



The Farm House, Watery Lane

Mareham-Le-Fen, Boston

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A charming detached period home dating back to the 1850s, set in a desirable village location and occupying a generous plot of approximately 0.22 acres (subject to survey).

The property offers well-proportioned and well presented accommodation including a welcoming porch/conservatory, entrance hall, comfortable lounge, separate dining room and a spacious breakfast kitchen ideal for family living. The ground floor also benefits from a conservatory, cloakroom, utility room and a shower room, providing both practicality and flexibility. To the first floor are three bedrooms and a family bathroom.

Externally, the home is surrounded by attractive lawned gardens, while a driveway provides ample off-road parking and hardstanding leading to a double garage.

Additional benefits include oil-fired central heating and double glazing.

This delightful period property combines character, space and a sought-after village setting, offering an excellent opportunity for those seeking a home with charm and potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Glazed uPVC front entrance door through to the:

PORCH/CONSERVATORY

Of sealed unit double glazed uPVC construction with small pane glazed door to the:

ENTRANCE HALL

Having radiator, laminate flooring, built-in cupboard and staircase rising to first floor.

LOUNGE

12' 6" x 14' 11" (3.80m x 4.54m)

Having french doors with side screens to front elevation, coved ceiling with moulded ceiling rose, radiator, laminate flooring and fireplace with tiled hearth, inset wood burner and wooden surround.

DINING ROOM

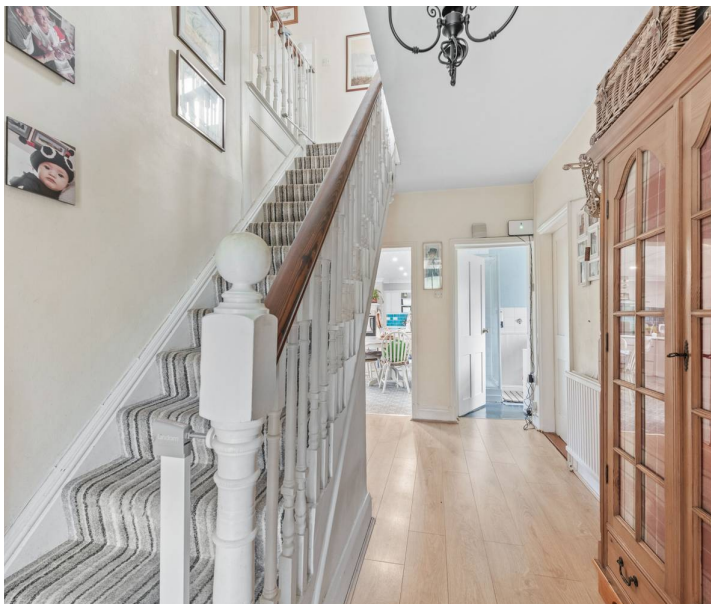
12' 6" x 14' 8" (3.82m x 4.47m)

Having window to front elevation and radiator.

DINING KITCHEN

16' 0" x 18' 6" (4.87m x 5.63m)

(L shaped) Having windows to side & rear elevations, window to side elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and tile effect vinyl flooring. Fitted with a range of units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under. Work surface return with inset induction hob, drawers under, stainless steel cooker hood over. Unit to side housing integrated electric oven with drawers under. Range of tall units to one wall. Part glazed door to the:





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CONSERVATORY

12' 8" x 13' 2" (3.86m x 4.02m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to garden and tiled floor.

UTILITY

7' 5" x 9' 5" (2.26m x 2.88m)

Having windows to side & rear elevations, part glazed door to side elevation, tile effect vinyl flooring, work surface with inset 1 1/4 bowl ceramic sink with drainer & mixer tap, cupboards, space for fridge, space & plumbing for automatic washing machine under, cupboards & shelving over. Further work surface with cupboards under, cupboards over.

CLOAKROOM

Having window to side elevation, close coupled WC and hand basin.

SHOWER ROOM

5' 8" x 7' 2" (1.72m x 2.19m)

Having window to side elevation, radiator, vinyl flooring, fully tiled shower enclosure with shower fitting and pedestal hand basin with tiled splashback.





FIRST FLOOR LANDING

Having window to rear elevation, radiator, steps down to a study area with window to side elevation, wall light point and two built-in cupboards.

BEDROOM ONE

12' 6" x 14' 7" (3.80m x 4.44m)

Having window to front elevation, radiator, ceiling fan/light fitting and range of built-in wardrobes with drawers.

BEDROOM TWO

10' 5" x 14' 6" (3.18m x 4.43m)

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM THREE

7' 5" x 9' 1" (2.27m x 2.77m)

Having window to front elevation, radiator and built-in cupboard.

BATHROOM

10' 0" x 10' 5" (3.06m x 3.17m)

Having window to side elevation, radiator, built-in cupboards, tiled splashbacks, panelled spa bath, close coupled WC and pedestal hand basin.





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EXTERIOR

The property sits sideways on the plot and has a lawned front garden with established shrubs & trees including a large willow tree, monkey puzzle tree and a variety of fruit trees including apple, pear, plum and cherry. There is also a paved patio, decked seating area with summerhouse and an informal pond enclosed by picket fencing. The lawn extends to the right hand side of the property and to the other side there is a greenhouse, paved & concreted area adjacent to the conservatory

DOUBLE GARAGE

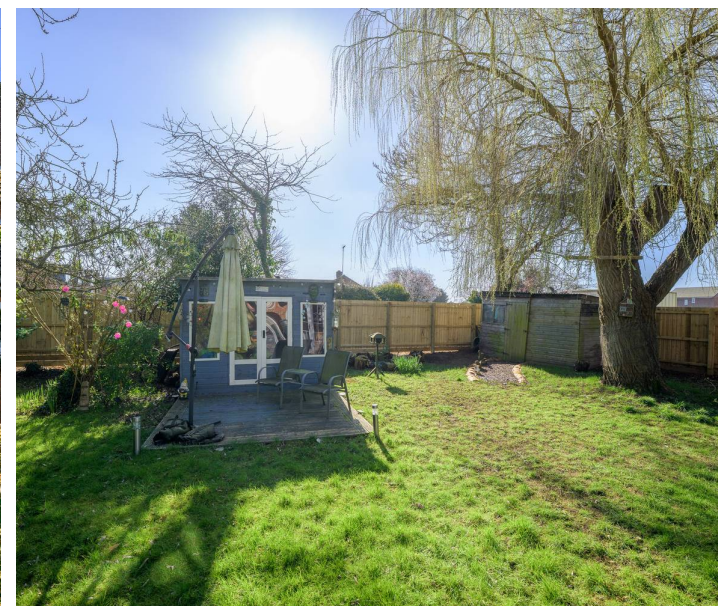
Of timber construction and having two sets of double doors to the front.

THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.



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LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.



A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Total area: approx. 156.6 sq. metres (1685.3 sq. feet)

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