



Willsons
SINCE 1842

Torquilla, Main Street, Mareham-le-Fen

£250,000



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Torquilla, Main Street,
Mareham-le-Fen, Boston,
Lincolnshire, PE22 7RW

"AGENT'S COMMENTS"

This three bedroom detached bungalow occupies of a sizeable plot of circa two acres (STS) to include generous gardens, orchard and pasture land. With a generous floor plan to include kitchen with separate utility room, living room, sun room and conservatory the property benefits from a recent oil central heating boiler (2020) and uPVC windows throughout. Despite requiring renovation and the orchard at this point being heavily overgrown, a plot and paddock of this size is something that rarely comes to the market. Set in an edge of village location within walking distance of amenities to include shops and a takeaway and only short drive to the town of Coningsby, this property is brought to the market with no onward chain.

LOCATION

The village of Mareham-le-Fen offers amenities to include a primary school, pub, community centre, local store and fish and chip takeaway. Just 4 miles from the larger market towns of Coningsby and Tattershall offering a medieval castle, primary school, church, supermarket along with an abundance of history and with a variety of eateries to include pubs, restaurants, coffee shops & a variety of takeaways. Coningsby has significant RAF history and the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty are close by.



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Front of Property

Accessed via double wooden gates onto driveway with wide area of lawn to the front of the property with a range of mature shrubs plants and trees. To the right of the property is an area of concrete hardstanding and a further wide area of concrete patio slabs forming the side patio and external lighting. To the side of the property is an external Worcester combination boiler (2020) and heating oil tank.

Entrance Porch

Integral entrance porch with feature brick archway into raised entrance porch with quarry tile flooring to the front door.

Central Hallway

With central hallway accessed via a wooden stable door with single glazed obscure window feature pane into the hallway with radiator, loft access and quarry tile flooring.

Living Room

With central chimney breast wall with inset log burner with full width brick mantle, tiled hearth and corresponding dwarf storage to either side, radiator, window to the front of the property and floor boarding.

Kitchen

'L'-shaped kitchen with a range of wall and base units, integrated cupboards either side of chimney breast wall, radiator, high level cupboard housing modern fuse box and electric meter, concrete flooring, internal wooden window to the sunroom and double glazed window to the driveway and two wooden internal stable doors to the sunroom and second kitchen/utility.

Second Kitchen / Utility

With range of base units, integrated ceramic hob, integrated eye-level oven and grill with cooker socket, sink with mixer tap and draining board, space and plumbing for several under counter appliances, extractor fan, radiator, concrete flooring, and window with aspects over the patio.

Pantry / Store Room

With wall units and shelving, radiator and concrete flooring and wooden single glazed window with obscure glazing.

Sun Room

Dual aspect room with large windows to two sides, radiator and concrete flooring.

Conservatory

Of dwarf brick wall and uPVC construction with polycarbonate style roof, radiator, French doors to one end and pedestrian door to the other, concrete flooring with partial vinyl covering,

WC

With WC, hand wash basin with tiled splashback, concrete flooring and window.

Bedroom One

With radiator, full wall of fitted storage cupboards, some with mirrored frontage, radiator, window to the front of the property and wooden floorboarding.

Bathroom

With corner shower cubicle with tiled surround and glazed shower enclosure, WC, wash basin with individual taps, partially tiled walls, radiator, extractor fan, wall mounted heater, quarry tiled flooring with partial vinyl covering.

Bedroom Two

With radiator, window to the side of the property and floorboarding.

Bedroom Three

With radiator, floorboarding and window to the rear of the property with aspects over the patio.

Garage & Store

Block-built garage on a raised concrete base with wooden double doors, power and lighting. There is an additional store to the right of the main garage and two dilapidated dog kennels of wooden construction.

Garden & Orchard

To the rear of the property is an area of lawn, coloured concrete paving slab patio with dwarf brick walling, external lighting and concrete pathway leading to the side of the property. Further to the rear of the property leads to an orchard of fruit trees which is currently disguised by heavy bramble growth. This area opens out to an area of open pasture.

Pasture / Grazing Land

The area to the rear of the orchard opens out to open pasture with boundaries of mature trees and bushes. The entire plot including the property extends to circa 2 acres in total.

