

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Jay Cottage Lammins Lane
Mareham-Le-Fen, Boston, PE22 7QE

Asking Price £225,000

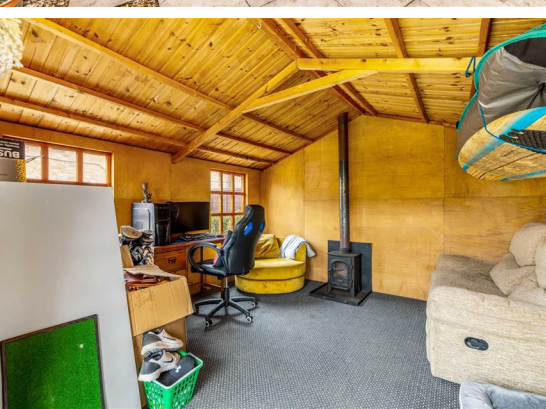
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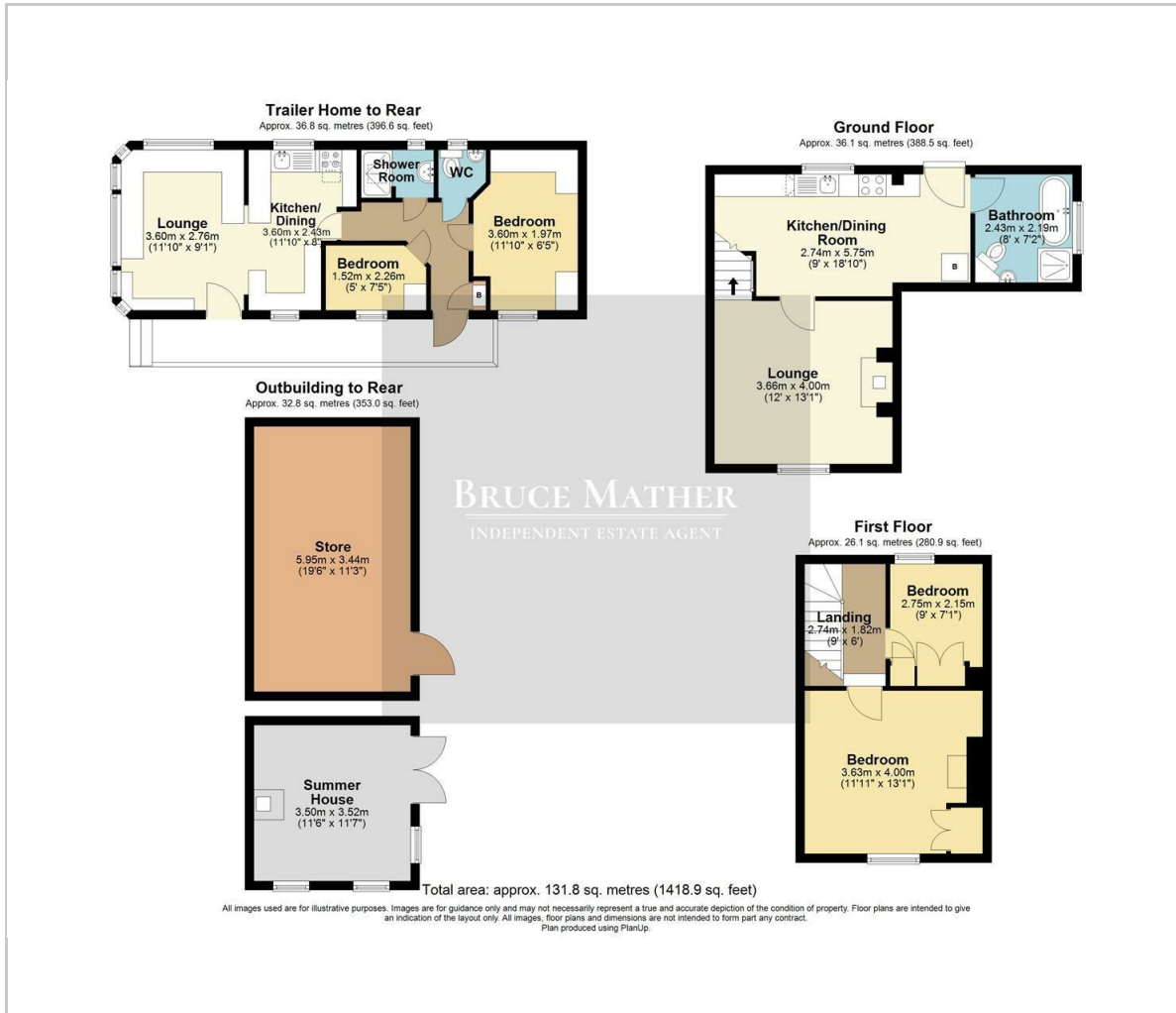
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Want a character cottage then look no further this charming two bedroom cottage with a large summer house and static caravan as well as architects drawings to extend, located in the lovely village of Mareham Le Fen. Totalling over 1400 sq ft the accommodation comprises of a master bedroom and guest bedroom, lounge, family bathroom and kitchen diner, the summer house is currently used as an office, there is a large workshop/store, and a static caravan. There is parking to the front as well in the gravel area, the garden is mainly a lawn with some shrub beds. The house is in good condition and there is a lot on offer here. Mareham Le Fen has a recommended pub The Royal Oak down the road, shop, post office and a Primary School. Horncastle is just over 6 miles away for the supermarket and local shops as well as easy access to all beaches on the East Coast.

