



3 Banks Close

Mareham-Le-Fen, Boston

Completed in 2024 and offered for sale with **no onward chain**, this immaculate detached bungalow presents a fantastic opportunity to acquire a virtually brand-new home in the heart of the popular village of Mareham-Le-Fen. Occupying a generous corner plot with enclosed gardens, a driveway and detached garage, the property benefits from the remainder of the Gleeson Homes warranty until December together with a further eight years of NHBC cover, providing excellent peace of mind.

Finished to an exceptional standard throughout and presented in genuine show-home condition, the accommodation enjoys impressive 8.5ft ceilings which create a wonderful sense of space, together with high-speed internet, gas central heating, quality flooring, fitted blinds and integrated kitchen appliances. The welcoming entrance hall leads to a superb open plan lounge, dining and kitchen area, with French doors opening onto the rear garden and a striking feature designer wall incorporating a contemporary bio-ethanol fire. There are two well-proportioned bedrooms and a stylish modern bathroom.

Outside, the enclosed rear garden provides a private space to relax, while the garage and driveway offer excellent parking. Ideally situated within walking distance of the award-winning Royal Oak public house, local fish and chip shop and village amenities, this superb home combines modern, low-maintenance living with the charm of a thriving Lincolnshire village. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Front entrance door with canopy over through to the:

ENTRANCE HALL

A spacious & welcoming entrance hall with a radiator, large built-in cupboard and access to roof space. The entrance hall also features an air recirculation system in the hallway to allow fresh air in from the outside.

OPEN PLAN LIVING/KITCHEN/DINING

25' 5" x 7' 10" (7.75m x 2.39m)

(max) Forming areas comprising:

LIVING/DINING AREA

Having window & french doors to rear elevation & garden, radiator and feature designer wall panel with inset contemporary style bio-ethanol fire. Flowing through to the:

FITTED KITCHEN

Having window to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with wood block effect work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, drawers, integrated slimline dishwasher and integrated automatic washing machine under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven & pull out units under, cupboards & concealed extractor over, tall unit to side housing integrated fridge & freezer.





 **NEWTON FALLOWELL**





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BEDROOM ONE

14' 1" x 9' 4" (4.30m x 2.84m)

Having window to front elevation and radiator.

BEDROOM TWO

10' 0" x 8' 10" (3.05m x 2.69m)

Currently used as a study and having a window to front elevation and a radiator.

BATHROOM

8' 10" x 6' 3" (2.69m x 1.91m)

Having window to side elevation, radiator, tiled splashbacks and wood effect flooring. Fitted with a suite comprising: panelled bath with power shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

19' 5" x 9' 9" (5.92m x 2.98m)

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and laid to lawn.

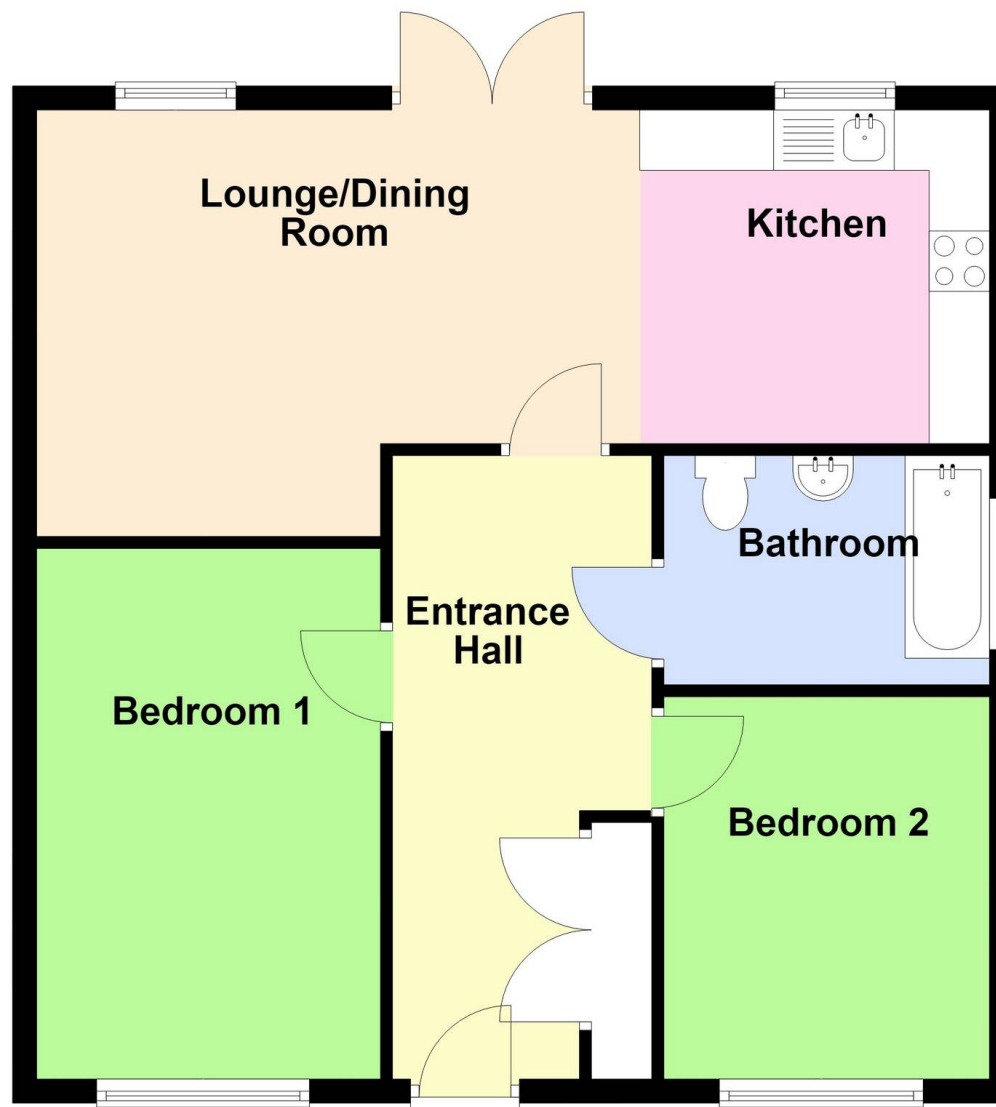
SERVICES

The property has mains electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators. The gas supply comes from a LPG tank on the site and properties have an individual meter and are invoiced for their usage. The property is double glazed and the current council tax is band B. There is an annual maintenance fee of £80. The property boundary includes a small protected strip of land to the rear, which the owner is responsible for maintaining.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 63.3 sq. metres (681.1 sq. feet)

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