



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Roseville**  
Main Street, Mareham le Fen, Boston. PE22 7QJ

**BELL**





## Roseville

### Mareham le Fen

Rose Ville is a spacious family home, enjoying a prominent South facing position with rural views in the popular village of Mareham le Fen. With classic Victorian high ceilings throughout; the property offers a wealth of versatile spaces throughout, with up to five bedrooms to the first floor (plus shower room); living room, dining room / snug, breakfast kitchen, utility and bathroom to the ground floor. Complemented by a large outbuilding and long drive. With initial garden plus further lawn to the rear, the property will suit a range of potential purchasers

Within walking distance for most of a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Particularly close by is the town of Horncastle, the large villages of Coningsby & Tattershall, with further schools, shopping and more available five miles away.

The property enjoys beautiful rural views to the South, over arable farmland classic of this mid Lincolnshire location. On a clear day this offers a sight of the Boston Stump parish church tower.

#### ACCOMMODATION

**Front Hallway** having uPVC double glazed front entrance door with obscure coloured and leaded glass infill, wood effect floor, carpeted staircase with spindle and balustrade to first floor, large built in under stairs storage space, radiator and ceiling light. Wood double doors with coloured and obscure glass to dining room/snug. Wood door to:





**Living Room** with uPVC double glazed bay window to front, window to side aspect; wood flooring, tiled fireplace, radiator, TV point, ceiling light and power points.

**Dining Room / Snug** having uPVC double glazed windows to side and rear aspects; ornate fireplace with slate hearth, wood flooring, radiator, ceiling lights and power points. Door to:

**Breakfast Kitchen** having uPVC double glazed door to side, window to side aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop, oven and four ring induction hob beneath extractor canopy. Tiled floor, alcove shelving to walls, heat exchanger for Biomass heating system, radiator, ceiling light and power points. Door to rear staircase and door to:

**Utility** having uPVC double glazed window to side aspect; roll edge worktop with space and connections for upright fridge-freezer; under counter washing machine. Tiled floor, tiles to low level to walls, heated towel rail, ceiling light and power points. Door to:

**Bathroom** having uPVC double glazed window to side aspect; bath with Triton electric shower over, pedestal wash hand basin and low level WC. Tiled floor, tiles to walls and radiator,

#### First Floor

**Front Landing** with loft access hatch, carpeted floor and ceiling light. Doors to bedrooms and rear landing.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power point.

**Bedroom** with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

**Rear Gallery Landing** with uPVC double glazed window to side aspect; carpeted floor, carpeted stairs to kitchen and ceiling light. Doors to further accommodation, including:

**Bedroom** with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

**Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with board surround; Mira electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring, built in storage cupboard, loft access hatch, heated towel rail, ceiling spotlights and ceiling light.

**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.







**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power point.

## OUTSIDE

The property is approached to the front through a personnel gate in the railed fencing to the front; and via a concrete path, leading to both the front and side doors beneath storm porches. The front garden space is laid to lawn with brick boundaries to the sides. The initial garden, set behind the property, is laid to lawn with mature borders stood before the side walled boundaries. The path continues to the **Brick & Tile Outbuilding** comprising a **Workshop / Store** with window to front, a further store housing the Biomass system cylinders, plus two fuel stores (the former outhouse) beside a tiled walk through running between the initial garden and the rear.

The rear of the property is accessed from The Green, via a long driveway leading to the rear and providing ample parking space for multiple vehicles. Set behind the outbuilding is a wood pellet silo housing the biomass fuel, and to the side a lawned garden with busy planters plus hard standing with a greenhouse.

