



2 Ormsby House Drive
Mareham Le Fen, Boston, Lincolnshire PE22 7QA

£365,000

BELL



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Lincoln – 26 miles
 Grantham – 33 miles with East Coast rail link to London
 Boston – 13 miles

(Distances are approximate)

Pleasantly situated within an established cul-de-sac stands this well-presented four-bedroom detached house providing a wide range of flexible accommodation including two reception rooms, breakfast kitchen and en-suite to main bedroom. The property currently has a well-appointed wet room off the dining room providing the options for the dining room to be a ground floor easy access guest bedroom. Outside the property has attractive front and rear gardens, off street parking and detached double garage. The village of Mareham le Fen has a range of facilities including a primary school, traditional thatched public house and village store. A viewing is highly recommended to fully appreciate the setting and versatility the property provides.



Accommodation

Entrance into the property inset to storm porch is gained through a uPVC entrance door opening into:

Reception Hall

With staircase to the first-floor galleried landing and having built-in cloaks cupboard, coved ceiling, wood effect flooring, radiator, power points and door to:

Living Room 22' 8" x 12' 0" (6.90m x 3.65m)

An appealing dual aspect room including uPVC patio doors to the rear garden. There is an open fireplace with decorative surround and granite hearth, coved ceiling, dado rail, wood effect flooring, radiator and power points.



Breakfast Kitchen 18' 2" x 12' 7" (5.53m x 3.83m) max of an irregular shaped room

A thoughtfully designed room overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is an electric double oven, four ring electric hob, wall mounted cupboard above and filter hood over the hob. The Breakfast area is set to an area overlooking the garden through uPVC patio doors. There is tiled flooring, coved ceiling, radiator, ceiling spotlights, power points and door to:

Utility Room 8' 11" x 5' 5" (2.72m x 1.65m)

With side aspect and having stainless steel sink inset to worksurface over base units including space and plumbing for washing machine. There is coved ceiling, radiator, power points and uPVC door to the rear garden.

Dining Room 12' 0" x 10' 5" (3.65m x 3.17m)

With double aspect to the front and having coved ceiling, wood effect flooring, two radiators and power points. Please Note. This room has previously been used as a ground floor bedroom with sliding doors to **En-Suite Wet Room 8' 11" x 6' 7" (2.72m x 2.01m)** being fully wall tiled and having fixed shower unit, wash hand basin and a low-level 'Closomat' W.C. There is shaver point, underfloor heating and built-in vanity cupboard having door returning to reception hall.

Cloakroom

With pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and wood effect flooring.

First Floor

Galleried Landing

A feature of the home providing natural light and having built-in airing cupboard, coved ceiling, dado rail, radiator, power points and door to:

Main Bedroom 18' 6" x 12' 9" (5.63m x 3.88m) inclusive of en-suite and fitted wardrobes

Overlooking the rear garden and having a range of full-height fitted wardrobes, coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising corner shower cubicle, wash hand basin and a low-level WC. There is coved ceiling, heated towel rail and shaver point.





Bedroom 2 15' 6" x 11' 3" (4.72m x 3.43m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bedroom 3 12' 4" x 11' 3" (3.76m x 3.43m)

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

Bedroom 4 12' 3" x 8' 4" (3.73m x 2.54m)

With double aspect from the front and having coved ceiling, radiator and power point.

Bathroom 9' 3" x 7' 9" (2.82m x 2.36m)

With a suite comprising paneled bath having shower attachment taps, pedestal wash hand basin and a low-level WC. There is coved ceiling, shaver point and a heated towel rail.

Outside

The property is approached over a double width driveway providing off street parking and leads to **Detached Double Garage 16' 9" x 16' 7" (5.10m x 5.05m)** having two up and over doors, power, lighting and service door to the side. The remaining front garden is laid to lawn with decorative shrubs to borders and mature red beech hedging forming a particularly attractive archway with paved pathway to main entrance door. The enclosed rear garden is predominantly laid to lawn with a wide variety of ornamental shrubs to borders and good-sized paved patio area off the kitchen ideal for outside entertaining.

Further Information

Mains' electric, water & drainage. Oil fired central heating. 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 = E EPC RATING = D

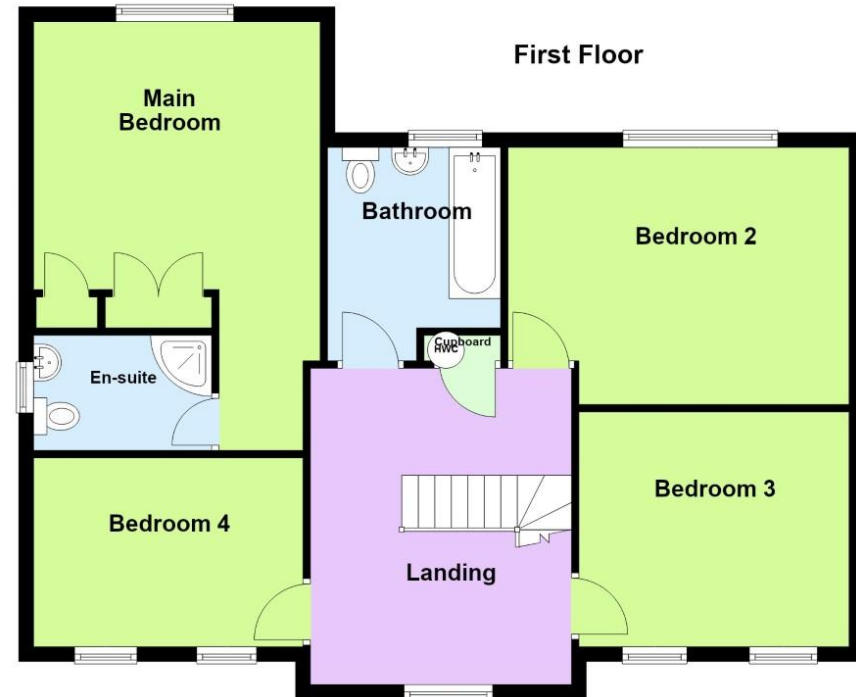
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL
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Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

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