



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



Inglenook
Main Street, Mareham le Fen, Boston. PE22 7QJ

BELL



Inglenook

Mareham le Fen

Inglenook is a beautiful, 17th Century cottage - providing three bedrooms and two generous reception spaces, to the popular village of Mareham le Fen.

South-facing, the property enjoys a sizable rear garden, sweeping driveway and timber garage/store to the rear. Originally mud and stud, later cased in red brick, the cottage enjoys stunning brick fireplaces, exposed beams and is excellently presented.

ACCOMMODATION

Hallway with wooden front entrance door, tiled floor and ceiling light. Doors to lounge and to:

Living/Dining Room having wood single glazed windows to front and rear aspects; brick fireplace with log burning stove set beneath oak mantle, tiled floor, TV point and power points. Wood stairs to first floor, wood windowed door to:

Kitchen having wood single glazed windows to front and rear aspects; storage units to base and wall levels with Butlers sink to wood worktop. Tiled floor, electric cooker, ceiling lights and power points. Wood door to rear grounds.

Lounge having wood single glazed windows to front aspect; brick and tile fireplace with log burning stove set beneath oak mantle, tiled floor, ceiling beams, wall lights and power points. Door to:

Utility with wood single glazed window and wood door to rear aspect; space and connections for washing machine, tiled floor and ceiling light. Door to:





Bathroom with wood single glazed obscure window to rear aspect; bath with tiled surround and electric shower over, pedestal wash hand basin, low level WC and tiled floor.

First Floor

Landing with doors to initial bedrooms.

Bedroom with wood single glazed window to side aspect; wood flooring, built in wardrobe space and power points.

Bedroom with wood single glazed window to front aspect; built in useful storage space, wood flooring, electric heater, wall light and power points.

Wooden staircase from lounge to:

Bedroom with wood single glazed windows to front and side aspects; wood flooring, electric heater wall light and power points.

OUTSIDE

Inglenook enjoys a mature front garden, contained by low level wall spanning the width of the property. Laid to lawn, this space boasts a range of attractive flowers and shrubs.

To the side is an open driveway entrance, which continues down the side and around the rear providing parking space for multiple vehicles and continuing to a timber **Garage/Store**.

Contained within the driveway arc, walled off, is a beautiful garden, lawned, with mature plants and trees throughout; a **Summerhouse**, hard standing patio and pedestrian gate leading back onto the front.

East Lindsey District Council – Tax band: C

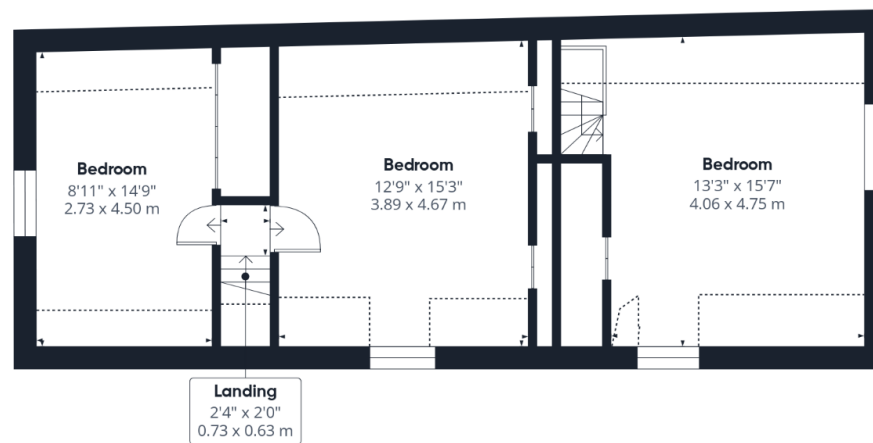
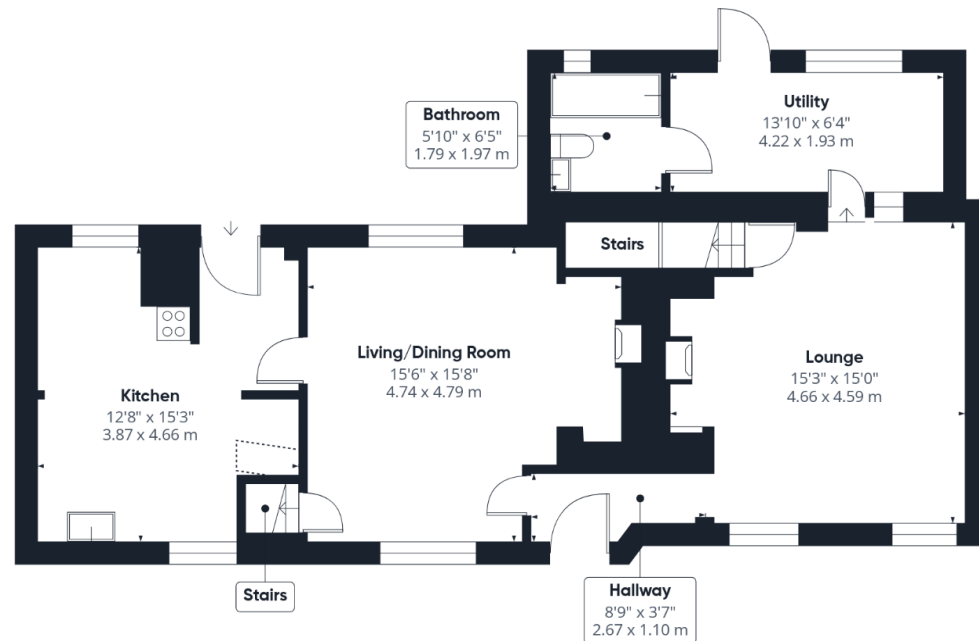
Electric heating and log burners

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 28.7.2025



Approximate total area⁽¹⁾

1380 ft²

128.2 m²

Reduced headroom

151 ft²

14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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