

Orchard Rose, Kimes Lane

Mareham-Le-Fen, Boston, PE22 7RN

BELL







Orchard Rose is a substantial, three-bedroom bungalow enjoying a large, modern dining-kitchen alongside a generous lounge and conservatory to the South side. Occupying a generous plot with large garden to the rear, driveway parking and further lawn to the front; the property is situated to a village-centre position whilst enjoying the benefit of a no-through road location. Complete with modern family bathroom, the property offers a former garage - currently store and studio / office with potential to return to garage space as desired.

Within walking distance for most are a range of amenities, including primary school, post office, a vibrant pub and village shop. Mareham le Fen is within a convenient distance of the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.

ACCOMMODATION

Entrance Porch & Hallway
Entered through composite obscure glazed door to front, with full height windows alongside and windows to side. Light to ceiling, wood effect flooring, uPVC double glazed obscured door to...
Hallway: with lights to ceiling, radiator, wood effect flooring. Wood doors to storage space.

Dining Kitchen
Having upvc double glazed windows to front, lights to ceiling. Modern Wren units to base and wall levels plus central island - with breakfast bar above. 1 1/2 sink and drainer to square edge worktop, AEG oven and grill, induction hob. Space and connections for American style fridge-freezer. Wood effect flooring, radiator, multiple power points.



Lounge
With uPVC double glazed windows to side, lights to ceiling and wall. Log burning stove on tiled stand with oak overmantle, carpet, radiator, multiple power points.

Conservatory
With wood windows to sides and rear; French doors to rear. Carpeted.

Bathroom
Having uPVC double glazed obscured window to rear, light to ceiling. Low level wc and hand wash basin to storage unit; shower cubicle with monsoon and regular heads over. Tiles to walls and floor, heated towel rail.

Bedroom 3
With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2
With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 1
Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in wardrobe storage space.













Outside

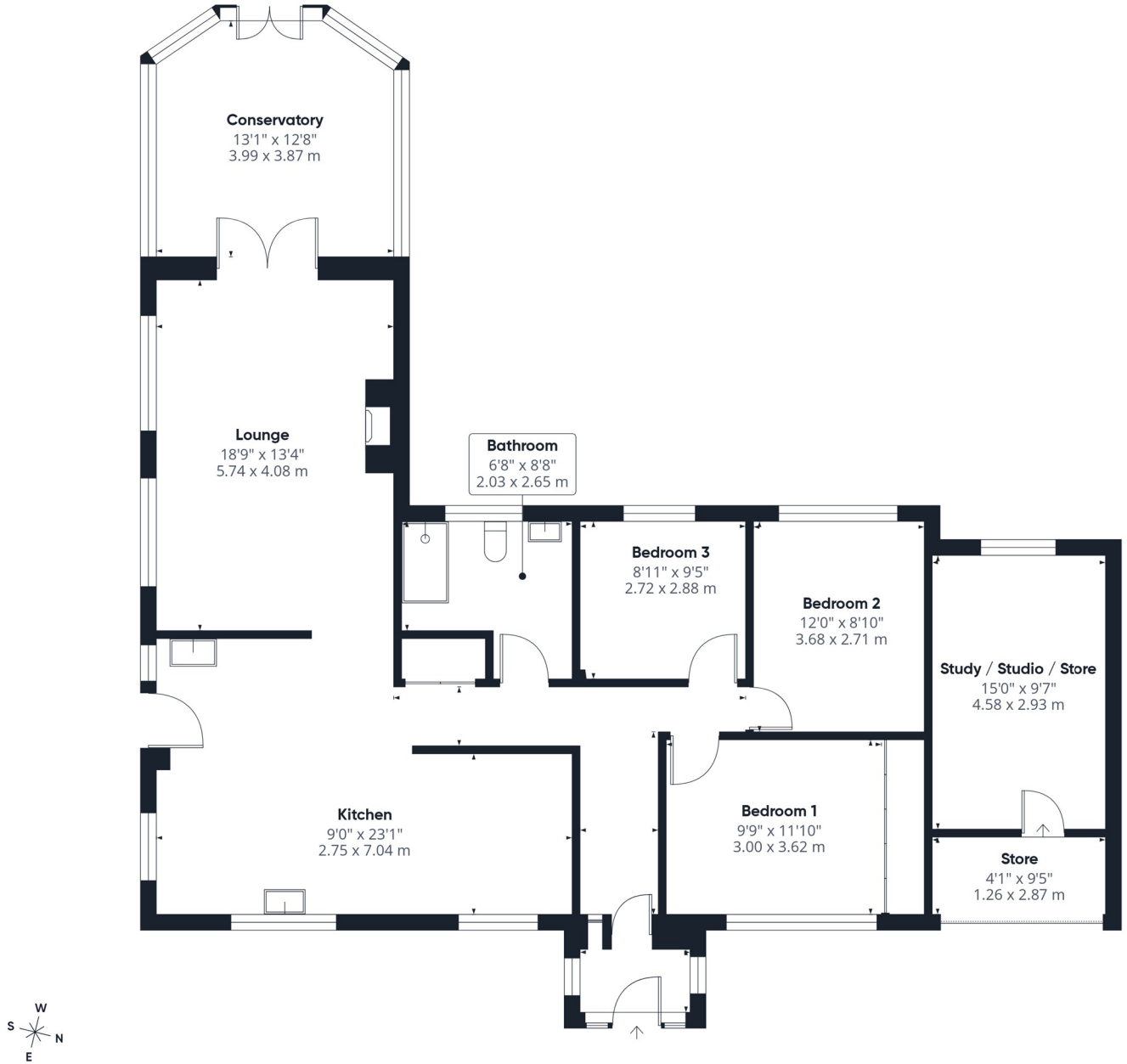
The property is approached through a central, gravelled driveway providing off road parking for multiple vehicles and leading to the garage. Contained by curved brick walls to the front, the garden is laid to lawn on one side with mature flower beds; and contained by hedging to the sides. Gates ensure a child and pet friendly rear garden, which is lawned and spans the width of the property and beyond, a timber-framed Summerhouse completing the outside space.

