



HUNTERS®
HERE TO GET *you* THERE

Revesby Corner , Mareham-Le-Fen, PE22 7QQ | £180,000
Call us today on 01507 524 910



12, Revesby Corner Mareham-le-Fen BOSTON PE22 7QQ	Energy rating E
Valid until 10 September 2028	Certificate number 9698-6029-7291-3118-0980

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

WELL PRESENTED SEMI-detached HOUSE on CORNER PLOT, THREE bedrooms, TWO receptions, NO 'upward CHAIN', Backs onto PROTECTED COUNTRYSIDE/FIELDS, GENEROUS front, side and rear GARDENS including SOUTH FACING and private, LOUNGE and dual aspect DINING ROOMS, Fitted KITCHEN, INTEGRAL WORKSHOP and STORE room/potential UTILITY, MODERN BATHROOM with separate SHOWER over bath, downstairs W.C, Built in wardrobes to all three bedrooms, UPVC glazing, WELL SERVICED village location IDEAL for surrounding major towns/villages, POTENTIAL to EXTEND as neighbours have done, subject to planning.

AGENTS REMARKS

This is a well presented three bedroom, two reception semi-detached property on a corner plot having front, side and rear gardens including south facing and private with far reaching views over what we have been advised is protected countryside/fields and there is ample scope to extend to the rear or side, as neighbours have done, subject to planning, all in the well serviced village of Mareham-le-Fen which is ideally located for surrounding major towns and villages and there is NO 'upward CHAIN'.

The property consists of entrance, lounge and dual aspect dining room (both with fireplaces that we are advised were previously open) and the dining room is open plan to the fitted kitchen, a rear lobby with workshop, store room/potential utility, storage area and a W.C. Upstairs there is a landing with rear window and a built in cupboard, modern bathroom with separate shower over the bath, master bedroom, second double bedroom and generous third bedroom, all bedrooms having built in wardrobes.

With far reaching views over protected countryside/fields to the rear and a green to the front, the front garden is open to the south facing side garden which in turn leads to the private rear garden that has a patio. The property itself has on road parking although the owners currently also use the front garden for parking.

The property also benefits from UPVC glazing, includes 'white goods' and the furniture if wanted and is offered freehold,

The well serviced village of Mareham-le-Fen benefits from a village store/ post office, butchers, thatched roof public house, fish and chip shop, primary school, broadband internet availability, bus routes and is only about six miles from the market town of Horncastle (which has supermarkets, doctors, dentists, main Post Office, grammar and secondary schools, swimming baths, fitness centre and bowling green), eight miles from the tree lined resort of Woodhall Spa home of the National Golf Centre (and has a range of shops including supermarket, restaurants, cinema, schools, leisure facilities, doctors and dental surgeries) and only about thirteen miles from the major town of Boston. Mareham-le-Fen is in the catchment area including transport for Queen Elizabeth's Grammar School in Horncastle.

FRONT

The garden is laid to lawn and a path leads from the metal scrolled pedestrian front gate to and past the front door (that has an outside lantern light to one side) and wraps around the remainder of the property to the rear. The front garden also has a space that the current owner uses for off road parking. The front garden is open plan to the side garden.

SIDE AND REAR GARDENS

Having the countryside/field views, the gardens are open plan and are laid to lawn having beds of plants, shrubs and some trees.

REAR OF THE PROPERTY

Paved patio and a path from the rear lobby exterior door leads, past an outside security sensor light, outside electrical power socket and water tap, around the property to the front.

HOUSE ENTRANCE

1.93m (6' 4") x 0.94m (3' 1")
Entered via wooden external door having obscured glazed vertical panels, ceiling light, smoke alarm, coat rack, electrical power socket, carpeted stairs with wooden hand rail to the first floor, carpet and doors off to the lounge and to the dual aspect dining room.

LOUNGE

5.36m (17' 7") x 3.18m (10' 5")
Maximum dimensions. UPVC glazed window to the front overlooking the garden and green beyond, ceiling light, feature fireplace with wooden surround and inset coal living flame effect electric fire (please note we have been advised that the fireplace was previously open), TV aerial and telephone point, five double electrical power sockets including one having twin USB points, Dimplex night storage heater with inset thermostat controls, carpet and door off to the kitchen.

DINING ROOM

3.78m (12' 5") x 3.18m (10' 5")
Maximum dimensions. Dual aspect, UPVC glazed window to the front overlooking the garden and green beyond and to the side also overlooking garden, ceiling light, picture rail, feature fireplace with wooden surround and inset log living flame effect wood burner electric fire (please note we have been advised that the fireplace was previously open), TV point, four double electrical power sockets one of which has twin USB point, Dimlex night storage heater with inset thermostatic controls, carpet and open plan to the kitchen.

