



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Tamarisk

Watery Lane, Mareham le Fen, Boston, Lincolnshire. PE22 7RP

BELL



Tamerisk, Watery Lane, Mareham le Fen

NO ONWARD CHAIN! Tamarisk is a spacious two-bedroom detached bungalow, providing large living accommodation on a generous plot in the popular village of Mareham le Fen. With dual aspect lounge, separate dining room and breakfast kitchen plus utility, the property also includes master bedroom with en-suite shower room, further bedroom and family bathroom. Complete with single detached garage, ample driveway parking for multiple vehicles and gardens to the front and rear.

The property occupies a private position within walking distance for most of the convenience shop and public house to the centre of the village – which is also home to a primary school, fish and chip shop, and is within a short drive of Spilsby, Coningsby/Tattershall, Boston and Horncastle; with regular public bus services.

ACCOMMODATION

Hallway with UPVC obscure double glazed front entrance door, built in storage space, wood door to airing cupboard, carpeted floor, electric heater, ceiling lights and power points. Wood windowed doors to dining room and to:

Lounge having uPVC double glazed bow window to front, window to side and sliding doors to rear aspect; stone fireplace with mantel and stone hearth, carpeted floor, wall mounted electric heater, TV point, lights to ceiling and wall and power points.

Dining Room with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall





levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, electric cooker.

Tile effect flooring, electric heater, ceiling light and power points. Door to:

Utility having uPVC double glazed window and patio door to rear aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer; under counter washing machine. Tile effect flooring, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with tiled surround, shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Tiled to half height to walls, carpeted floor, electric heater and ceiling light.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe storage, carpeted floor, electric heater, radiator, ceiling light and power points. Open arch to:

En-suite Shower Room with uPVC obscure double glazed window to side aspect; shower cubicle with tiled surrounded electric shower over, wash hand basin inset to storage unit and low level WC. Tiles to half height to walls and to floor and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, electric heater, ceiling light and power points.



OUTSIDE

The property is approached from the front up the driveway, continuing, with turnaround space to the front down the property to access the **Garage** with up and over door to front, uPVC double glazed window to rear, personnel door to side, light and power points.

The front garden is laid to lawn with established hedging to the front and sides. Personnel gate secures the rear to ensure a child and pet friendly space.

The rear garden is also predominantly laid to lawn with mature flowerbeds and hard standing for a timber framed **Summerhouse** and access to the garage.

East Lindsey District Council – Tax band: C

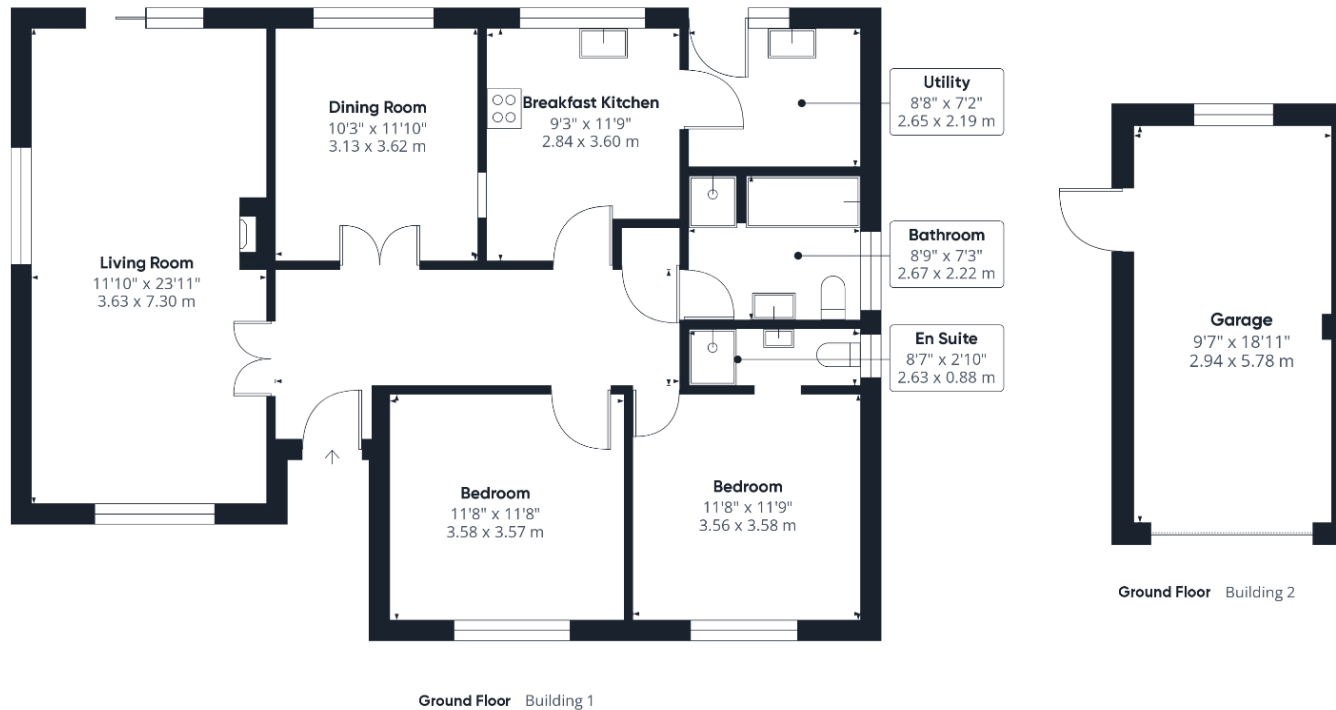
ENERGY PERFORMANCE RATING: E

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, Old Bank Chambers, Horncastle, LN9

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