



Ty-ni
Fieldside, Mareham le Fen, Boston. PE22 7QD

BELL



Ty-ni

Fieldside, Mareham le Fen

NO ONWARD CHAIN! Ty-ni is a three-bedroom, detached, bungalow enjoying an elevated position back from Fieldside, with lawned gardens to front and rear. Set to an east-west orientation, the property provides large living and dining room spaces, the latter off the kitchen with an adjacent utility also on hand.

The three bedrooms are all of a good size - one stepping through to the conservatory – with accommodation completed by a cloakroom, bath and shower room. There is ample driveway parking for multiple vehicles and a single garage.

ACCOMMODATION

Hallway with uPVC double glazed obscure side entrance door with matching side panel, wood effect flooring, radiator, door to storage space, ceiling lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed windows to front and side aspects; electric fire to feature surround, wood effect flooring, radiator, TV point, ceiling and wall lights and power points.

Kitchen having uPVC double glazed window to side, patio door to utility; storage units to base and wall levels including glazed shelves and twist columns, sink and drainer to roll edge worktop, Indesit oven and grill, induction hob beneath extractor canopy. Tiled floor, ceiling lights and power points. Open arch to:

Dining Room with uPVC double glazed window to front aspect; tiled floor, radiator, ceiling light and power points.





Utility having uPVC double glazed windows to front, side and rear, patio door to rear garden; space and connections for washing machine, dryer and further appliance, tile effect flooring and power points.

Bathroom having uPVC double glazed obscure window to side aspect; bath with shower attachment, separate shower cubicle with Bristan Joy electric shower over and pedestal wash hand basin. Tiles to walls and floor and heated towel rail.

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, tiles to walls and floor and radiator.

Bedroom with carpeted floor, radiator, ceiling light and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to sides and rear aspects; polycarbonate roof, tiled floor, radiator and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

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

OUTSIDE

The property is approached up a gravel driveway, with turnaround space, leading to the **Garage** with up and over door to front, uPVC double glazed window to rear, light and oil fired boiler.

The front garden is laid to lawn with mixed hedged and fenced boundaries, while the rear is lawned with paved patio spaces and raised and regular borders; and enjoys the afternoon sun.

THE AREA

Within walking distance for most are a range of amenities, including primary school, post office, public house, fish and chip shop, 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





East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc Oil fired 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.

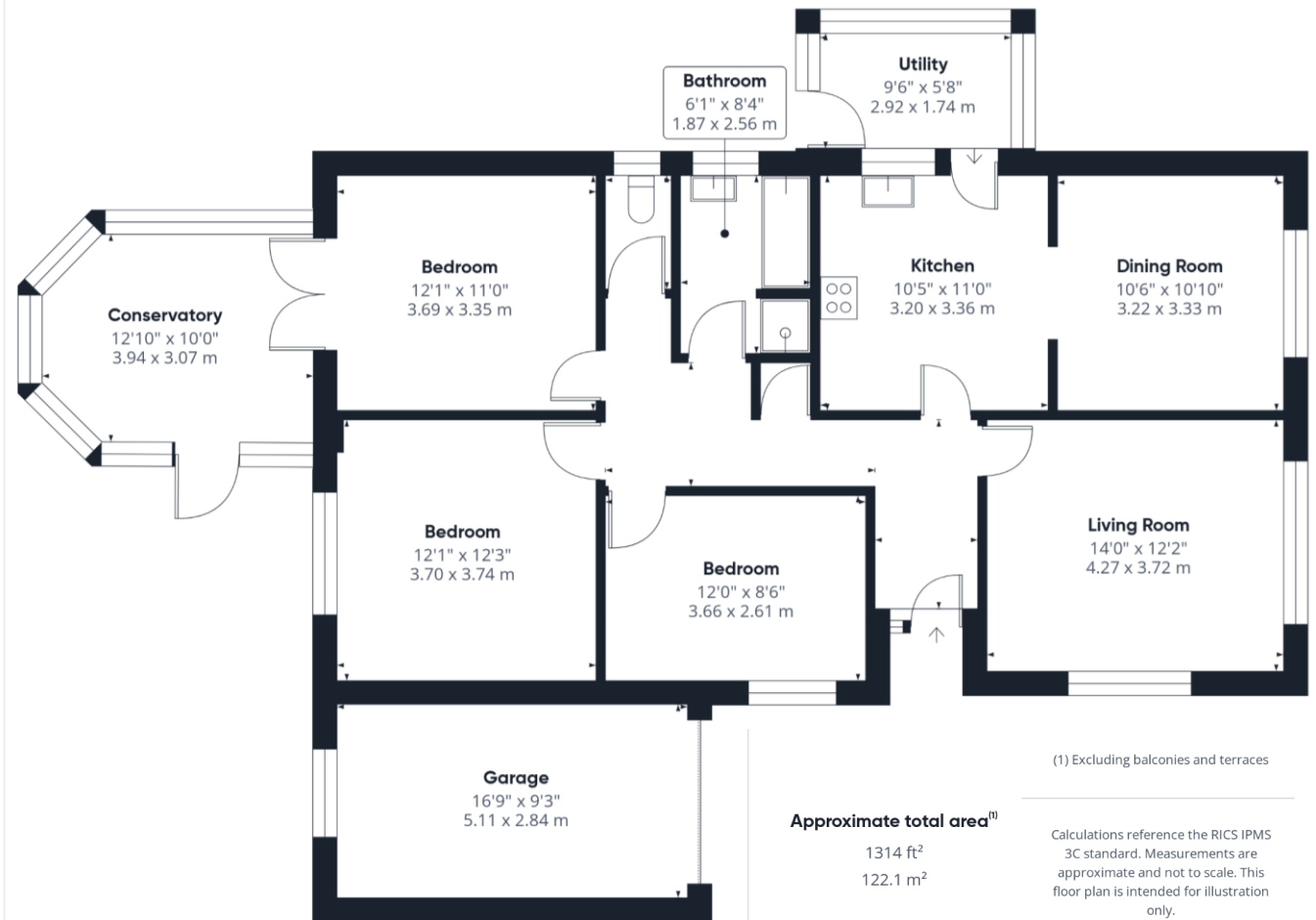
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Brochure prepared 24.11.2025



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