KITCHEN

4.27m (14' 0") x 1.83m (6' 0")
Dimensions exclude alcove, Two UPVC glazed windows to the rear including overlooking the patio and countryside/fields beyond, two ceiling lights, range of white kitchen base units including cupboards and drawers, matching wall units, oak block wood effect roll edged laminate worktops, inset stainless steel sink with drainer and swan neck mixer taps, part tiled walls, built in Indesit stainless steel and glass fronted electric oven including fan assisted and grill, Hotpoint four ring ceramic hob with tiled splash back, stainless steel and curved glass hood extractor over the hob and oven, recess alcove with under counter slimline fridge and freezer, Zanussi ZWG7140P washing machine, six double electrical power sockets, Dimplex night storage heater, quarry tiled floor and panelled door top panel obscure glazed, off to the rear lobby.

WELL PRESENTED SEMI-detached HOUSE on CORNER PLOT, THREE bedrooms, TWO receptions, NO 'upward CHAIN', Backs onto PROTECTED COUNTRYSIDE/FIELDS, GENEROUS front, side and rear GARDENS including SOUTH FACING and private, LOUNGE and dual aspect DINING ROOMS, Fitted KITCHEN, INTEGRAL WORKSHOP and STORE room/potential UTILITY, MODERN BATHROOM with separate SHOWER over bath, downstairs W.C, Built in wardrobes to all three bedrooms, UPVC glazing, WELL SERVICED village location IDEAL for surrounding major towns/villages, POTENTIAL to EXTEND as neighbours have done, subject to planning.

REAR LOBBY

2.87m (9' 5") x 1.19m (3' 11") plus alcove 1.55m (5' 1") x 0.89m (2' 11")

Irregular shape. External door top half obscure glazed, off to the side to the patio and rear garden, ceiling light, alcove storage area and white panelled doors off to the workshop, store room/potential utility and to the W.C.

WORKSHOP

2.46m (8' 1") x 2.08m (6' 10")

Maximum dimensions. UPVC glazed window to the rear, ceiling light and two double electrical power sockets.

STORE ROOM/POTENTIAL UTILITY

1.88m (6' 2") x 0.84m (2' 9")

Ceiling light and also housing Creda T620 CW tumble dryer which is currently powered by extension lead from the lounge.

W.C.

1.63m (5' 4") x 0.84m (2' 9")

UPVC obscure glazed window to the side, ceiling light, mid level flush W.C. and water stop cock.

LANDING

2.95m (9' 8") x 1.80m (5' 11")

Maximum dimension including built in cupboard. UPVC glazed window to the rear overlooking the patio, rear garden and countryside/fields beyond, roof void, smoke alarm, electrical power socket, Dimplex night storage heater with thermostatic controls, carpet and white doors off to the bathroom with separate shower over the bath, master bedroom, second double bedroom and generous third (all three bedrooms having built in wardrobe) and to the airing cupboard housing the hot water cylinder with immersion heater having slatted shelving over.

BATHROOM

2.18m (7' 2") x 1.78m (5' 10")

UPVC obscure glazed window to the rear, three ceiling flush fitting LED/halogen lights, panelled bath with mixer taps fully wall tiled over, having a separate Triton shower (with both monsoon and flexible hose shower heads), shower rail and curtain over the bath and a tiled shelf at one end of the bath, remainder of the walls tiled to half height and matching tiled window sill, pedestal hand basin with swan neck mixer taps, low level close coupled toilet, heated towel rail as well as wall mounted electric blow heater and mosaic tile effect vinyl flooring.

MASTER BEDROOM

3.86m (12' 8") x 3.20m (10' 6")

Dimensions exclude built in wardrobe and recess. UPVC glazed window to the front overlooking the garden and green beyond, ceiling light, double and single electrical power sockets including the double having twin USB points, electric wall mounted heater with integral timer control and white door to built in wardrobe.

BEDROOM TWO

3.18m (10' 5") x 2.87m (9' 5")

Maximum dimensions excluding built in wardrobe and entrance recess. UPVC glazed window to the front overlooking the garden and green beyond, ceiling light, telephone point, two double electrical power sockets including the double having twin USB points, electric wall mounted heater with integral timer control and white door to built in wardrobe having hanging rail with shelf over and painted wooden floorboards.

