



The Green, Mareham-Le-Fen, Boston, PE22 7QN

- SPACIOUS 1,220 sq ft, RECONFIGURED & VERY well PRESENTED detached BUNGALOW, with LIMITED 'upward CHAIN', in DESIRABLE cul-de-sac LOCATION of a very well serviced village
- SOUTH FACING, PRIVATE, fully fenced GARDEN (plus side garden & 2 courtyards), 2 x DECKING incl EXTENSIVE & for hot tub, pergola, external lighting, power & water tap
- WORKS SINCE May 2022 include: NEW UPVC DOUBLE GLAZING, NEW external DOORS, NEW EN-SUITE BATHROOM, NEW DRESSING ROOM with fitted furniture, NEW wood BURNER
- 260 sq ft LOUNGE with 4 wall lights, FEATURE inset WOOD/multi fuel BURNER, BUILT IN full height double fronted cupboard & open display shelving to one wall, matching wall panelling
- Entrance lobby/UTILITY incl appliance space/plumbing, worktop, shelf and bench seat
- THREE DOUBLE bedrooms (incl 118 sq ft fully fitted DRESSING ROOM), MODERN SHOWER ROOM and EN-SUITE BATHROOM
- DOUBLE width off road PARKING for 4 cars including CARAVAN if required, ELECTRIC car CHARGING point, BRICK built WORKSHOP with light & power, and STORE room
- CENTRAL HEATING with annually serviced Worcester external boiler
- Triple aspect MODERN soft closure fitted KITCHEN DINER incl Rangemaster RANGE COOKER in alcove having inset extractor, space/plumbing for fridge freezer, dishwasher, dining table etc

Price £250,000



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DESCRIPTION

Spacious 1,220 sq ft, reconfigured & very well presented, 3 double bedroom (incl 118 sq ft fully fitted dressing room), 2 bath/shower room detached bungalow, with double width parking for 4 cars, a brick built workshop & south facing, private garden, all in desirable cul-de-sac location of very well serviced village, and there is a LIMITED 'upper CHAIN'.

Works since May 2022 include: new UPVC double glazing, new external doors, new en-suite bathroom & 118 sq ft dressing room with fitted furniture, new wood/ multi fuel burner, new EV charging point, new front fence.

It also benefits from central heating with annually serviced Worcester external boiler, external lighting, power & water tap.

Outside is the double width parking for 4 cars incl caravan if required, electric car charging point, brick built workshop (with light & power), store room, south facing, private, fully fenced garden (plus side garden & 2 courtyards), 2 x decking incl extensive & for hot tub, pergola, miniature pond & pedestrian access to both sides of the property.

The property includes entrance lobby/utility (incl appliance space/plumbing, worktop, shelf & bench seat), triple aspect soft closure modern fitted kitchen diner (incl block wood worktops, ceramic sink, Rangemaster range cooker (6 ring ceramic hob, double oven, separate grill & pan drawer), in alcove having inset extractor, space/plumbing for fridge freezer, dishwasher, dining table & chairs), 260 sq ft lounge (with 4 wall lights, feature inset wood/multi fuel burner, built in full height double fronted cupboard & open display shelving to one wall, & matching wall panelling).

There is also the modern shower room (incl fully wall tiled shower, back to wall toilet, elongated vanity unit with inset handbasin having 2 soft close cupboards & drawers under), master bedroom with 118 sq ft fully fitted dressing room, modern en-suite bathroom (incl roll top claw foot bath mixer taps hand held shower extension) and 2 further double bedrooms.

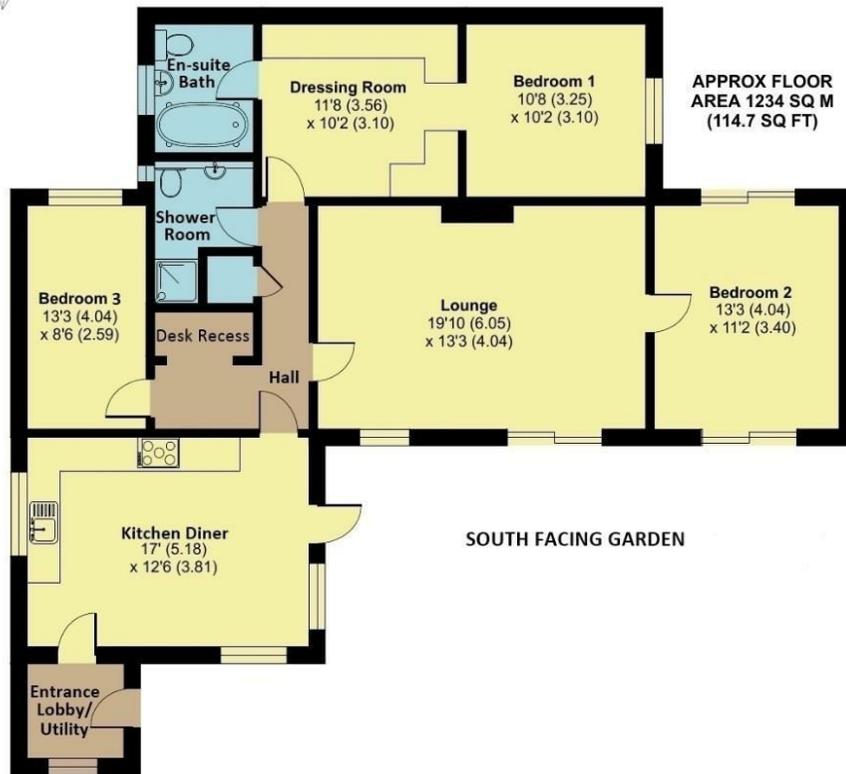




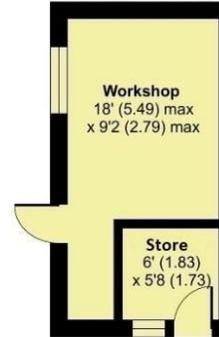
Kinwynd, The Green, Mareham-le-Fen, Boston, PE22



Approximate Area = 1234 sq ft / 114.7 sq m
 Outbuilding(s) = 159 sq ft / 14.7 sq m
 Total = 1393 sq ft / 129.4 sq m
 For identification only - Not to scale



APPROX FLOOR
 AREA 1234 SQ M
 (114.7 SQ FT)



SOUTH FACING GARDEN

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1432839

Viewings

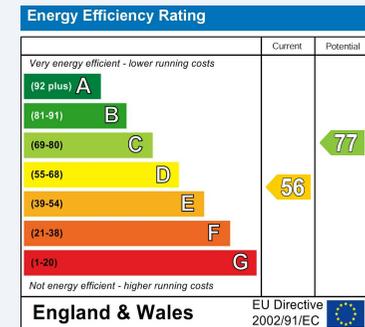
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