Garage (Office / Studio + Store)

With electric door to front, initial store then carpeted studio / office with uPVC double glazed window to rear, light and power.







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Approximate total area(1)

1445 ft²

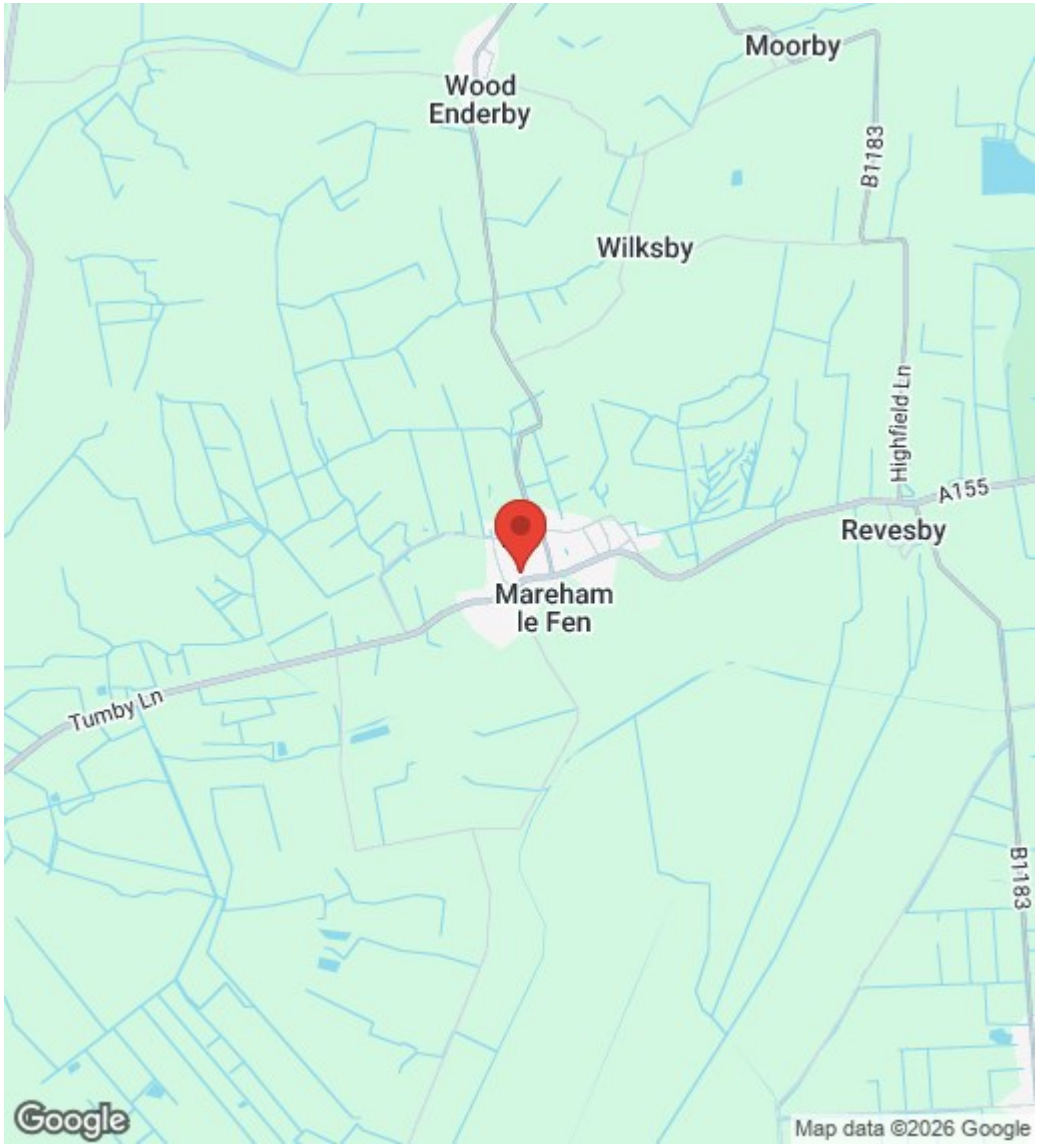
134.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; C

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

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