BEDROOM THREE

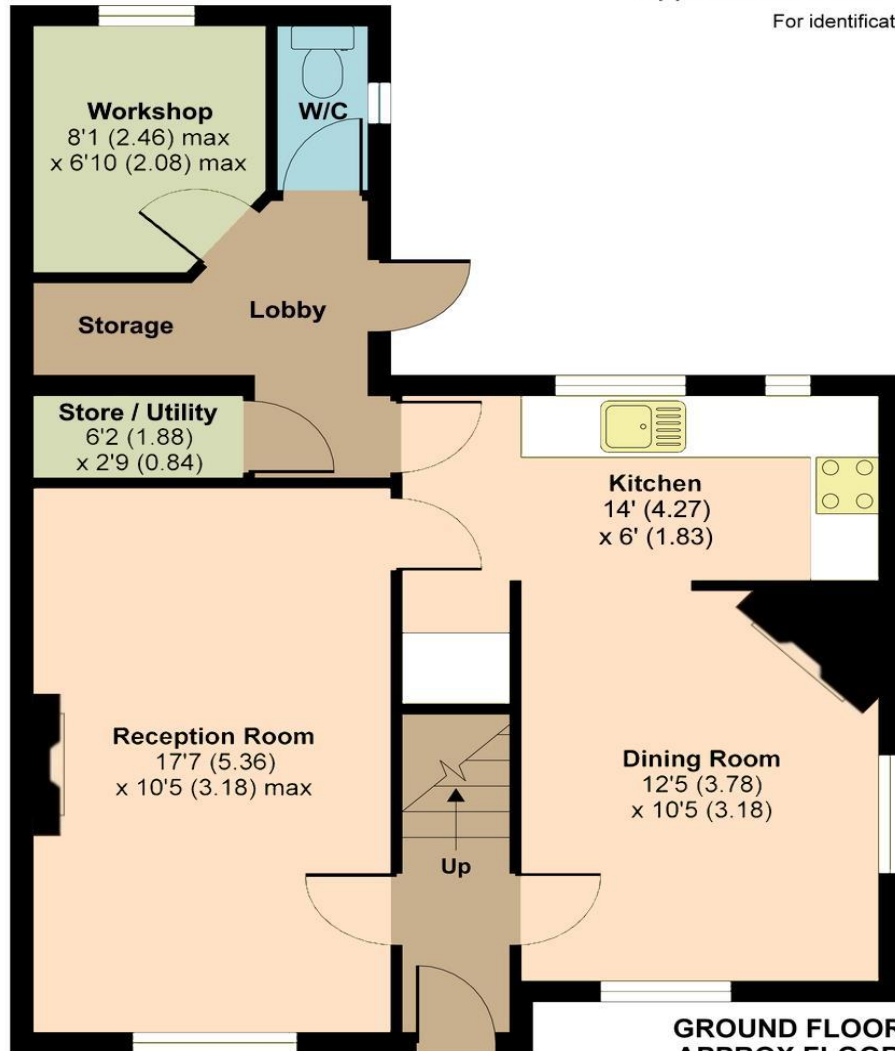
2.77m (9' 1") x 2.29m (7' 6")

Dimensions exclude built in wardrobe. UPVC glazed window to the rear with views to countryside/fields beyond, ceiling light, double electrical power socket, wall mounted electric heater with integral time control, white painted wooden floorboards and door to built in wardrobe having hanging rail with shelf over.

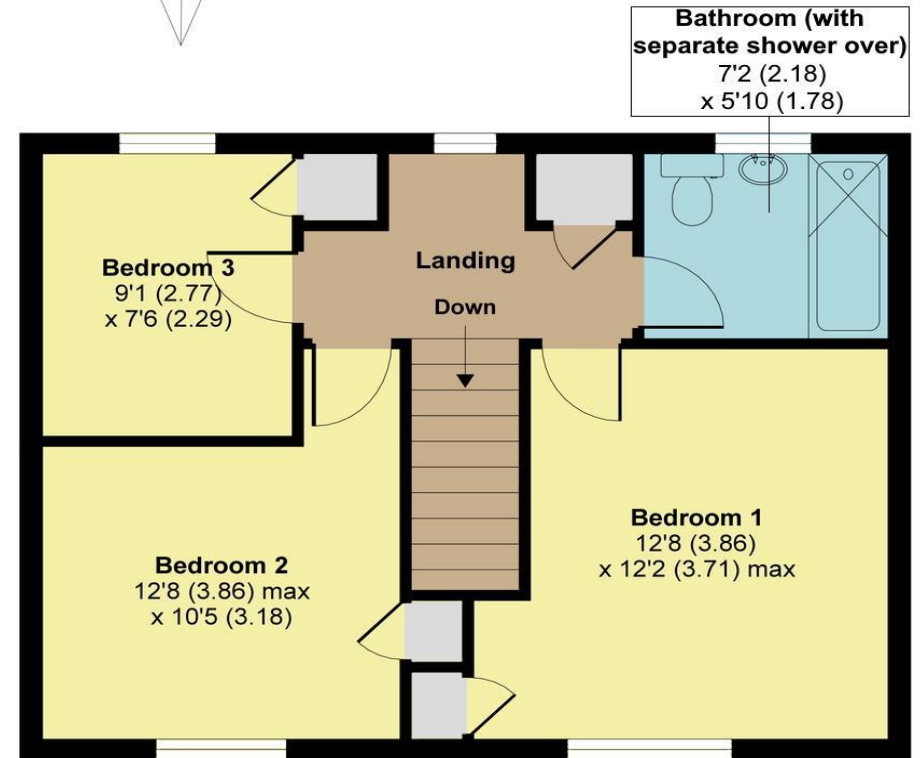
Revesby Corner, Boston, PE22

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 56.9 SQ M
(613 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 43.7 SQ M
(471 SQ FT)**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters Hunters – Horncastle 10 East Street, Horncastle, LN9 6AZ | 01507 524 910 | horncastle@hunters.com | www.hunters.com

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