



Horseshoe Cottage, Main Street
Mareham-Le-Fen, Boston, PE22 7RW





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Horseshoe Cottage is a two-bedroom semi-detached property enjoying a bright South-facing garden and flowing ground floor accommodation. With a front-facing lounge stepping through to the dining room open to the kitchen, the property continues with a rear conservatory and bathroom. Externally, paved and lawned garden spaces are situated to the rear.

Mareham le Fen is within a convenient driving distance of the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, providing a full range of services, amenities and schooling. Within the village itself area a primary school (ofsted recommended) and, at a particularly short walking distance, the village shop/convenience store, St Helen's Church, fish and chip shop, community hall and the popular Royal Oak public house and restaurant.



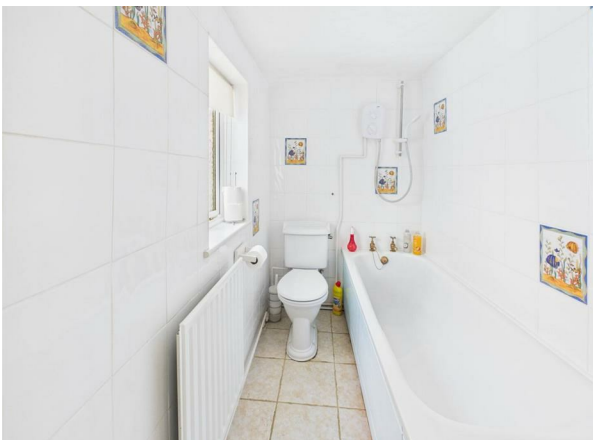
ACCOMMODATION

Hallway

With uPVC double glazed door to front, light to ceiling. Carpeted stairs with hand rails to first floor.

Lounge

With uPVC double glazed windows to front and side, light to wall. Carpet, radiator, multiple power points. Wood door to under stairs storage space, wood door to dining room.



Dining Kitchen

Dining Room: with uPVC double glazed window to side, radiator, tiled flooring. Floor standing boiler, multiple power points, wood door to cupboard. Open to... Kitchen: with uPVC double glazed window and patio door to conservatory to rear, lights to ceiling. Units to base and wall levels, sink and drainer to worktop. Hob, Caple oven, space and connection for under counter washing machine. Tiled flooring.

Conservatory

With uPVC double glazed windows to side and rear, sliding doors to rear. Tiled flooring.

Bathroom

With uPVC double glazed windows to side; light to ceiling. Low level wc, pedestal sink, bath with Mira electric shower over. Radiator, tiled flooring, tiles to walls.

Landing

Carpeted, with power points and loft access hatch above.

Bedroom 1

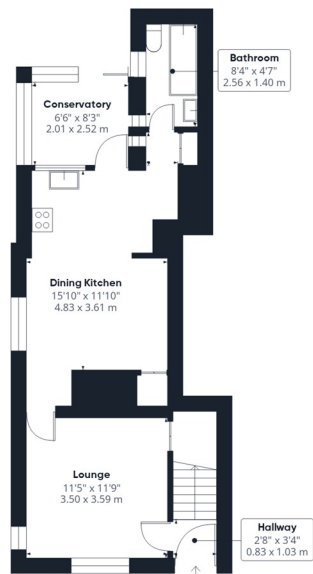
With uPVC double glazed window to front and side, light to ceiling. Radiator, carpet, power points.

Bedroom 2

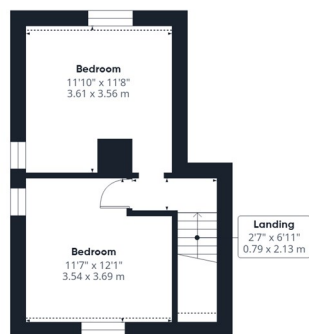
With uPVC double glazed windows to side and rear, light to ceiling. Radiator, carpet, power points.

Outside

The property enjoys a small front garden space, with pedestrian access from the roadside up a short path to the front door. A side, paved and gated, private passageway provides external access to the rear garden; initially laid to paving with a lawned space leading off on the perpendicular – a bright, South-facing space.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