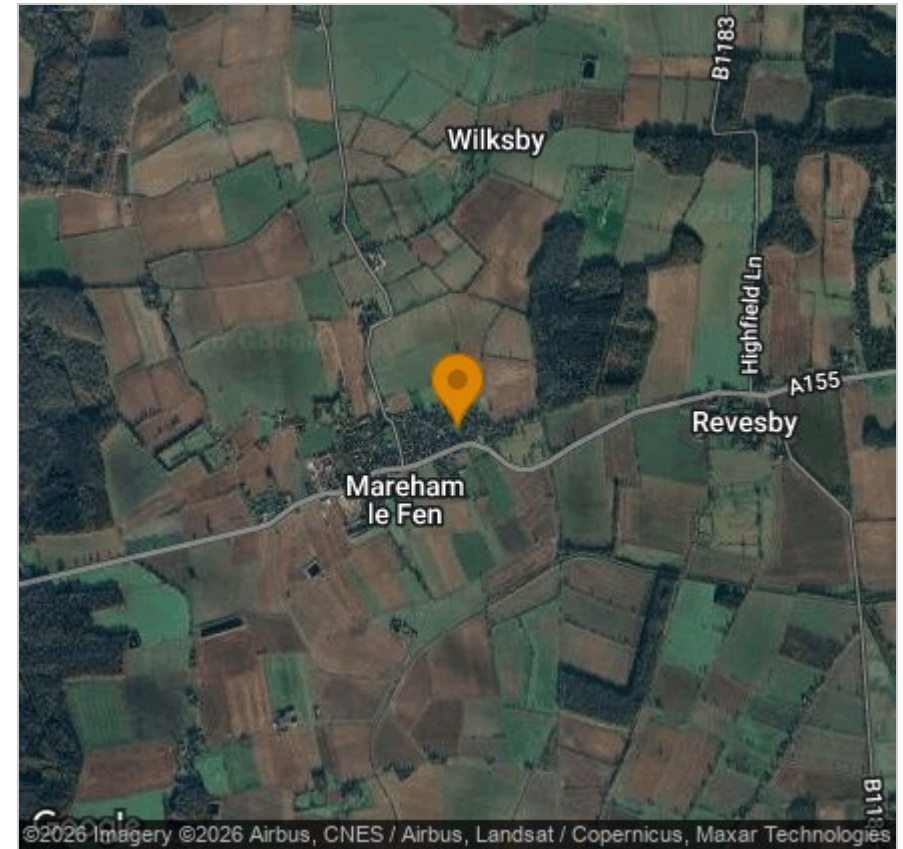




Floor Plan



Area Map



Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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