



Main Street, Mareham-Le-Fen, Boston, PE22 7RL

- CHARACTER and SPACIOUS 1,033 sq ft semi-detached, converted PERIOD CHAPEL circa 1800's, with PARKING having external power socket
- 500 sq ft VAULTED CEILING open plan dual aspect LOUNGE KITCHEN DINING ROOM including BI-FOLDING balcony doors, exposed timber ceiling beams and floorboards, 3 ceiling lights
- BATHROOM with corner Whirlpool bath having separate SHOWER over the bath, hand basin in vanity unit having cupboard & shelf under, illuminated mirror, shaver point, UTILITY cupboard
- SOUTH FACING fully enclosed COURTYARD including covered area with light, also external power & water tap, pedestrian side gate (for access to maintain the property if required)
- TWO DOUBLE bedrooms, MASTER including BI-FOLDING doors and DRESSING area with built in full height wardrobes/shelving, BOTH rooms having exposed wooden ceiling & wall beams
- Soft closure KITCHEN includes PENINSULA layout, OAK block wood worktops, built in SMEG extra wide fan assisted cooker & 5 ring ceramic hob, canopy extractor, fridge & freezer included
- UPVC DOUBLE GLAZING including TWO sets of BI-FOLDING doors, TOSHIBA AIR CONDITIONING unit, EXPOSED TIMBER ceiling & wall BEAMS, and FLOORBOARDS
- ONLY a council TAX BAND 'A', CENTRAL LOCATION in very WELL SERVICED village

Price £170,000



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DESCRIPTION

A character and spacious 1,033 sq ft semi-detached converted period chapel circa 1800's, with parking, all in a central location within a very well serviced village.

The property consists of entrance hall (with extra wide front door, exposed timber wall beam and built in cupboard), master bedroom (with bi-folding external doors and there is a dressing area having built in full height wardrobes/shelving), second double bedroom, both rooms having exposed wooden ceiling & wall beams, bathroom (with corner Whirlpool bath having separate shower over the bath, hand basin in vanity unit with cupboard & shelf under, illuminated mirror, shaver point, and utility cupboard housing the washing machine & tumble dryer).

There is also the 500 sq ft vaulted ceiling open plan dual aspect lounge kitchen dining room (incl bi-folding balcony doors, exposed timber ceiling beams and floorboards, 3 ceiling lights & built in 10 drawer oak bureau). The soft closure fitted kitchen includes peninsula layout, oak block wood worktops, built in Smeg extra wide fan assisted cooker & 5 ring ceramic hob, canopy extractor, fridge & freezer included.

The property also benefits from UPVC double glazing incl 2 sets of bi-folding doors, Toshiba air conditioning unit, feature exposed timber ceiling & wall beams, and floorboards, all white goods are included, and is only a council tax band 'A'.

Outside to the front is parking & an external power socket, and to the rear is the south facing fully enclosed courtyard incl covered area with light, and there is also external power & water tap, and pedestrian side gate for access to maintain the property if required.

The very well serviced village of Mareham-le-Fen has a store/post office, thatched roof public house, fish & chip shop, large community centre, very popular bowls club nearby (matches can be seen from the upstairs lounge), primary school, receives broadband, is on bus routes and is only about 6 miles from the historic market town of Horncastle.





The Old Chapel, Main Street, Mareham-le-Fen, Boston, PE22

Approximate Area = 1032 sq ft / 95.8 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 47.9 SQ M
(516 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47.9 SQ M
(516 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1448657

Viewings

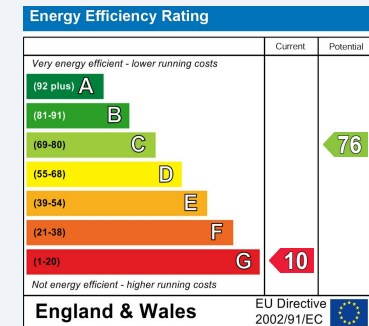
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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