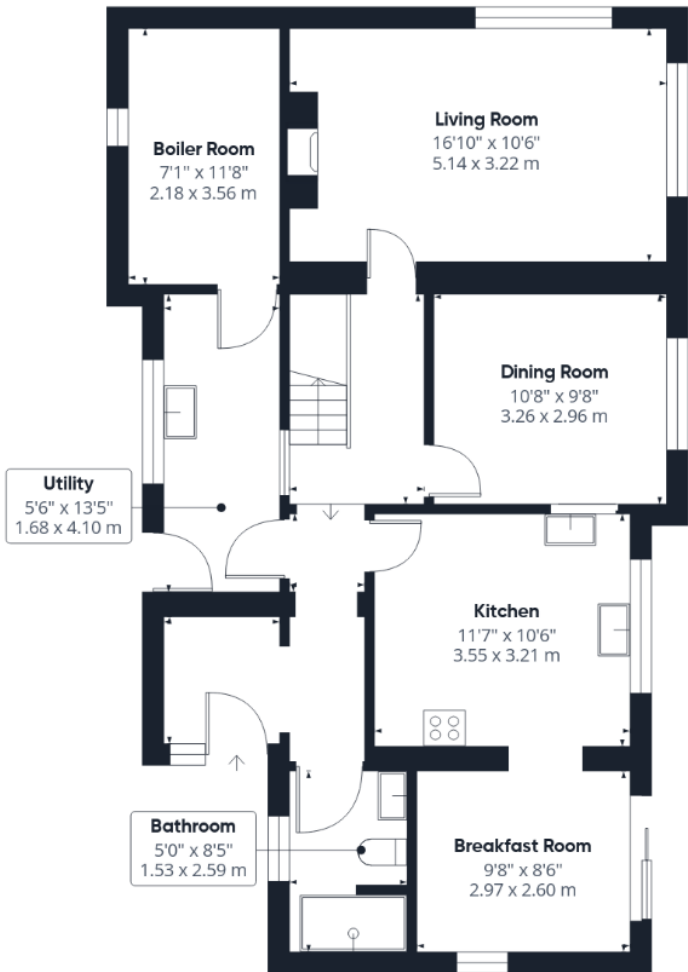
1483 ft²
 137.7 m²

Reduced headroom

1 ft²
 0.1 m²

Garage

17'10" x 10'10"
 5.46 x 3.32 m



(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



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