Planning Appraisal

A planning consultation was commissioned in 2024 in respect of the site. This appraisal is held at our offices and can be provided on request but at the time reflected a likely negative outcome for residential development.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to an older style private system.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0360-2445-3660-2596-7301

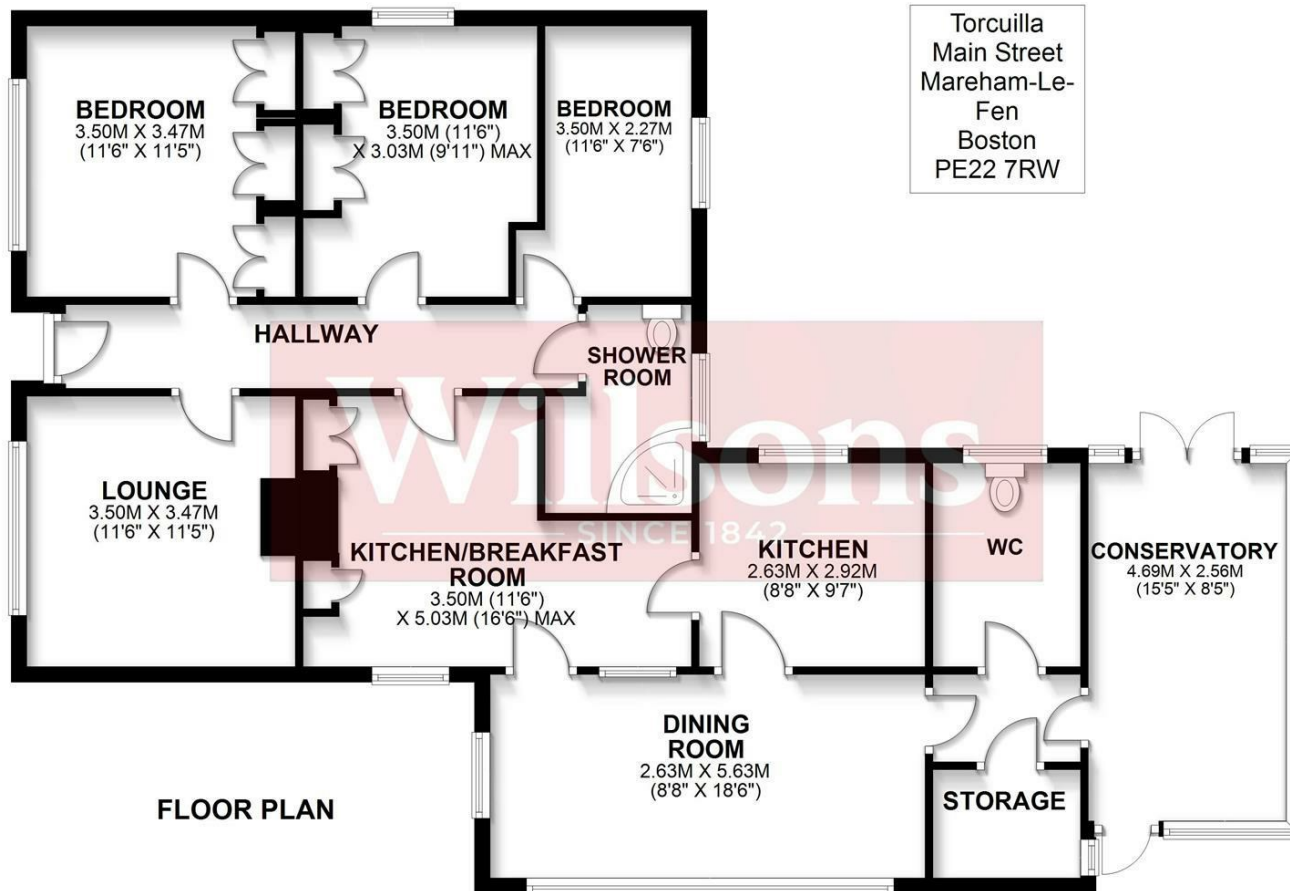
Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below. The Agent reserves the right to offer blocking viewings by appointment on the property.

Directions

From the main A155 between Coningsby and Spilsby, the property can be found to the western edge of the village of Mareham-le-Fen, just before entering the main village.
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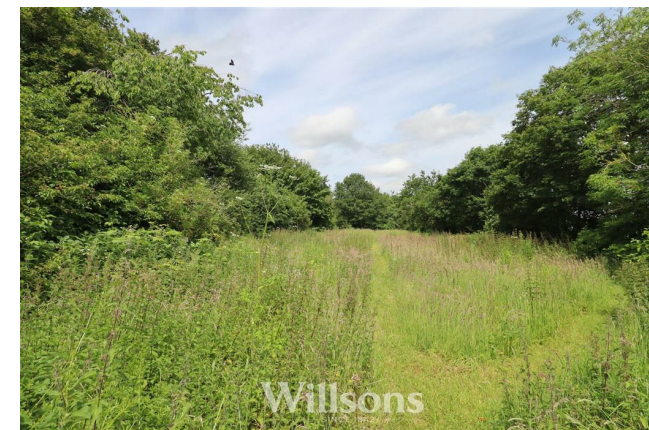




TOTAL AREA: APPROX. 117.1 SQ. METRES (1260.7 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

