



Marbeck, New Main Road
Scamblesby, Louth, Lincolnshire, LN11 9XH

BELL





NO ONWARD CHAIN! Marbeck is a spacious, four-bedroom detached bungalow with generous gardens and open rural views, located in the Lincolnshire Wolds National Landscape. Enjoying large dining kitchen, lounge and garden room spaces, the property will suit a range of potential purchasers. The property provides driveway and garage parking, front and rear garden spaces and looks out across paddocks to the hillside beyond; a South-Westerly view.

Scamblesby is a popular village with a primary school, pub and shop, located halfway between the market towns of Louth and Horncastle (each 7 miles away).

ACCOMMODATION

Hallway

Entered through porch to front, with lights to ceiling and walls, carpet, radiator, multiple power points. Slatted doors to storage spaces.

Dining Kitchen

Having uPVC double glazed windows to front and sides, lights to ceiling. Sink and drainer to roll edge worktop, oak fronted units to base and wall levels including glazed and open, corner shelving. Oven and microwave, hob, space and connections for under counter appliances. Radiator, tiled flooring, multiple power points.

Lounge

With uPVC double glazed windows to side, lights to ceiling and walls. Brick and tile fireplace. Carpet, radiator, multiple power points. Wood sliding doors to garden room.

Garden Room

Having uPVC double glazed windows to sides and rear, French doors to rear. Skylights to sides. Lights to ceiling and walls, radiators, tiled flooring. Multiple power points.



Bedroom 1

With uPVC double glazed window to rear; light to ceiling. Radiator, carpet, multiple power points.

Bedroom 2

Having uPVC double glazed window to front; light to ceiling. Radiator, carpet, multiple power points.

Bedroom 3

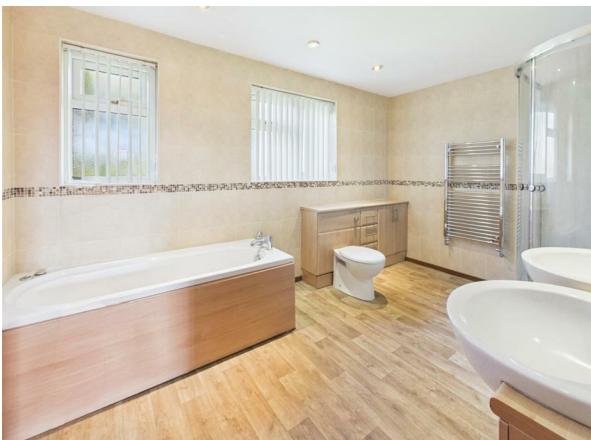
With uPVC double glazed window to rear; light to ceiling. Radiator, carpet, multiple power points.

Bedroom 4

With uPVC double glazed window to front; light to ceiling. Radiator, wood effect flooring, multiple power points.

Bathroom

Having uPVC double glazed obscured windows to rear, lights to ceiling. Low level wc, hand wash basins to storage unit. Corner shower cubicle with board surround, panel bath. Heated towel rails, shaver socket. Wood effect flooring.





Outside

The property is approached up a brick paved driveway, standing multiple vehicles and leading to the Garage. The front garden is lawned, with well-maintained, mature shrubs and trees.

The lawn continues down the side - through a gate - and to the rear, where separately fenced areas provide security for children or pets. There are two grassed areas, including the principal rear garden, alongside a timber Summerhouse and with mature trees. Leading off the Garden Room is a large timber decked seating area, laid with artificial turf.

The garden looks out across grassed paddocks and to the hillside beyond, a beautiful rural landscape typical of the Lincolnshire Wolds location this property enjoys.

Garage

Up and over door to front; light to ceiling. Oil fired, floor standing boiler.



Approximate total area⁽¹⁾

1639 ft²
152.3 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: D

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
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

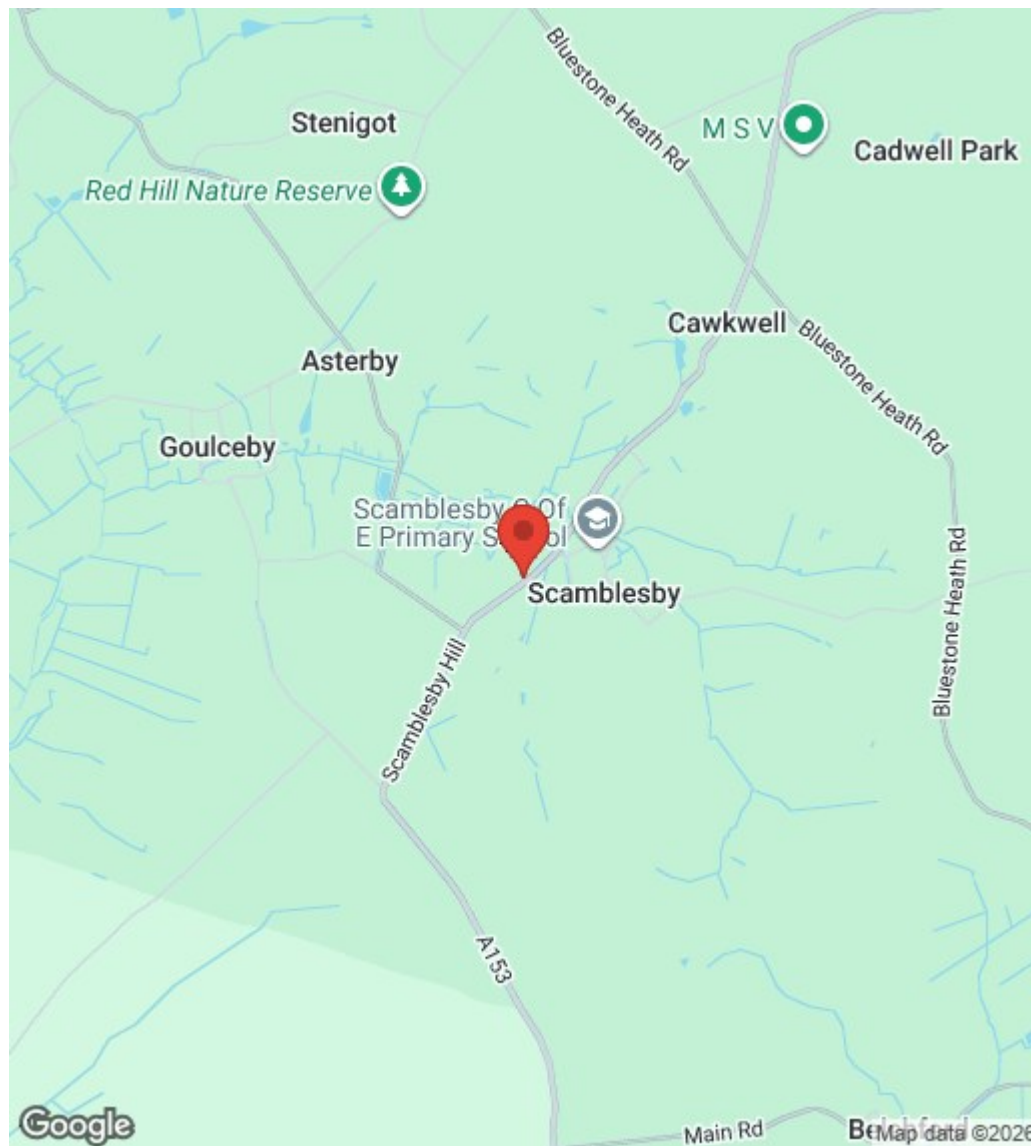
Website: www.robert-bell.org

Brochure prepared: 28th September 2026

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