



Fernleigh Manor, Watery Lane
Mareham-Le-Fen, Boston, Lincolnshire, PE22 7RP

BELL





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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.



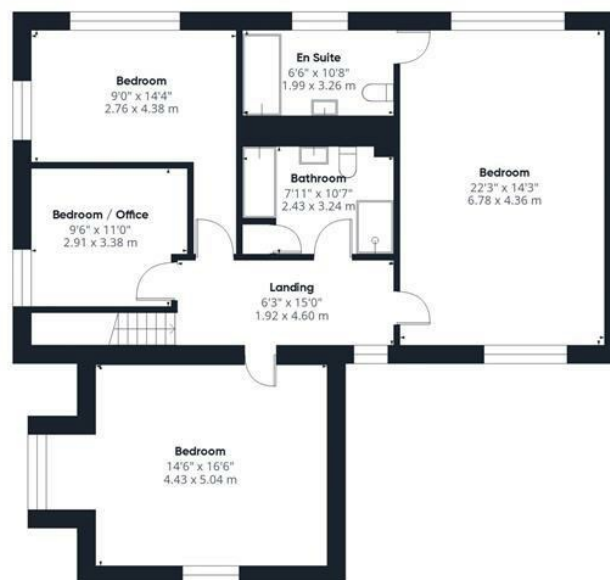
ACCOMMODATION







Ground Floor



Floor 1



Approximate total area⁽¹⁾

2375 ft²

220.6 m²

Reduced headroom

15 ft²

1.4 m²

