



BRITISH
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2023



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2023

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The Cottage

Fieldside, Mareham le Fen, Boston. PE22 7RS

BELL



The Cottage, Fieldside

Mareham le Fen

The Cottage is a large, detached mud and stud cottage set to a 0.2 acre (sts) plot in the ever-popular village of Mareham le Fen. Requiring a scheme of updating and reconfiguration, this c. 300 year old property boasts attractive fireplaces, beams to the initial cottage-style accommodation, with sizable ground floor extension plus garden room, garaging and workshop.

Having once been two semi-detached properties, access to the bedrooms is via a pair of ladders from the (front) central hallway.

Mareham le Fen is well serviced, with shop, primary school, pub and other businesses, and within a short drive of Spilsby, Coningsby/Tattershall, Boston and Horncastle; with regular public bus services.

ACCOMMODATION

Entered to the side through wood single glazed stable door to

Entrance Porch with wood single glazed stable door to side aspect with wood single glazed windows to front and side; tiled floor, ceiling light and power points. Doors to garden room and to:

Dining Room having exposed brick fireplace with tiled hearth, carpeted floor, ceiling beam, wall lights and power points. Open doorways to front and rear hallway, utility and part glazed door to:

Kitchen having uPVC double glazed windows to front aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, fridge, freezer with electric cooker, Carpeted floor, radiator, wall lights and power points.





Living Room having log burning stove inset to brick arched surround with tiled hearth, carpeted floor, radiator, wall lights and power points. Wood windowed doors to front and rear hallway, the former with ladder accesses to bedrooms. Doors to conservatory and to:

Bathroom having uPVC obscure double glazed window to side aspect; shower space with tiled surround and flooring, low level WC and pedestal wash hand basin, heated towel rail and ceiling light.

Conservatory having uPVC double glazed windows to front and rear, French doors to sides with polycarbonate roof; radiator, tiled floor and power points.

Utility having uPVC double glazed window to side aspect; tiled floor, ceiling light and power points. Archway to lounge and open doorway to:

Boiler Room with floor standing oil fired boiler, carpeted floor and loft access hatch, radiator, built in storage units and power points.

Lounge having uPVC double glazed window to side and bay window to rear aspect; tiled floor, radiator, wall lights and power points. Wood double glazed door and matching side panel to:

Garden Room with uPVC double glazed sliding door to rear aspect; polycarbonate roof, wall light fitting, timber Decking housing hot tub with power points. Doors to cloakroom, garage and to:

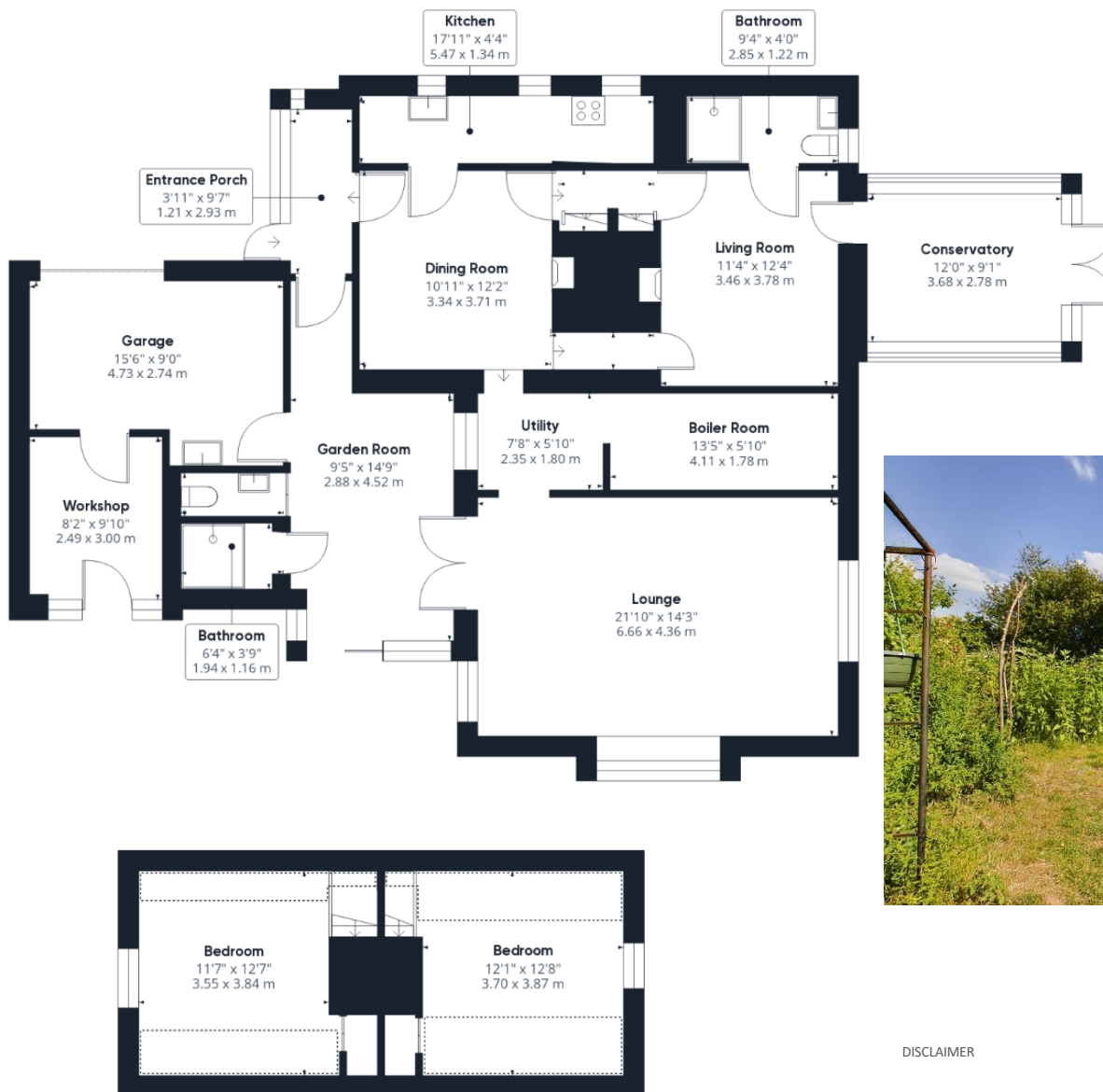
Shower Room with shower cubicle with tiled surround and floor, timber boarded drying area and ceiling light.

Cloakroom with low level WC, wash hand basin, tiled floor and ceiling light.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, ceiling beams, radiator, wall lights and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, ceiling beams, radiator, wall lights and power points.





OUTSIDE

The property is approached to the from up brick paved driveway, leading to the **Garage** with double door to front, light and power. Wood door to rear workshop space with light, power, uPVC double glazed windows and door to rear garden.

The front garden is laid to lawn; the rear boasting a vast collection of mature fruit and vegetable plants and trees.

East Lindsey District Council – Tax band: C
ENERGY PERFORMANCE RATING: tbc Oil fired heating. Private drainage system

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 Office...

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