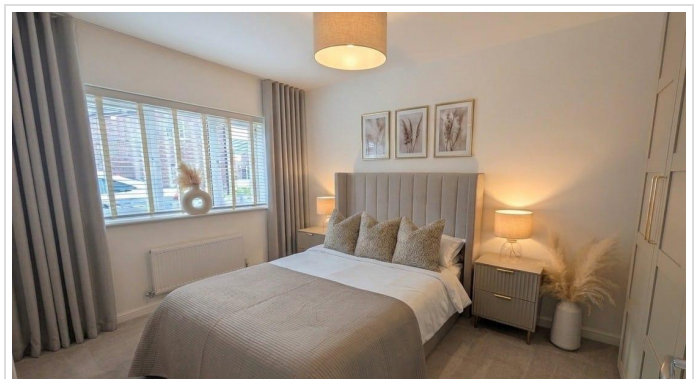
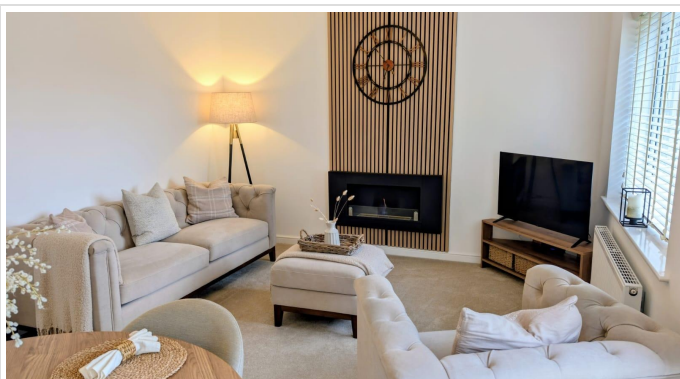


2 Bed Detached Bungalow In Banks Close Mareham Le Fen, Mareham Le Fen,  
PE22 7BF £215,000





## 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

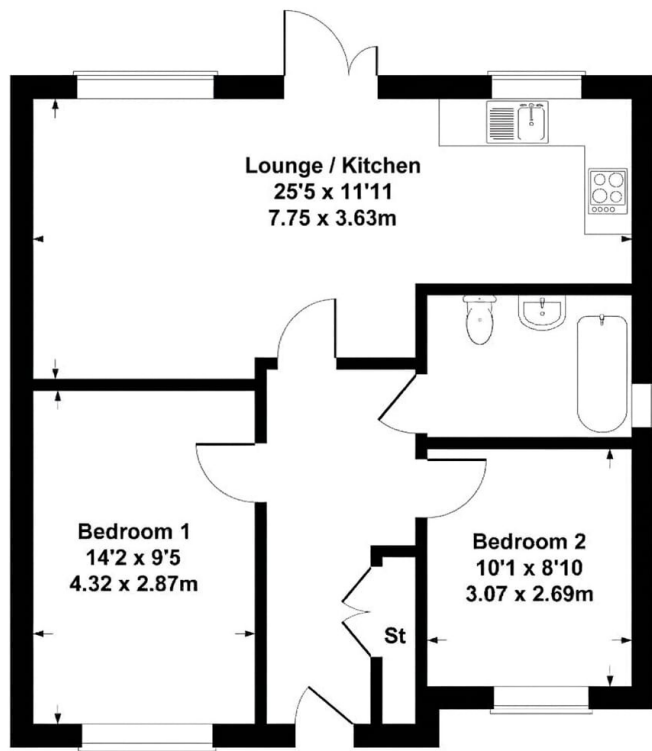
Bath Room(s)

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

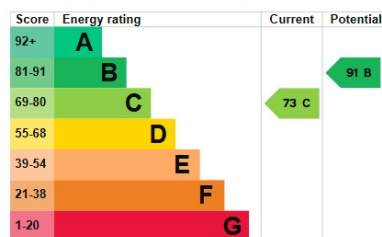
### Rules on letting this property

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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