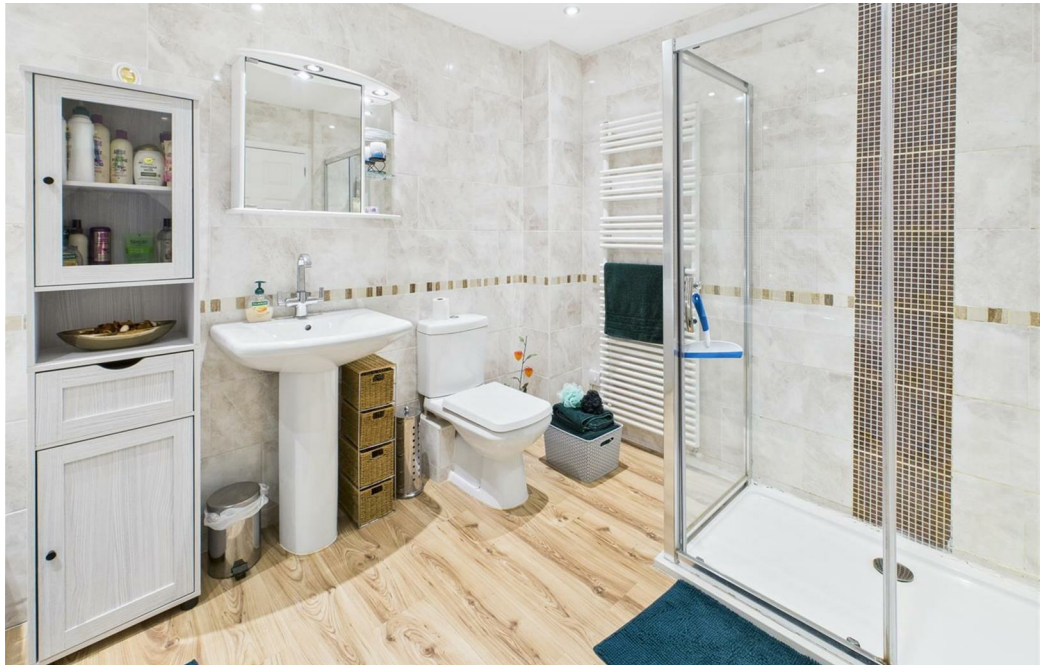
(1) Excluding balconies and terraces

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: – Tax band: E

ENERGY PERFORMANCE RATING: D

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

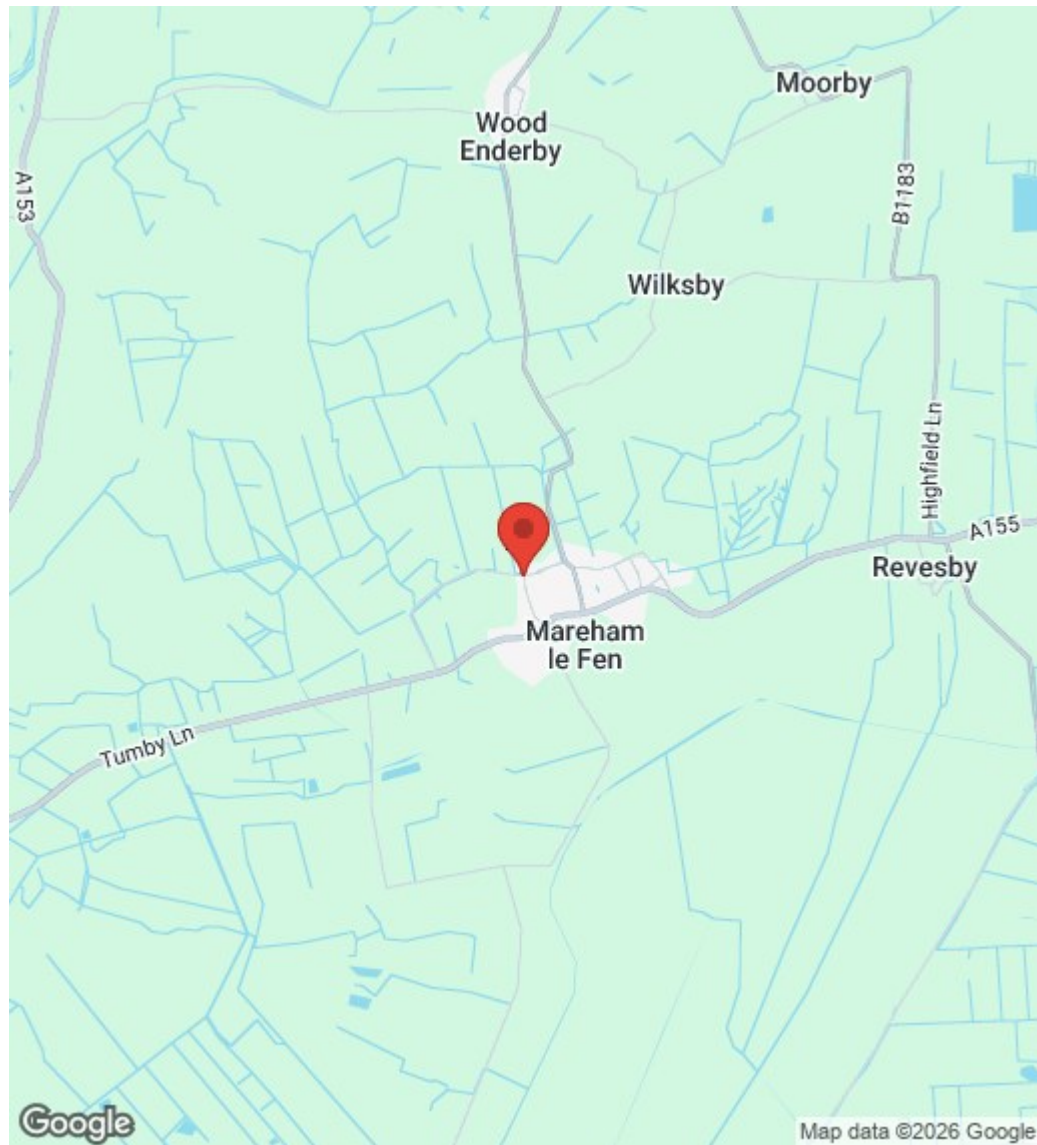
Website: www.robert-bell.org

Brochure prepared: 16th September 2026

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