



The Former Rectory, Fieldside

Mareham-le-fen, Boston, PE22 7QU

£385,000

A detached family home located in a pleasant non-estate position on the edge of the village of Mareham-le-fen and is adjacent to St Helens Parish Church. The spacious internal living accommodation briefly comprises of Main Entrance Hall, Inner Hallway, Separate WC, Lounge, two further Reception Rooms, Kitchen, Pantry, Utility Room and First Floor Landing leading to four Bedrooms, Family Bathroom and Shower Room. Outside the property occupies a large mature plot. There is ample off road parking provided to the front of the property and a larger than average Single Garage. The property further benefits from oil fired central heating and is being sold with No Onward Chain.



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SERVICES

Mains drainage, electricity and water are all understood to be connected to the property. Oil fired central heating.

EPC RATING – D

COUNCIL TAX BAND – D

LOCAL AUTHORITY - East Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located in a pleasant non-estate position on the edge of the village of Mareham-le-fen. The property is located adjacent to St. Helens Parish Church and there are residential properties and a sports field on the opposite side of the road. Mareham-le-fen is located approx. 8 miles from the Market Town of Horncastle and approx. 13 miles north of the Market Town of Boston. The village is located on the A155 Main Road which passes through the centre of it. The village has local amenities to include local shop, primary school, public house, community hall and sports club. Further/more major amenities and facilities can be found in the Market Towns of Horncastle and Boston.



ENTRANCE HALL

With main entrance door, UPVC window to the front elevation and radiator.

INNER HALLWAY

With double radiator and stairs to the first floor.

SEPARATE WC

With WC, wash hand basin, single radiator and internal UPVC window.

LOUNGE

18' 6" x 13' 0" (5.64m x 3.96m), with UPVC window to the side elevation, UPVC bow window to the rear elevation, fireplace with a solid fuel burner and a double radiator.



RECEPTION ROOM

22' 3" x 11' 10" (6.78m x 3.61m), with three UPVC windows and two radiators.

RECEPTION ROOM

12' 0" x 11' 8" (3.66m x 3.56m), with two UPVC windows and a double radiator.

KITCHEN

11' 10" x 11' 8" (3.61m x 3.56m), with fitted wall, base units and drawers with work surfaces over, 1½ bowl sink unit and drainer, double radiator, under stairs storage area and UPVC window.

PANTRY

6' 7" x 6' 0" (2.01m x 1.83m), with internal UPVC window and shelving.



UTILITY ROOM

10' 0" x 6' 11" (3.05m x 2.11m), with fitted base units, double radiator, Belfast sink and UPVC window to the rear elevation.

SIDE ENTRANCE

With courtesy door to the garage.

FIRST FLOOR LANDING

With UPVC window to the front elevation, double radiator and built-in storage cupboard.

BEDROOM

18' 7" x 12' 0" (5.66m x 3.66m), with two UPVC windows, double radiator and built-in wardrobe/cupboards.

BEDROOM

15' 3" x 12' 1" (4.65m x 3.68m), with two UPVC windows, double radiator and built-in wardrobes/cupboards.

BEDROOM

12' 0" x 11' 8" (3.66m x 3.56m), with two UPVC windows and double radiator.

BEDROOM

12' 6" x 8' 9" (3.81m x 2.67m), with UPVC window and single radiator.

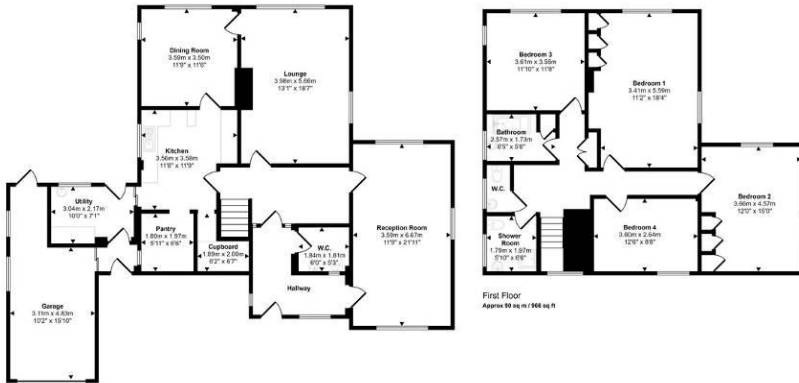
BATHROOM

With suite to comprise of bath with shower over, wash hand basin, single radiator, UPVC window and airing cupboard housing the hot water cylinder.





Approx Gross Internal Area
222 sq m / 2359 sq ft



Ground Floor
Approx 112 sq m / 1419 sq ft

First Floor
Approx 92 sq m / 1000 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of these such as bathroom fixtures are representative only and may not be the actual items. Views are taken through open doors.



SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin, towel radiator, tiled walls, extractor fan and UPVC window.

OUTSIDE

The property is situated on a large mature plot. There is a gated driveway providing ample off road parking/hardstanding for vehicles and access to the larger than average Single Garage. The gardens are predominantly to the east of the house and comprises of extensive lawns with well-stocked mature flowerbeds, shrubs, there is a substantial amount of mature trees and a patio seating area.

SINGLE GARAGE

With oil central heating boiler and two UPVC windows.

DISCLAIMERS - The property is sold as seen and please note that the buyer should, at their own expense, make arrangements for any repairs, alterations or upgrades they might require to be undertaken to the property.

The Vendor has advised us that the current west boundary fence located between the house and a ccess footpath leading to the Church is being moved closer to the house. The main access to the house is over a shared driveway, which is not included within the ownership and title of the house. The new owner would be required to contribute a fair share according to usage towards maintenance of the access. Further information can be provided upon request.

The buyers should be aware that the property is subject to a restrictive covenant limiting the property to use as a single house or private dwelling.

An average provision would be attached to the blue hatched area in the title plan such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value of the blue hatched area, following the sale with the benefit of, or the implementation of, a planning permission for any use beyond that of garden ground or non-residential outbuildings ancillary to the main house. The seller is willing to split the title, with the blue hatched area having its own title deed subject to the overage clause if needs be.

The buyer would not be able to name the property "The Rectory". However "The Former Rectory" would be acceptable.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Sita & Bettbridge, Ringwood Law LLP, Burton and Co, Bridgwater, McFarland and Gillen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £25.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 550088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

- NOTE**
- None of these services or equipment have been checked or tested.
 - All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or an independent advisor or conveyancer, particularly on items stated herein and not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