770 ft²

71.5 m²

Reduced headroom

7 ft²

0.6 m²

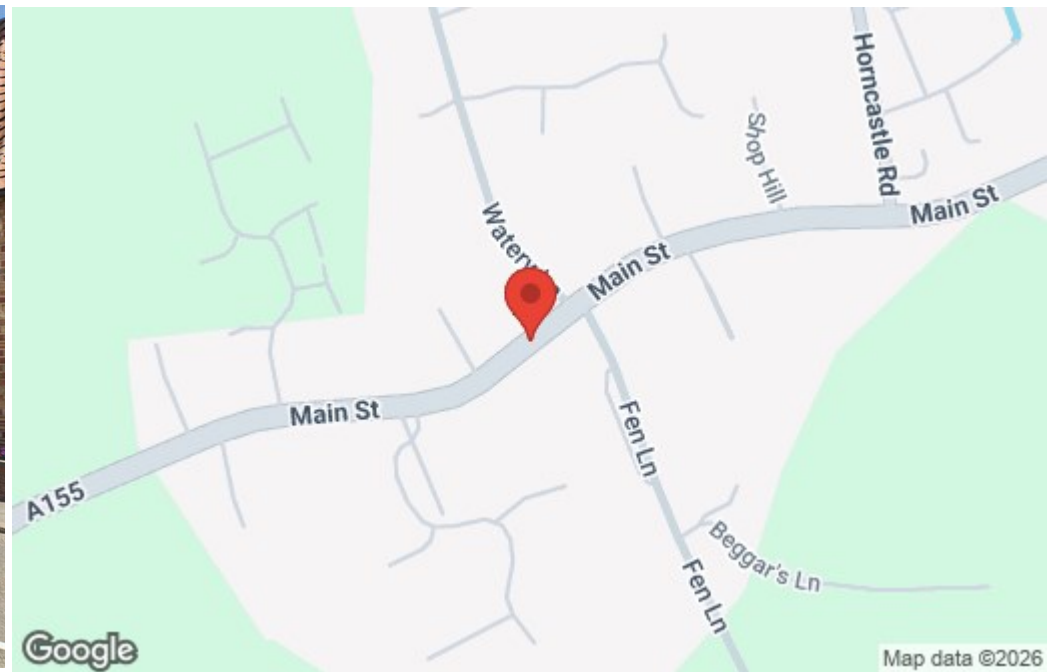
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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: East Lindsey – Tax band: A

ENERGY PERFORMANCE RATING: F

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

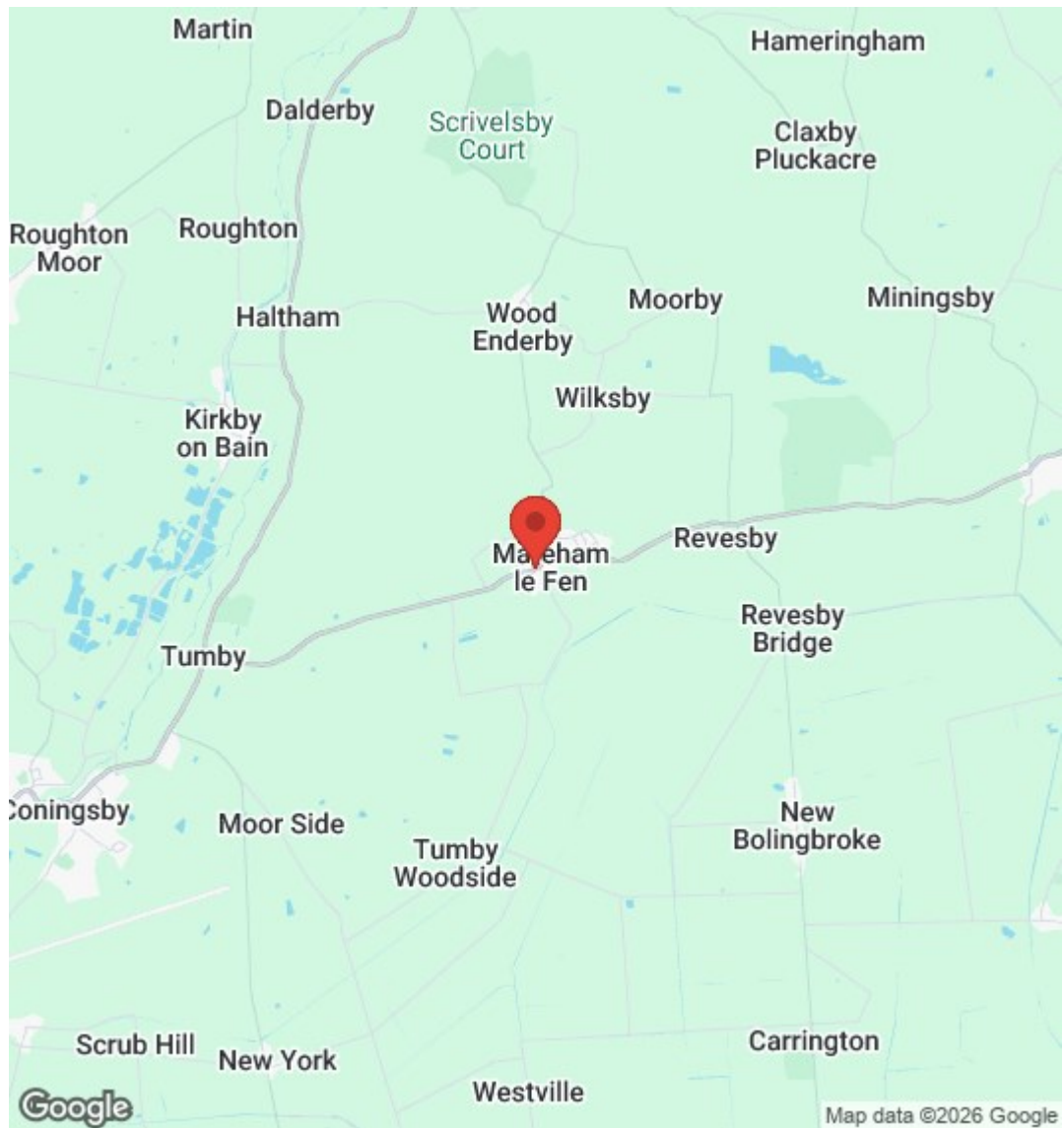
Website: www.robert-bell.org

Brochure prepared: 30th June 2026

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