



# CHOICE PROPERTIES

*Estate Agents*

Jay Cottage Lammins Lane,  
Boston, PE22 7QE

Reduced To £235,000



It is a pleasure for Choice Properties to present this stunning two bedrooms semi-detached house, occupying a most pleasant and gently elevated position in the sought after village of Mareham-Le-Fen, on a quiet; no through one way road. Providing ample parking space for multiple cars, work vans or horse boxes, and being a stones throw away from a local equestrian facility, Revesby Estate and school, this property is not one to be missed! Standing on a generously sized plot, the property lends itself to the potential of having a further building plot (Subject to Planning). This impressive property further benefits from extensive recent renovation including a new kitchen, bathroom, brand new complete central heating system including new pipework and magna clean, windows and stylish fitting - making this the ultimate turn key property. Early viewing is advised.

Internally, the property comprises:

### **uPVC Entrance Door**

Leading into:

### **Kitchen/Diner**

8'11" x 18'9"

New stylish fittings comprising base units with work surfaces over, integrated oven and four ring induction hob with extractor over, resin sink unit and drainer with mixer tap over. Plumbing and space for a washing machine. Wall mounted consumer unit. Smart thermostat controls. Oil fired boiler. Radiator. Power Points.

### **Reception Room**

12'0" x 13'0"

Light and airy reception room with new 'Salamander Hobbit' stove with cooking top. TV aerial point. Telephone point. Radiator. Power points. Stairs to first floor landing.

### **Landing**

8'11" x 5'9"

Radiator. Doors to:

### **Bedroom 1**

12'0" x 13'0"

Spacious double bedroom. Built in wardrobe. Power points. Radiator.

### **Bedroom 2**

8'11" x 6'11"

Built in wardrobe. Radiator. Power points.

### **Bathroom**

8'0" x 7'2"

Fitted with four piece bathroom suite comprising roll top bath tub with taps over, shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls and flooring. Radiator.

### **Driveway**

To the front of the property is a gravelled driveway which also extends through a timber gate to the garden, providing off road parking for several vehicles.

### **Garden**

To the rear of the property is a generous garden, laid mainly to gravel for ease of maintenance and also featuring a small lawned area and timber fencing to the boundaries. This impressive property also boasts three timber outbuildings which benefit from carpeted flooring, power, lighting and stoves, making this the ideal place to Work from Home.

### **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





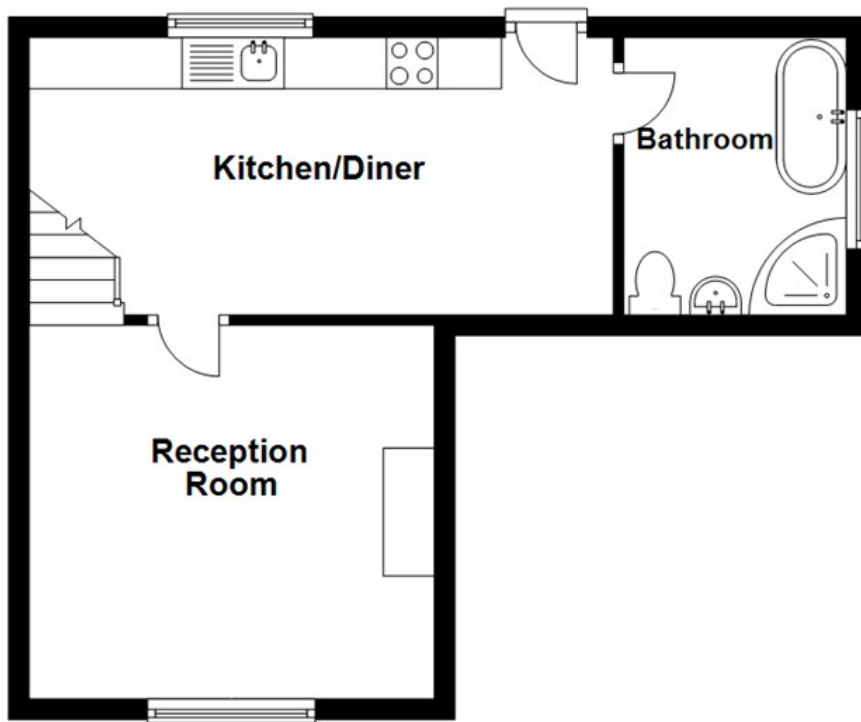




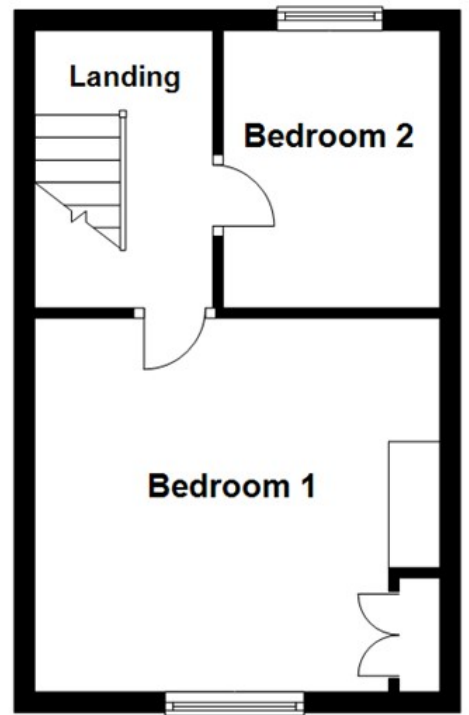




**Ground Floor**



**First Floor**



# Directions

Use Postcode PE22 7QE for directions to this property.

