



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



Fieldview

Fieldside, Mareham le Fen, Boston. PE22 7RA

BELL



Fieldview

Mareham le Fen, Boston

Fieldview is a well presented, three-bedroom detached bungalow with a generous garden. Located to a quiet position in the popular village of Mareham le Fen, the property provides three bedrooms; dining kitchen, lounge and bathroom – alongside garage and coal store.

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. Particularly close are the town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, built in airing cupboard, carpeted floor, radiator, ceiling lights and power points. Doors to accommodation including:

Lounge with uPVC double glazed window to front aspect; carpeted floor, electric fire to stone surround, radiator, TV point, ceiling light and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; a good range of units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for under counter washing machine and fridge, oven and four ring hob. Louvre door to useful storage cupboard, tiled floor, radiator, ceiling spotlights and power points. uPVC double glazed obscure door to:

Rear Lobby with wood glazed French doors to rear aspect; doors to garage and coal store.





Bathroom having uPVC double glazed obscure window to rear aspect; bath with Triton electric shower over, pedestal wash hand basin and low level WC. Tiled floor, radiator, loft access hatch and ceiling light.

Bedroom with uPVC double glazed window to rear 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 points.

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

OUTSIDE

The property is approached to the front via a gravel driveway; providing parking and turnaround space and access to the **Garage** with up and over door to front, wall mounted oil fired Wallstar boiler, light and power. Door to rear lobby.

The front garden is laid to lawn with evergreen hedging and trees to the front and side.

The rear garden is laid to lawn; contained by timber fencing and boasts a range of mature shrubs and trees. There is a paved seating space leading off the rear lobby. Personnel gates secure the side to ensure a child and pet friendly space.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

Oil fired heating – mains water, electric and drainage.

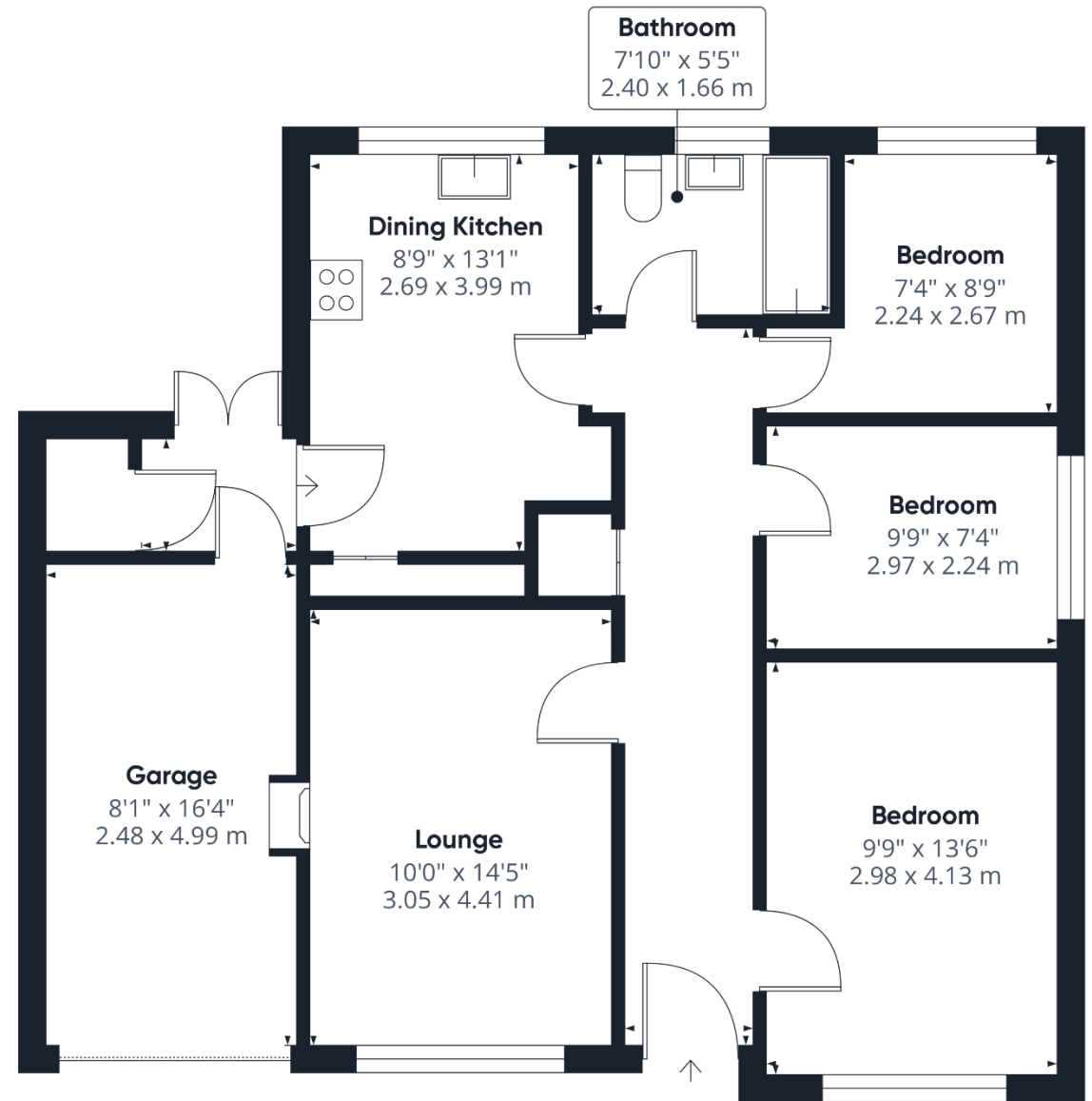
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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