**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: tbc**

**Mains water, electric and drainage. Biomass fuel 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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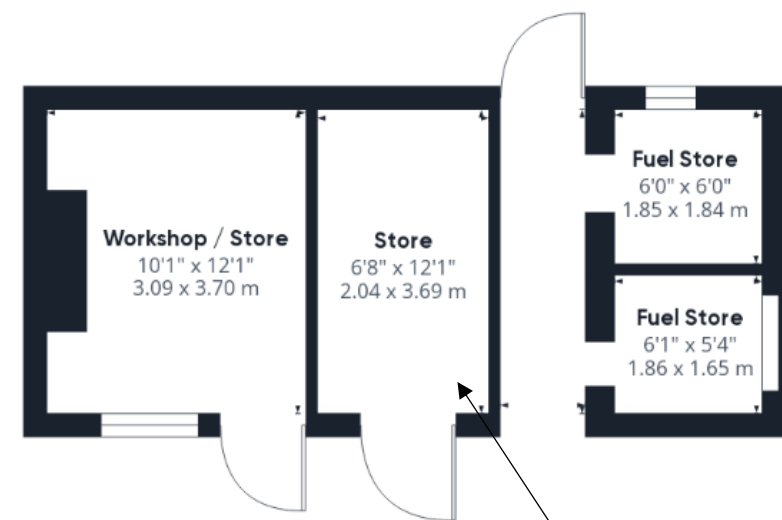
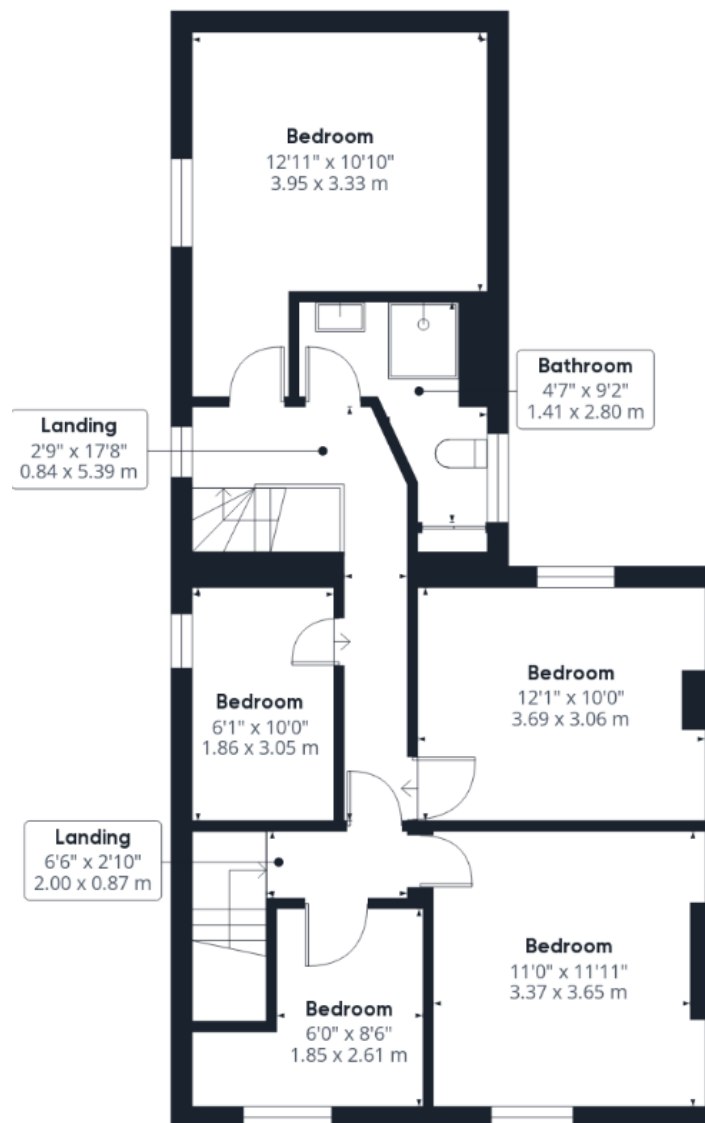
Brochure prepared 4.2.2025











Housing Biomass boiler and buffer tank

**Approximate total area<sup>(1)</sup>**

1764.85 ft<sup>2</sup>

163.96 m<sup>2</sup>

**Reduced headroom**

11.05 ft<sup>2</sup>

1.03 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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