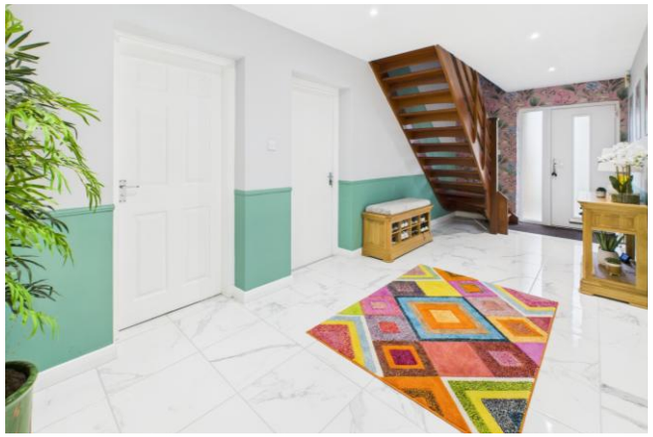


Fernleigh Manor

Watery Lane, Mareham le Fen, Boston, Lincolnshire. PE22 7RP

BELL







Fernleigh Manor

Watery Lane, Mareham le Fen, Boston

NO ONWARD CHAIN! Fernleigh Manor is an excellently presented, four-bedroom family home; enjoying an elevated corner position in the popular village of Mareham le Fen. With three dual-aspect double bedrooms, the master with an en suite, plus versatile fourth bed/office; the property enjoys separate living room, dining room and breakfast kitchen spaces alongside a conservatory, laundry room and integral double garage. The property will suit a range of potential purchasers.

Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Particularly close to Mareham le Fen are the town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.

ACCOMMODATION

Entered the side through composite double glazed obscure door with matching full height window alongside, to:

Hallway with tiled flooring after initial carpeted entranceway, wooden staircase to first floor, radiator, ceiling spotlights and power points. Doors to ground floor accommodation, including garage.

Dining Room with uPVC double glazed windows to front and side aspects; fireplace with scrolling wooden surround and electric fire inset, carpeted floor, radiator, ceiling light and power points.







Breakfast Kitchen having uPVC double glazed window to front aspect; an excellent range of modern units to base, wall levels; full height cupboard and island - with breakfast bar above, sink set to square edge worktop with drainage furrows. Hotpoint oven and multipurpose cooker, induction hob beneath Neff extractor, Integrated fridge, freezer and dishwasher. Wood effect flooring, lights to ceiling and feature light over island, radiator and power points.

Living Room having uPVC double glazed window to front aspect; brick burner with log burner inset, carpeted floor, radiator, ceiling and wall lights, TV point and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed full height windows to sides and rear, French doors to side aspect; tiled floor.

Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with electric shower over; tiles to walls and floor, low level WC and wash hand basin set to storage unit, radiator and ceiling light.

First Floor

Landing with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points. Doors to first floor accommodation.

Bedroom 4 / Office with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having bath with shower attachment over, Corner shower cubicle with tiled surround and electro shower over, pedestal wash hand basin and low level WC. Wood effect flooring, built in airing cupboard, tiles to walls, heated towel rail and ceiling spotlights.







Master Bedroom with uPVC double glazed windows to front and rear aspects; carpeted floor, radiators, ceiling light and power points. Door to:

En-suite Bathroom having uPVC double glazed obscure window to front aspect; P shaped whirlpool bath with electric shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and ceiling light.

Bedroom 2 with uPVC double glazed windows to side and rear aspects; carpeted floor, radiators, ceiling light and power points.

OUTSIDE

The property is approached to the side, from Watery Lane, up a gravel driveway providing off road parking space for multiple vehicles and access to the **Double Garage** with light and power connected, and door to:

Laundry Room with uPVC double glazed obscure door and window to side aspect; space and connection for washing machine and dryer, free standing boiler, wood effect flooring and ceiling light.

The garden space to front and rear is laid to lawn, with post and rail timber fencing containing the boundaries. ***To the rear (West) side, the property looks out across farmland which is presently arable but has been zoned for future residential development.***

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

Mains water, electric and drainage. Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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Email: horncastle@robert-bell.org;
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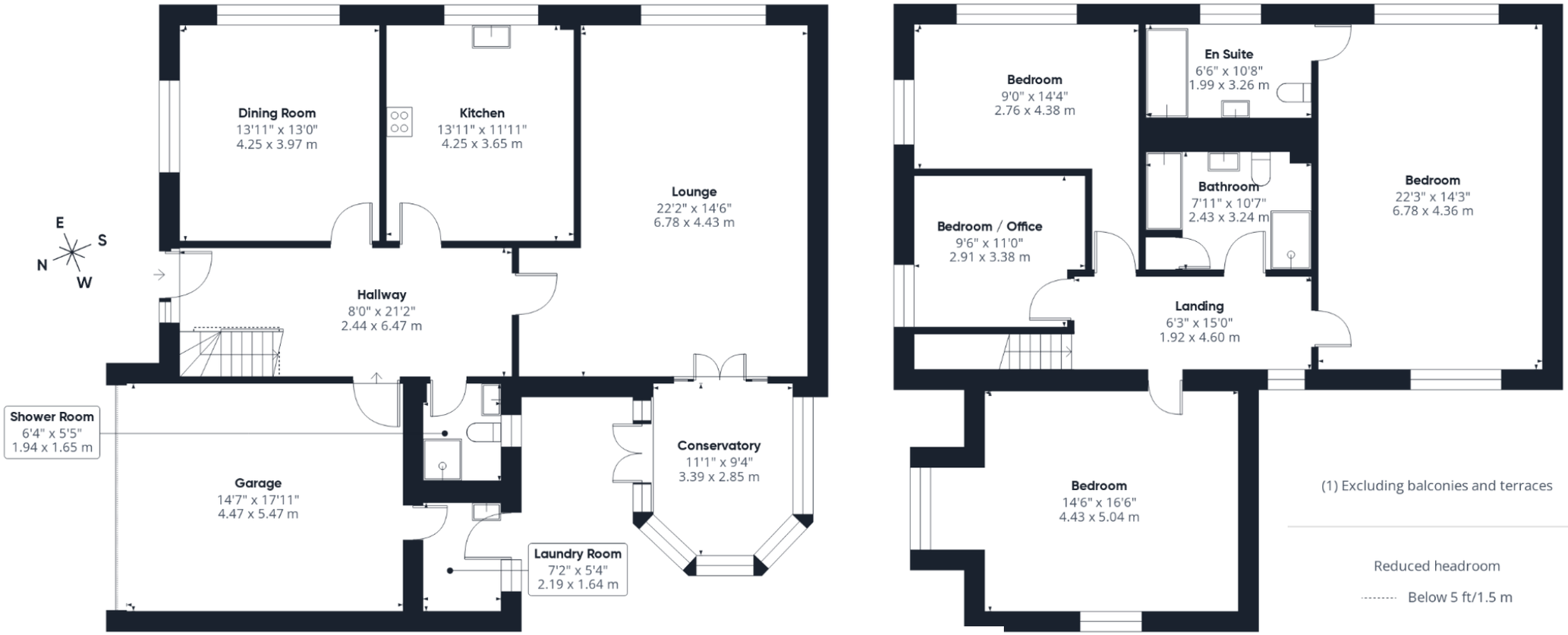
Brochure amended 16.09.2026











(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Approximate total area[1]

2375 ft²

220.6 m²

Reduced headroom

15 ft²

1.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

DISCLAIMER
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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