



## Market Place, Tattershall, Lincoln, LN4 4LH

- TWO bedroom DETACHED property with NO 'upward CHAIN'
- PETS ALLOWED at site owners discretion
- UPVC double glazed including external door, Gas CENTRAL HEATING with WORCESTER boiler serviced annually, recently repainted externally, external water supply
- Dual aspect LOUNGE including BOW window, and FEATURE fireplace with decorative wooden surround, tiled background/hearth, and inset coal/living flame effect electric fire
- SHOWER ROOM with DOUBLE WIDTH shower, also having shaver point, pedestal hand basin and low level close coupled toilet
- Off road PARKING, ONLY a council tax band 'A'
- Literally IN CENTRE of WELL SERVICED historic LARGE VILLAGE with WALKING DISTANCE to SHOPS and BUS STOP
- OUTSIDE is open plan EASY MAINTENANCE paved and gravelled including GARDEN and there are TWO double fronted metal SHEDS
- Dual aspect fitted KITCHEN BREAKFAST with wall and base cabinets, slot in gas cooker, space/plumbing for 2 appliances and breakfast table and chairs, built in boiler/storage cupboard
- TWO BEDROOMS, both having BUILT-IN wardrobes and master having suite to one wall of 2 double wardrobes with dressing table and double top cupboard in-between the wardrobes

**Price £38,000**





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## DESCRIPTION

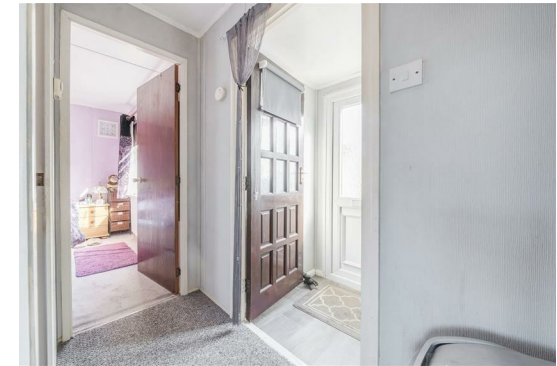
This is a two bedroom detached property with off road parking and open plan easy maintenance paved and gravelled outside including garden, and there are two double fronted metal sheds, all on a select site for retired and semi-retired couples or singles over 50 years of age, pets allowed (subject to the site owners discretion), literally in the centre of the well serviced historic large village of Tattershall, walking distance to shops including CO-Op supermarket, post office service, public house, fish and chips shop, sweet shop, hairdresser and local bus stop, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external door, gas central heating with Worcester boiler that is serviced annually, recently repainted externally, external water supply and the council tax band is only an 'A'.

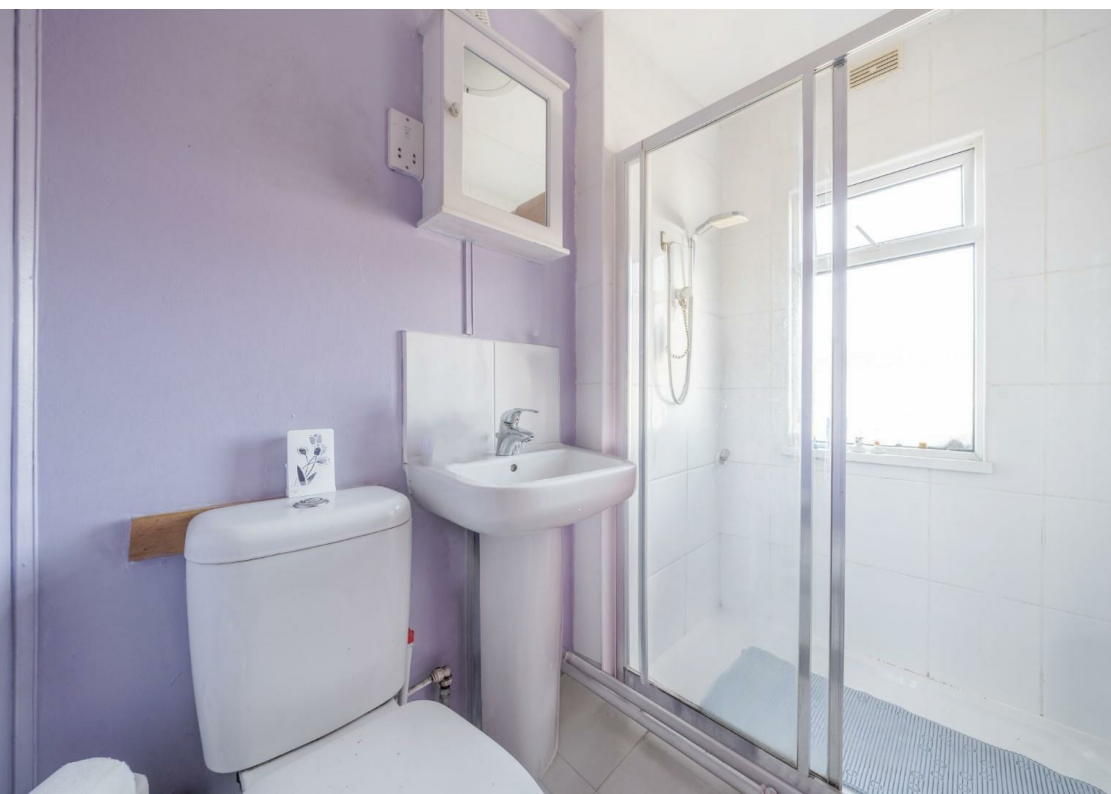
The property consists of an entrance lobby with side window and power, hall with built in cloaks cupboard, dual aspect lounge (including bow window, and feature fireplace with decorative wooden surround, tiled background/hearth, and inset coal/living flame effect electric fire), dual aspect fitted kitchen breakfast room (with wall and base cabinets, slot in gas cooker, space/plumbing for 2 appliances and breakfast table and chairs, and there is a built in boiler/storage cupboard), shower room (with double width shower, also having shaver point, pedestal hand basin and low level close coupled toilet) and the two bedrooms (both having built-in wardrobes and master having suite to one wall of 2 double wardrobes with dressing table and double top cupboard in-between the wardrobes)

The property is an Omar 30 ft x 12ft park home, site fees are £175 per month, mains electricity and water/drainage are charged via the site, and propane gas cylinders are connected. All utilities are paid separately.

The well serviced historic large village of Tattershall facilities also include a National Trust castle, country park and water sports centre.

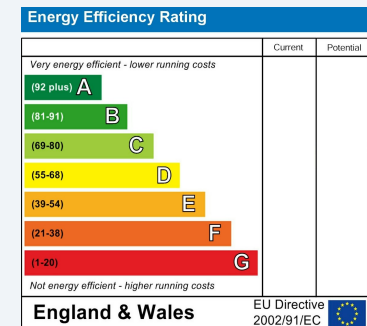






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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