

Ormsby House Drive, Mareham-le-Fen,
Boston

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 206.9 sq. metres (2227.1 sq. feet)



3 Ormsby House Drive, Mareham-le-Fen, Boston, Lincolnshire, PE22
7QA

£425,000 Freehold

Located in a peaceful cul-de-sac within the sought-after village of Mareham-Le-Fen, this beautifully presented five-bedroom detached home offers extensive living space, a versatile layout, and a stunning rear garden — perfect for modern family life.

Five spacious bedrooms | Modern kitchen/dining room | Three reception rooms | Family bathroom, additional shower room & ground floor WC | Rear garden with patio and lawned | Double garage with ample driveway parking | Quiet village location with local amenities and good transport links



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DESCRIPTION

The home welcomes you with a bright and airy reception hall leading to a range of flexible living areas. The spacious living room features a central fireplace and French doors opening onto the garden. A formal dining room provides the ideal setting for family meals and entertaining, while a separate study is perfect for remote working or a home office.

The heart of the home is the stylish kitchen/dining room, thoughtfully designed with neutral cabinetry, tiled splashback, and high-spec appliances including a range cooker. Adjoining this space is a practical utility room and ground floor WC.

Upstairs, the principal bedroom suite boasts a large bedroom and en-suite shower room. Four further well-proportioned bedrooms provide flexible accommodation for family, guests, or hobbies, and are served by a modern family bathroom and additional shower room.

Externally, the rear garden is a true highlight — a combination of lawn and patio, with a delightful outdoor bar and seating area under a timber pergola, ideal for summer entertaining. A double garage and large driveway complete this excellent offering.

ACCOMMODATION

Reception Hallway - Approached by a part glazed composite door with opaque glazed side window leads to the Reception Hallway which gives access to all principal groundfloor rooms, has wood effect tiled flooring, radiator, coving to ceiling.

Downstairs Cloakroom - Fitted with a 2 piece suite comprising close coupled WC, corner pedestal hand wash basin, wood effect ceramic tiled flooring, radiator.

Living Room - 21'1" x 11'8" (6.43m x 3.56m) Being dual aspected with UPVC window to front aspect, fully glazed UPVC door with two full height side windows to rear aspect leading to gardens, marble adam style fireplace with contracting marble backing and hearth housing electric fire with potential for open fire behind, solid oak flooring, radiator, television point, coving to ceiling.

Study - 11'2" x 9' (3.4m x 2.74m) UPVC window to front aspect, radiator, coving to ceiling.

Dining Room - 12'6" x 10'5" (3.8m x 3.18m) Having double doors from both Reception Hallway and Kitchen Diner this makes a superb dining or Family room with UPVC window to rear aspect, television point, radiator, coving to ceiling.

Kitchen Dining Room - 17' (5.18) x 16' (4.88) narrowing to 8'8" (2.64) A generously proportioned L shaped room with UPVC window and french doors to rear aspect, fitted with a range of bespoke shaker style base, eye level and larder units with granite work surfacing and upstands over, undermounted one and a half bowl ceramic sink, electric range cooker in recessed fitment with mantle, eye level convector oven/microwave and warming drawer,



built in larder fridge, freezer and dishwasher, wood effect ceramic tiled flooring with under floor heating, feature vertical radiator, television point.

Utility Room - 9' x 7'3" (2.74m x 2.2m) UPVC window and stable door to side aspect, fitted with complimentary base and eye level units with granite work surfacing and under mounted sink, built in cupboard, space for washing machine and tumble dryer, personal door to double garage.

Galleried Landing - Staircase Rises from Reception Hallway to Galleried 1st floor Landing having UPVC window to front aspect, airing cupboard, loft access, coving to ceiling.

Master Bedroom - 16'8" x 13'5" (5.08m x 4.1m) Approached via a walk through dressing area with two double built in wardrobes, the Master Bedroom has 2 UPVC window to the front aspect, radiator, television point, telephone point, coving to ceiling.

Master En-Suite - Having velux roof light, being recently refitted with a 3 piece suite comprising contemporary ceramic tiled shower cubicle with mains fed twin head shower over, generous vanity cupboards with granite surfacing over housing close coupled WC and hand wash basin, chrome heated towel radiator, wood effect flooring.

Guest Bedroom/ Bedroom 2 - 12'8" x 11'8" (3.86m x 3.56m) Having UPVC window to rear aspect, Television point, radiator, coving to ceiling.

Guest En-Suite - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising tiled shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, wood effect flooring, radiator.

Bedroom 3 - 13' x 9'6" (3.96m x 2.9m) UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 4 - 11'8" x 8'1" (3.56m x 2.46m) UPVC window to front aspect, radiator, coving to ceiling.

Bedroom 5 - 9'6" x 6'4" (2.9m x 1.93m) Having UPVC window to rear aspect, fitted with a bank of 3 fitted wardrobes with sliding doors, radiator.

Family Bathroom - Opaque glazed UPVC window to side aspect, fitted with a 3 piece suite comprising panelled bath with mixer shower over, close coupled WC, pedestal hand wash basin, wood effect flooring, radiator, heated towel radiator, half height wall tiling.

Outside - The property boasts a cul de sac position, to the front is a tarmac double driveway with gravelled additional parking to the side ideal for caravan/trailer or motorhome, Double Garage 18'2" x 16'7" having 2 up and over doors to front aspect, 2 UPVC windows to side aspect, personal door to Utility Room, floor standing oil fired boiler, fitted cupboards and work bench.