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2 Bed Detached Bungalow In Banks Close Mareham Le Fen, Mareham Le Fen,
PE22 7BF £215,000





SHORT DESCRIPTION

Property Ref: 16521 An exceptional opportunity to purchase a virtually brand-new, detached bungalow completed in 2024. Occupying a superior corner plot in the heart of the charming village of Mareham le Fen, this two-bedroom home is presented in immaculate, show-home condition. Boasting 8.5ft high ceilings, high-speed internet, and almost the full 10-year NHBC warranty, this property offers the perfect blend of modern luxury and peaceful countryside living. No Onward Chain. Key Features * Virtually New (2024 Build): Full peace of mind with the remainder of the NHBC warranty. * Superior Corner Plot: Generous front and rear gardens, not overlooked. * High-End Interior: 8.5ft high ceilings, premium carpets, and fitted blinds throughout. * Large Detached Garage and two dedicated parking spaces. * Prime Location: Walking distance to the award-winning Royal Oak pub and local chip shop. * Modern Efficiency: High-speed internet, gas central heating, and integrated appliances. * No Onward Chain: Available for a swift and straightforward completion. Property Description Entrance Hall A large, impressive entrance hall that sets the tone for the entire property. Featuring a substantial built-in storage cupboard and access to the large loft space, providing excellent storage potential. Living & Dining Area This bright and airy space benefits from the property's extra ceiling height and features a stunning focal point: a modern bio-ethanol fire set against a designer slatted feature wall. Patio doors lead directly out to the rear garden, perfect for indoor-outdoor entertaining. Kitchen A contemporary, high-specification kitchen fitted with a range of sleek units and wood-effect work surfaces. Fully equipped with integrated appliances including a dishwasher, washing machine, and fridge freezer. Bedrooms Two beautifully presented double bedrooms, both finished to a show-home standard with premium carpets and high-grade underlay. Bathroom A modern suite comprising a panelled bath with a powerful overhead power shower, wash hand basin, and WC. External The property sits on a lovely corner plot with neatly maintained lawns to the front and rear. The rear garden is fully enclosed and not overlooked, featuring a patio area and secure side gate access. The large detached garage includes power and lighting, with a driveway providing parking for two vehicles. Location Located in the picturesque village of Mareham le Fen, the property is just a stone's throw from the award-winning Royal Oak pub and the highly-regarded village chip shop. The location offers the best of Lincolnshire countryside while being perfectly positioned for: * Woodhall Spa: Famous for its championship golf and the Kinema in the Woods. * Horncastle: The historic market town and antiques hub. * Tattershall Lakes: Ideal for water sports and family days out. Note: There is an option to include the high-quality furniture as part of a separate negotiation. Property Type: Detached Bungalow Full selling price: £215000.00 Pricing Options: No Status Tenure: Freehold Council tax band: B EPC rating: C Measurement: 656.599 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

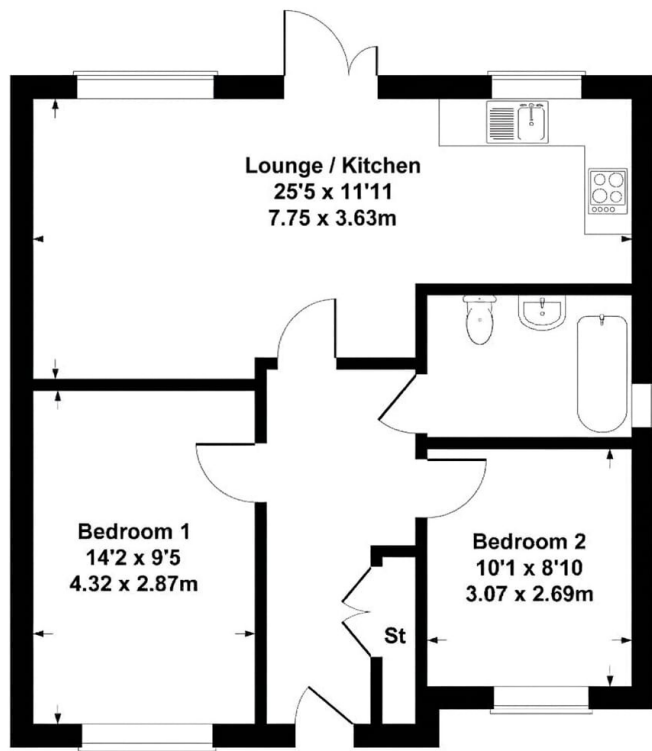
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	61 square metres

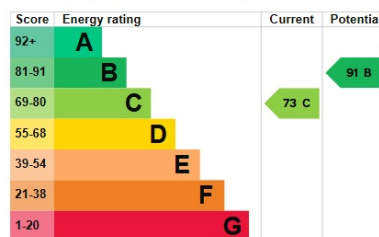
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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