



Walnut Cottage
Main Street, Mareham le Fen, Boston. PE22 7RL

BELL



Walnut Cottage

Mareham le Fen

Walnut Cottage is a substantial, south-facing family home, with driveway parking and a converted garage – now providing a separate lounge, kitchen, bedroom and shower room. Located to the centre of popular Mareham le Fen, the property is laid out with a large, I-shaped lounge-diner, alongside kitchen, conservatory, snug/study and cloakroom to the ground floor; three bedrooms including large master with en suite shower room, plus family bathroom, to the first.

The property is set to lawned garden space, with pedestrian access from the front and vehicular access from Shop Hill to the side. Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Mareham le Fen benefits from close proximity to the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.



ACCOMMODATION

Hallway with uPVC double glazed front entrance door with coloured glass decoration, tiled floor, radiator, staircase with twist style oak spindles and balustrade up to first floor with built in under stairs storage space, radiator and ceiling light.

Snug / Study with uPVC double glazed sash windows to front aspect; wood flooring, radiator, ceiling light and power points.



Lounge / Diner having uPVC double glazed sash and bay windows to side aspect; wide brick fireplace with tiled hearth and log burning stove inset, wood flooring, TV point, ceiling and wall lights and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to side and rear, French doors to rear aspect; tiled floor and power points.

Cloakroom with low level WC, wash hand basin, storage unit with tiled top, tiled floor and ceiling light,

Kitchen having uPVC double glazed sash window to front aspect; a good range of oak fronted units to base and wall levels, Britannia range cooker, Franke 1 1/2 sink and drainer to bevel edge worktop with space and connection for upright fridge freezer and breakfast bar to one end. Tiled floor, radiator, wall mounted Viessman boiler and ceiling light.

First Floor

Gallery Landing with uPVC double glazed sash windows to front and rear aspects; carpeted floor, radiator, ceiling light and power points. Doors to:

Family Bathroom having uPVC double glazed sash window to rear aspect; built in airing cupboard, P shaped panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Wood flooring, radiator and ceiling light.

Bedroom 1 having uPVC double glazed window to side aspect; built in wardrobe storage spaces, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed sash window to side aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood flooring, heated towel rail, ceiling light and shaver socket.

Bedroom 3 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.





Bedroom 2 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached through a pedestrian gate to the front, up a paved path to the front door. Vehicle access is to the side; off Shop Hill, with gravelled parking space for multiple vehicles and a **Garage** - Currently laid out with a lounge on entrance; leading through to well-appointed kitchen- with door to bedroom with en-suite shower room.

The main house has lawned gardens to the front and rear, contained by hedging and fencing to ensure a child and pet friendly, secure space.

Note – It is the agents' understanding changes to the garage (the creation of 'the annex') have been made without building regs. An indemnity policy against issues arising from this will be made available for prospective purchasers during the conveyancing process.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

LPG heating.

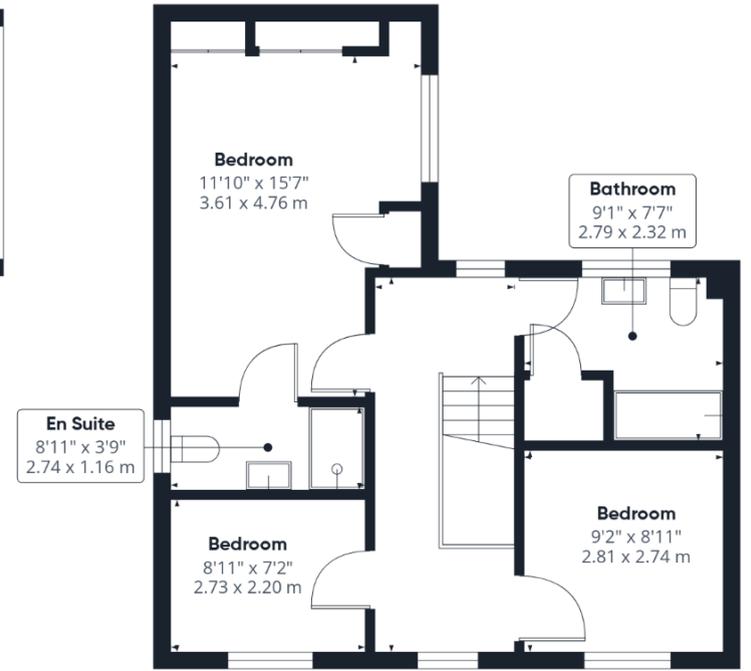
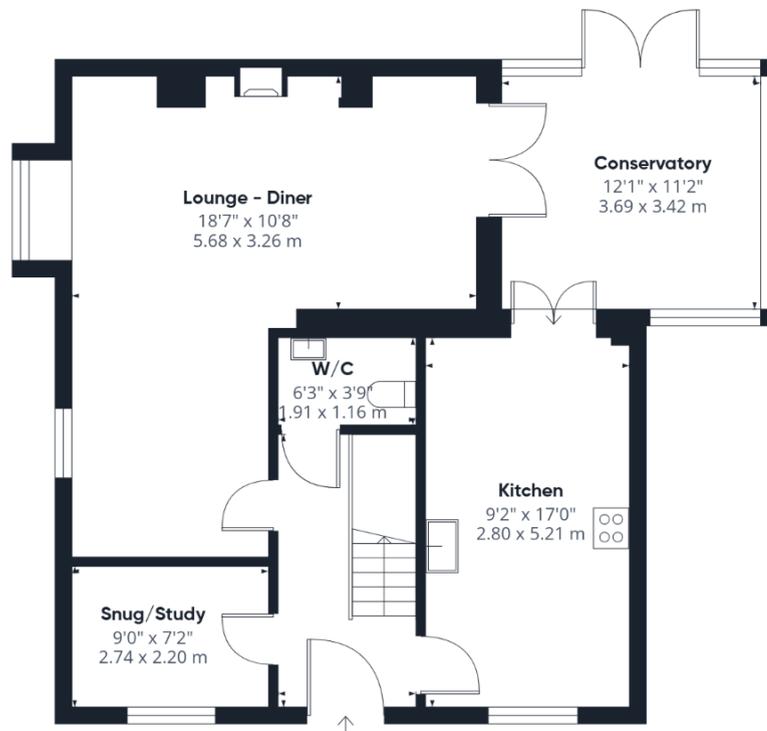
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 3.2.2026







Approximate total area⁽¹⁾

1651 ft²

153.2 m²

(1) Excluding balconies and t

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

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DISCLAIMER

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