



Jaywood
Fieldside, Mareham le Fen, Boston. PE22 7QU

BELL



Jaywood

Fieldside, Mareham le Fen

Jaywood is a spacious three-bedroom family home, with a beautiful garden enjoyed from the versatile rear reception space and patio seating area. Also enjoying a cosy lounge and large kitchen to the back of the property; Jaywood provides a family bathroom and 'hidden' En Suite to the master bedroom. Elevated from the road to the front, to a South-facing position, the property is well-located in the popular village of Mareham le Fen and includes garage and driveway parking.

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. Mareham le Fen benefits from close proximity to the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.



ACCOMMODATION

Storm Porch and with uPVC double glazed obscure coloured door to:

Hallway with tiled floor, radiators, ceiling light and power points. Doors to accommodation including:

Master Bedroom having uPVC double glazed bay window to front aspect; built in wardrobe storage space, carpeted floor, ceiling light and power points. Door to:



En-suite Shower Room having uPVC double glazed obscure window to front aspect; walk in shower cubicle with Mira electric shower over, board surround, wash hand basin to storage unit with mirror over and low level WC. Wall and floor tiles, heated towel rail and ceiling light.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer to roll edge worktop, Zanussi oven and four ring induction hob beneath extractor, integrated fridge-freezer, washing machine. Tiled floor, and ceiling light. uPVC double glazed door to garden room and door to:

Bedroom 3 with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling lights and power points.

Garden Room having wood double glazed windows to sides and rear, French doors to rear aspect; tiled floor, radiator and power points.

Family Bathroom having uPVC double glazed obscure window to rear aspect; free standing bath with column tap and shower attachment, corner shower cubicle with Mira electric shower over, pedestal wash hand basin with mirror over and low level WC. Wall and floor tiles, heated towel rail and ceiling lights.

Lounge having uPVC double glazed window to side, sliding doors to rear aspect; wood burning stove with slate surround, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed bay window to front aspect; built in wardrobe storage space, carpeted floor, ceiling light and power points.

OUTSIDE

The property is approached to the front via a concrete driveway, providing ample off-road parking for multiple vehicles, and leading to further gravelled parking space alongside, and the **Garage** with up and over door to front, light and power.





The front is set to lawn, with brick walls containing the elevated, south-facing space; coloured by mature flowers and shrubs. Gates to each side secure the rear garden, a child and pet friendly space. From the rear, leading off the back of the garage is a versatile **Office / Studio**.

The rear garden is initially laid to paved patio seating space, leading off the garden room, with a sleeper edged, raised pond and gravelled area alongside and garden stores. Beyond this is a large lawned area, with a wealth of mature trees throughout including apples to the western fence. To the rear stands a proud silver birch to a central, gravelled space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

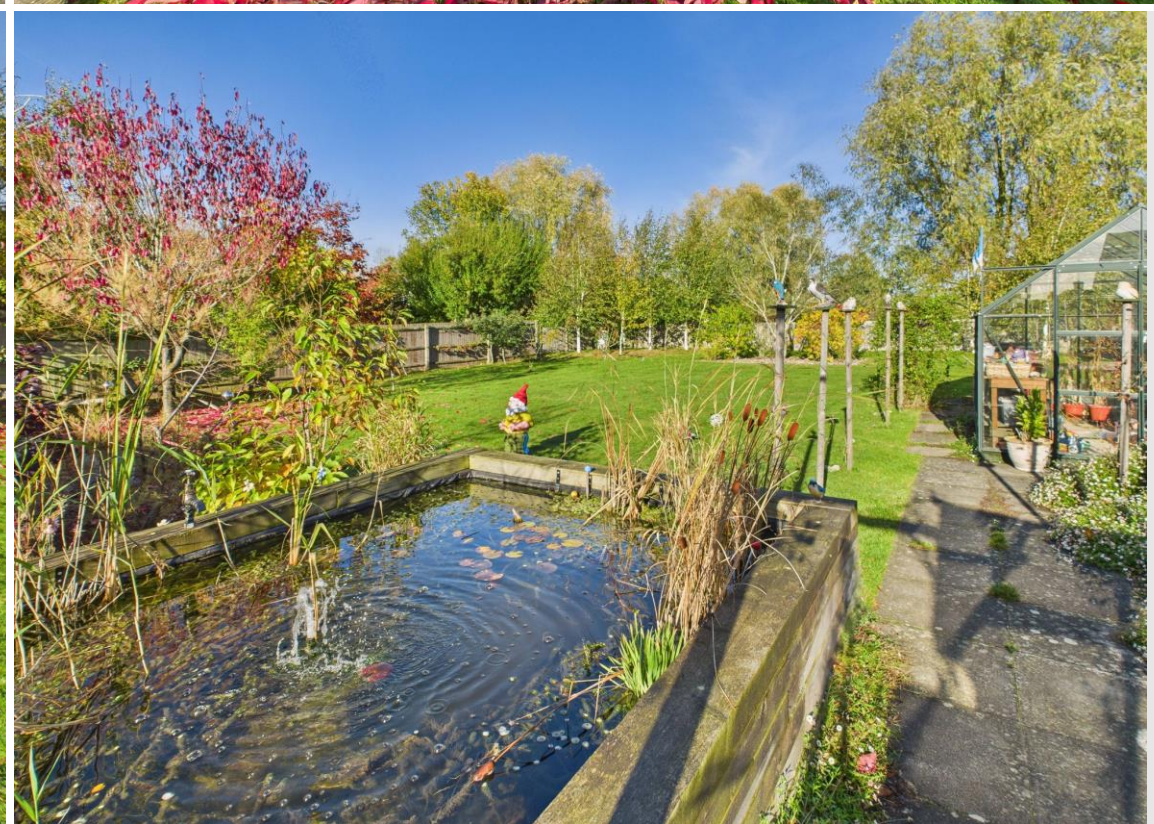
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

