

Tara, Church Lane

Mareham-Le-Fen, Boston, Lincolnshire, PE22 7QS

BELL







Tara is a large detached bungalow with NO ONWARD CHAIN, built in 1971, considerably extended and completely refurbished by the current owners in the last five years. It now provides substantial family accommodation including four double bedrooms (one en-suite), study/playroom plus a large office. At the heart of the home is an impressive, very flexible open-plan L-shaped kitchen dining and sitting room which, when the internal bi-fold doors are open, enjoys a front-to-back length of over 33', while the width of the kitchen through to the lounge side is 24'8".

Externally the property enjoys a generous south-facing garden to the front, an inner courtyard and a child and pet-friendly lawned rear garden. A long driveway leads to a covered carport and provides off-road parking for multiple cars.

Located on a very quiet no-through road, Tara offers a safe and private location within a two minute walk of the Church, playing fields and vibrant community centre offering a good range of regular clubs and activities as well as a busy social events calendar for all age groups.. Mareham le Fen alos provides a primary school, public house, post office and village stores. The renowned Harbour Lights fish and chip shop is open 3 days each week.

There are public transport links to neighbouring towns; particularly close by are the market town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.

ACCOMMODATION

Front Hallway
Having uPVC double glazed doors to side and rear, lights to ceiling. Radiator. Initially carpeted then grey LVT flooring. Wood door to cupboard with space and connections for washing machine and dryer.







Bedroom 1
With uPVC double glazed window to front , light to ceiling. Radiator, multiple power points, grey LVT flooring.

En Suite
Having uPVC double glazed obscured window to side, light to ceiling. Low level wc, hand wash basin, shower cubicle with monsoon and regular heads over. Tiles to walls, grey LVT flooring, heated towel rail.

Dining Room
Having bifold doors to front, French doors to side. Light to ceiling, column radiators, grey LVT flooring, multiple power points. Glazed bifold doors to living room.

Kitchen & Living Room
Living Room: With uPVC double glazed window to side, lights to ceiling. Log-burning stove to tiled surround and hearth; attractive hand-made oak fireplace. Grey LVT flooring, radiator, multiple power points.

Open to Kitchen: with uPVC double glazed window to side, lights to ceiling. Extensive range of modern to base and wall levels with a built-in double larder unit plus central island with breakfast bar. Two built-in full fan size ovens and a 5-ring ceramic induction hob, dishwasher, fridge-freezer, wine cooler; space and connections for upright fridge freezer. Grey LVT flooring; multiple power points.

Bedroom 2
With uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points; built in wardrobe storage. Airing cupboard with pressured water cylinder and optional immersion heater.

Bathroom
Having uPVC double glazed obscured window to side, light to ceiling. Low level wc, bidet, sink to storage unit. Separate walk-in power shower with monsoon and regular heads over; bath to tiled surround. Heated towel rail, tiled flooring, heated wall mirror.

Study / Snug
With light to ceiling, radiator, grey LVT flooring. Multiple power points, wood door to rear hallway accessing two bedrooms and glazed doors to office.



Office
Having uPVC double glazed patio doors to front and window to rear, lights to ceiling. Grey LVT flooring, radiator, multiple power points.

Bedroom 3
With uPVC double glazed window to rear, light to ceiling. Grey LVT flooring, radiator; multiple power points. Wood door to storage cupboard.

Bedroom 4
With uPVC double glazed window to rear, light to ceiling. Grey LVT flooring, radiator; multiple power points.

