



Fieldside, Mareham-Le-Fen, Boston, PE22 7RS

- GUIDE PRICE £350,000 to £365,000, SPACIOUS 1,746 sq ft, FOUR DOUBLE bedroom, TWO bathroom, THREE reception, VERY WELL presented, detached MODERN HOUSE
- EXTRAORDINARY AMOUNT of SECURE off-road PARKING 5 x cars and potential to extend including for CARAVAN if required
- GENEROUS hall, LOUNGE with bow window and feature fireplace having wood/multi fuel burner, and FRENCH doors to dining, Dual aspect FAMILY ROOM with bow window
- KITCHEN includes range of base and wall units, Indesit fan assisted oven, ceramic hob, space/plumbing for fridge freezer, dishwasher, and 2nd full height appliance
- 0.2 ACRE plot (sts) incl FULLY FENCED front, rear and side GARDENS, 2 x PATIO incl feature paved, dual aspect SUMMER HOUSE incl French doors, and SHED, BOTH with light & power
- UPVC double glazed incl FRENCH & external doors, PVC soffits & fascias, CENTRAL HEATING with replaced boiler serviced annually, WOOD/multi fuel BURNER serviced annually
- 318 sq ft OPEN PLAN dual aspect DINING ROOM with FRENCH doors to rear garden and MODERN soft closure fitted KITCHEN BREAKFAST
- UTILITY room with worktop, base unit, space/plumbing for TWO appliances and WALK-IN PANTRY with light

Guide Price £350,000



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DESCRIPTION

GUIDE PRICE £350,000 to £365,000.

This is a spacious 1,746 sq ft, four double bedroom, two bathroom, three reception, very well presented, detached modern house on a 0.2 acre plot (sts) with fully fenced front, rear and side gardens (having 2 x patios incl feature paved, dual aspect summer house with French doors, and shed, both having light & power), as well as an extraordinary amount of secure off road parking for 5 x cars and potential to extend including for caravan if required., all in a desirable location within a very well serviced village.

It also benefits from UPVC double glazed including French and external doors, PVC soffits and fascias, central heating with replaced boiler serviced annually, wood/multi fuel burner serviced annually, external light, power and water.

The property consists of generous hall, lounge (with bow window and feature fireplace having wood/multi fuel burner, and French doors to dining), dual aspect family room (with bow window), 318 sq ft open plan dual aspect dining room (with French doors to rear garden) and modern soft closure fitted kitchen breakfast (that includes range of base and wall units, Indesit fan assisted oven, ceramic hob, space/plumbing for fridge freezer, dishwasher, and 2nd full height appliance), utility room (with worktop, base unit, space/plumbing for 2 x appliances, and walk-in pantry with light), and there is the and downstairs W.C.

Upstairs is the galleried landing, modern bathroom (with separate shower over the bath and built in cupboard) master bedroom (with bank of 2 x built in triple wardrobes along one wall), spacious modern en-suite, and the 3 x further double bedrooms (with the fourth having walk in single wardrobe).

The very well serviced village of Mareham-le-Fen has a store/post office, thatched roof public house, fish & chip shop, large community centre, primary school, receives broadband, is on bus routes and is only about six miles from the historic market town of Horncastle.

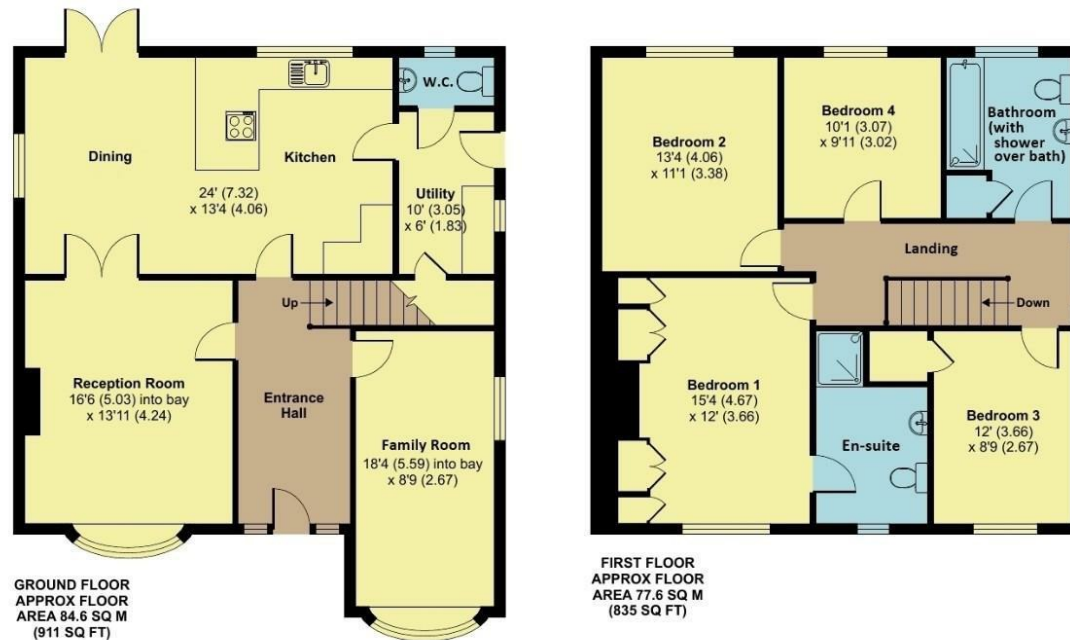




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Approximate Area = 1746 sq ft / 162.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1336846

Viewings

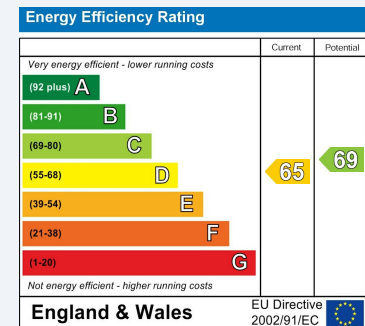
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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