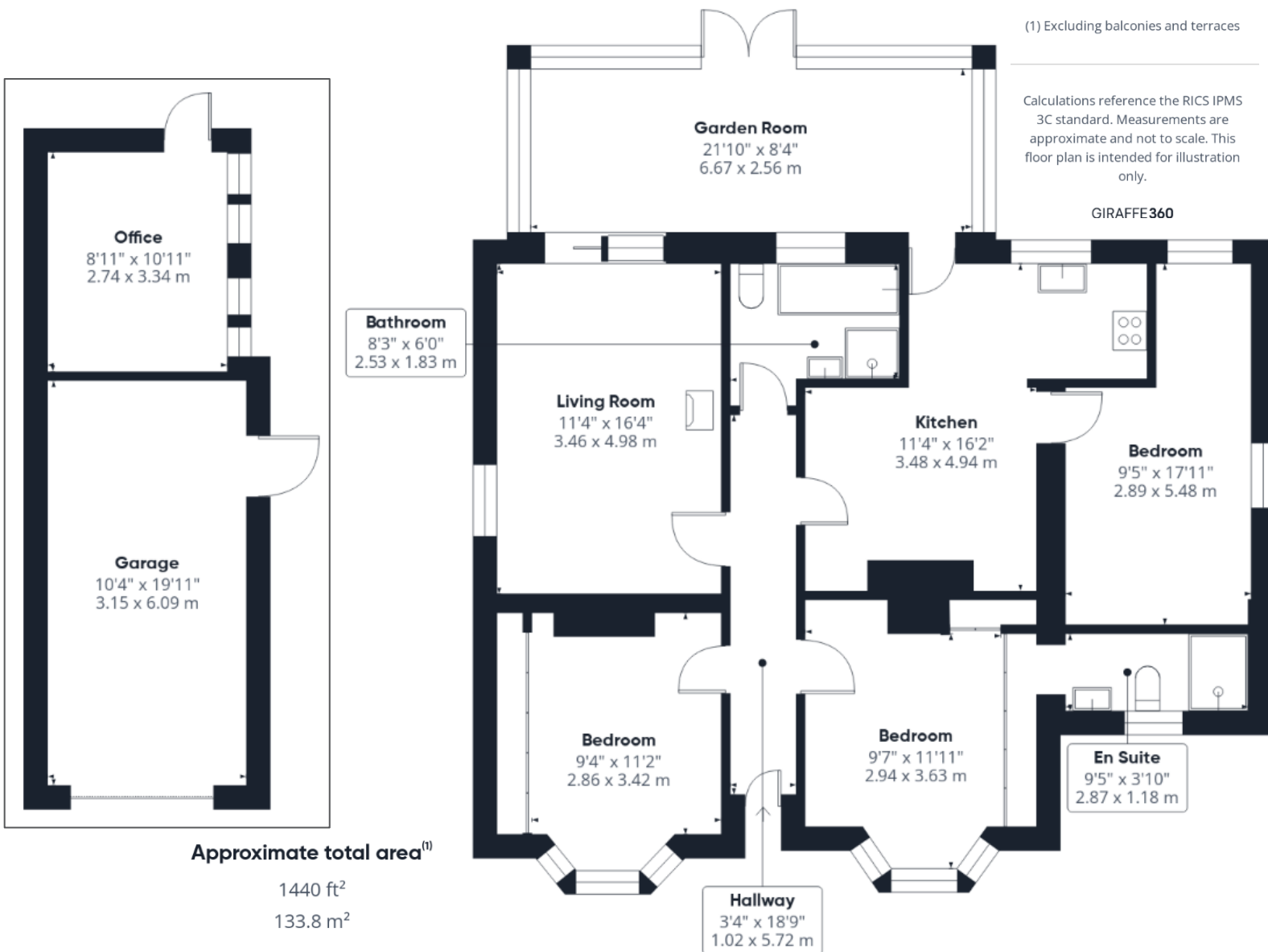
VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

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