

6, St Helens Drive

Mareham Le Fen, PE22 7DE

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NO ONWARD CHAIN! 6 St Helen's Drive is a modern, three-bedroom bungalow set to a South-facing position. Finished in 2026, the property brags excellent energy-efficient credentials, with photovoltaic panels, battery storage; EV charging points and an air source system with underfloor heating throughout.

Chief amongst the versatile accommodation is a striking living-dining-kitchen at the rear, enjoying double-height windows and a vaulted ceiling. Three bedrooms including two front-facing doubles with bay windows (and an en suite to the master); alongside a utility, family bathroom and garage with internal access. The property includes brick paved parking space to the front, a child and pet friendly, secure, rear garden and is situated to the end of a no through road.

Mareham le Fen is within a convenient driving distance of the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, providing a full range of services, amenities and schooling. Within the village itself area a primary school, village shop/convenience store, St Helen's Church, fish and chip shop, community hall and the popular Royal Oak public house and restaurant.

ACCOMMODATION

Living / Dining / Kitchen
Having uPVC double glazed double height windows (and French doors) to rear, spot lights to vaulted ceiling and lights to wall. Tiled flooring, multiple power points. Well appointed kitchen, comprising: sink to bevel edge worktop with drainage furrows, excellent range of storage units to base and wall levels. Integrated fridge-freezer and dishwasher, oven and grill, induction hob beneath extractor.







Utility
With spotlights to ceiling. Storage units to base level, with bevel edge worktop above and sink inset. Space and connections for under counter washing machine and further appliance. Tiled flooring, access to garage. Multiple power points.

Bedroom 1
Having uPVC double glazed bay window to front, light to ceiling. Carpet, multiple power points, mirror fronted sliding doors to twin storage spaces and en suite.

En Suite
With uPVC double glazed obscured window to side, spot lights to ceiling. Low level wc and hand wash basin, with light up mirror over. Shower cubicle with monsoon and regular heard over, tiles to walls and floor. Heated towel rail.

Bedroom 2
Having uPVC double glazed bay window to front, light to ceiling. Carpet, multiple power points.

Bedroom 3
Having uPVC double glazed window to side, light to ceiling. Carpet, multiple power points.

Bathroom
Having uPVC double glazed obscured window to side, spot lights to ceiling. Low level wc, hand wash basin to storage unit with light up mirror above. Shower cubicle with monsoon and regular heads over, tiles to walls and floor. Heated towel rail.



Outside
The property is located to the end of a no through road, with a wide, brick paved drive to the front continuing down the side to the garage. The front is set with lawn, a paved path to the door; and faces south.

Gates contain the sides to ensure a child and pet friendly, secure, rear garden: lawned with fenced boundaries and paved patio space leading off the French doors.

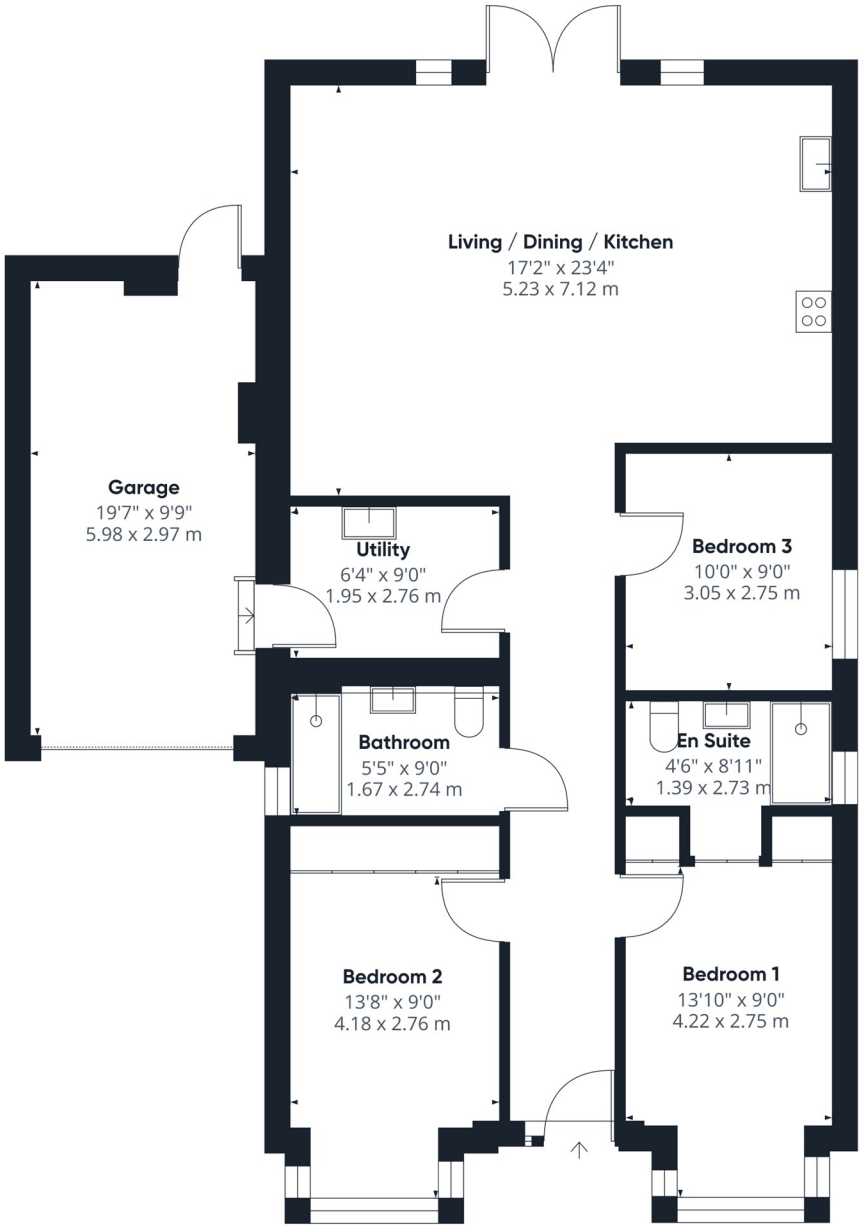
Garage
Having up and over door to front, door to rear and access to utility. With light to ceiling, multiple power points.











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Approximate total area(1)

1205 ft²

112.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING;

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 Sales office
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