



Railway Cottage, Fieldside
Mareham-le-Fen, Boston, Lincolnshire, PE22 7RS

£239,950

2 Bedroom Cottage

- Freehold
- Two Bedrooms and Study/Dressing Room
- In and Out Driveway
- Large Garage/Workshop
- Individually Designed and Built in the 1980's
- Stunning Field Views
- No Onward Chain
- Viewing Advised
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Railway Cottage, Fieldside, Mareham-le-Fen, Boston, Lincolnshire, PE22 7RS](#)



Overview

Built in the 1980s, this charming two-bedroom cottage is set within approximately a quarter of an acre (sts), enjoying beautiful open field views and a peaceful rural setting. Offered to the market with no onward chain.

The accommodation is well-proportioned throughout, with a welcoming entrance hall leading through to a spacious lounge, ideal for relaxing and taking in the surrounding outlook. A separate dining room provides a great space for entertaining, while the kitchen sits centrally within the home and is complemented by a useful utility area. The ground floor also benefits from a shower room.



To the first floor are two well-sized bedrooms, along with a further versatile room currently arranged as a study, ideal for those working from home or in need of additional flexible space. A second shower room serves this level, creating a practical and well-balanced layout.

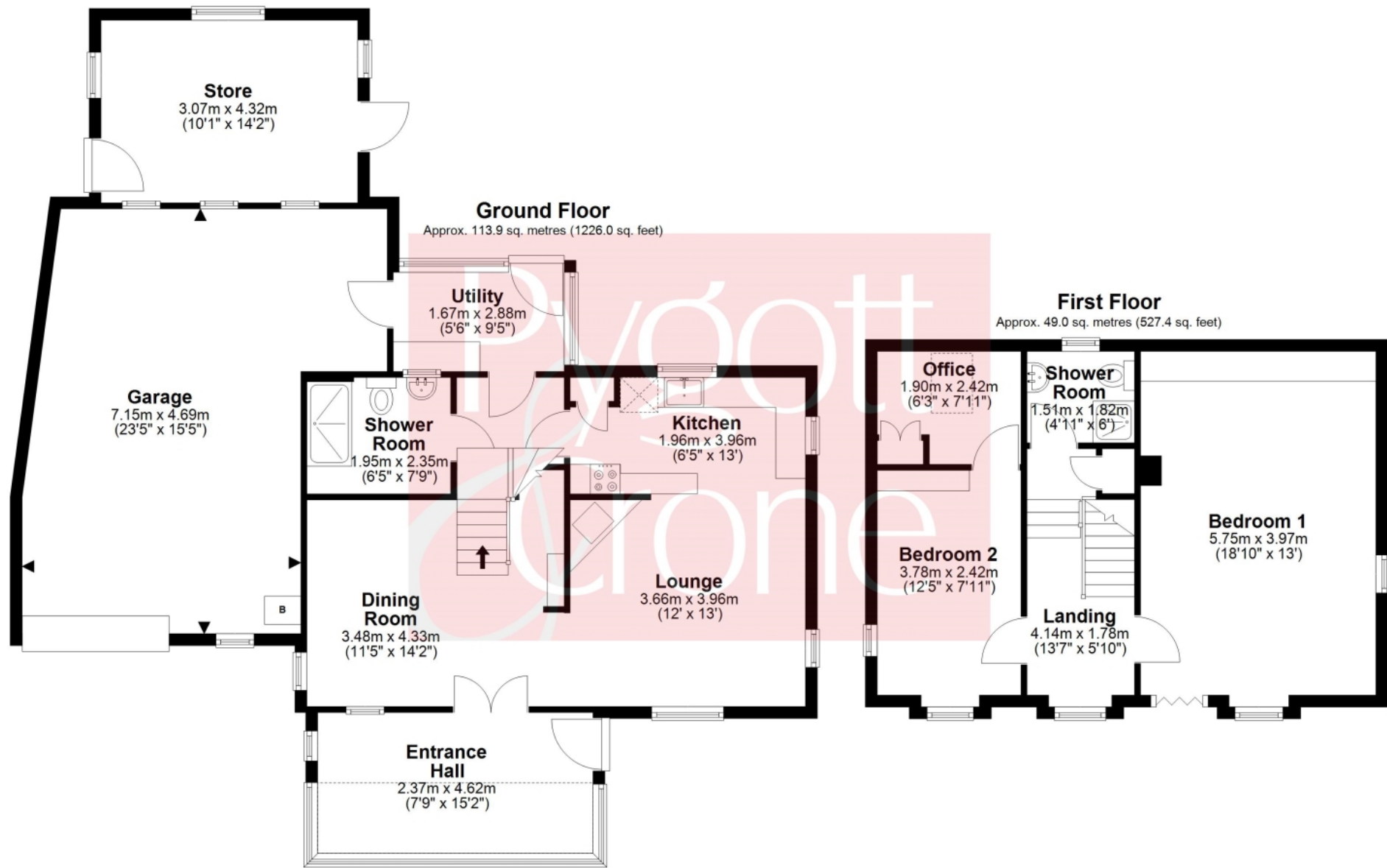
Externally, the property truly comes into its own. The plot extends to around a quarter of an acre (sts), offering ample outdoor space with open views across neighbouring fields, creating a fantastic sense of space and privacy. There is extensive off-road parking along with an oversized garage/workshop, ideal for storage, hobbies, or those needing space for larger vehicles. The gardens also benefit from various seating areas, perfect for enjoying the surroundings.

A viewing is highly advised.

Agent's Note: The septic tank is currently in working order; however, it may not meet the most recent regulatory standards.







Total area: approx. 162.9 sq. metres (1753.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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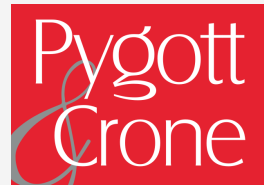
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