



## TY-NI FIELDSIDE BOSTON, PE22 7QD

**£220,000**  
**FREEHOLD**

### 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.

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.

**BELL**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Sales  
Old Bank Chambers Bull Ring  
Horncastle  
Lincolnshire  
LN9 5HY

01507 522222  
horncastle@robert-bell.org  
robert-bell.org