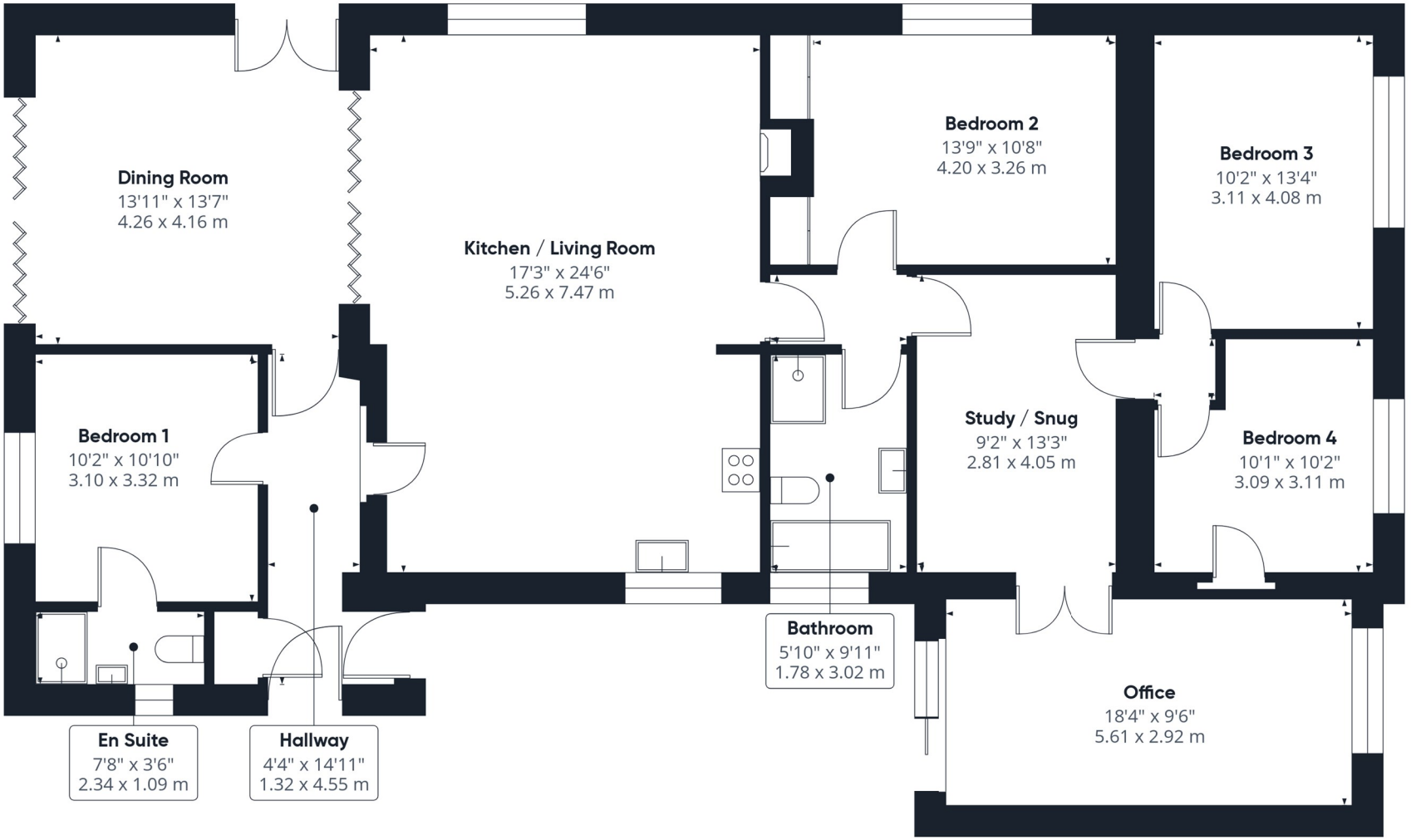
Outside
The property is approached through vehicle gates and up a long, concreted driveway leading to a covered car port. The front garden is laid to lawn with a magnolia tree, fenced to the front and hedged to the sides. A gate leads through to the site patio / inner courtyard area. Encased external boiler providing domestic heating & hot water.

The rear garden, a child and pet friendly, secure space, is laid to lawn with a timber potting shed to one corner and fenced boundaries. To the corner is the large capacity oil storage tank.









Approximate total area(1)

1623 ft²

150.7 m²

(1) Excluding balconies and terraces

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: B

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
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Brochure prepared: 27th November 2026



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