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## Birkwood Cottage

Birkwood Lane, Mareham le Fen, Boston. PE22 7RY

**BELL**  
ROBERT BELL & COMPANY



## Birkwood Cottage, Mareham le Fen

Birkwood Cottage is a two-bedroom detached cottage, with range of outbuildings and initial 0.23 acre plot (sts); offered for sale alongside adjacent arable farmland totalling 6.82 acres (sts) in a private position on Birkwood Road, enjoying open countryside surrounds with the village of Mareham le Fen providing the closest services and amenities.

With large conservatory, living room, kitchen plus boot room with cloakroom and boiler room, the property is complete with two bedrooms and shower room to the first floor.

### ACCOMMODATION

**Boot Room** with wood front entrance door, wood double glazed window to front aspect; roll edge worktop on brick stand with space and connections beneath for washing machine, Butlers sink to brick stand. Tiled floor, radiator, ceiling light. Door to boiler room housing floor standing oil fired boiler, part glazed door to kitchen and door to:

**Cloakroom** with low level WC, tiled floor and ceiling light.

**Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, oven and four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points. Carpeted stairs with hand rail to first floor and door to:

**Living Room** having uPVC double glazed window to side aspect and wood double glazed window to rear aspect; log burning stove inset to brick fireplace with tiled hearth, wood mantel and surround, carpeted floor, radiator, TV point, ceiling spotlights and power points. Built in under stairs storage space and part glazed door to:





**Conservatory** with uPVC double glazed windows to sides and rear on dwarf brick wall, patio door to side aspect. polycarbonate pitched roof, tiled floor, radiator and power points.

### **First Floor**

**Landing** with carpeted floor, ceiling light and doors to first floor accommodation.

**Bedroom 1** with uPVC double glazed window to side aspect; feature fireplace, loft access hatch, carpeted floor, ceiling spotlights and power points.

**Bedroom 2** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Shower Room** comprising; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator, inset ceiling spotlights and shaver socket.

### **OUTSIDE**

The property is approached to the front through wide vehicle gate and via gravel driveway; leading to the brick outbuildings consisting **Garage** with double doors and garden store.

The garden wraps around the sides and rear of the property, laid to lawn with hedged fenced and trees to the perimeter. Adjacent, and sold with the property, is a 6.82 acre (sts) field, as detailed on a plan that can be made available from the agent.

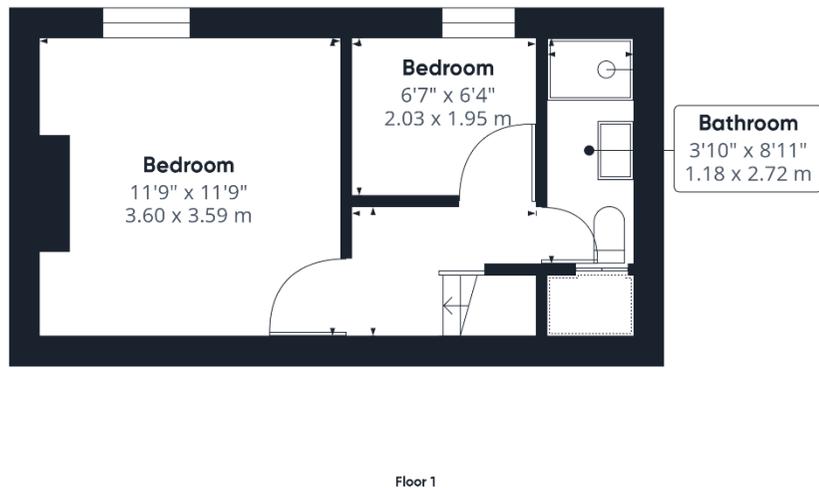
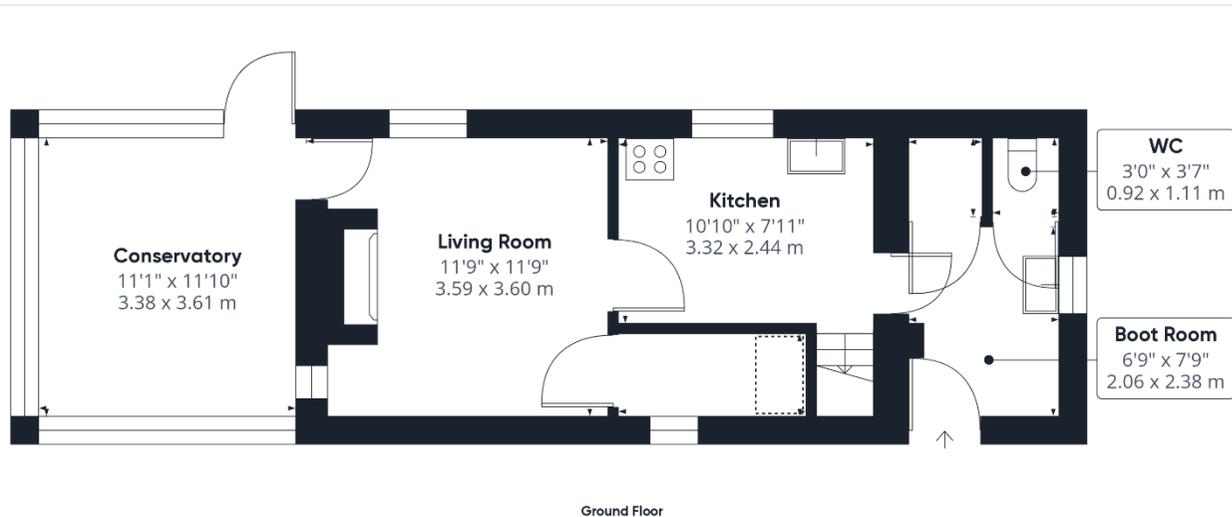


**East Lindsey District Council – Tax band: A**

**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 office, Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
Website: <http://www.robert-bell.org> Brochure prepared 28.2.2024



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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: horncastle@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

