



Horseshoe Close, Tattershall, Lincoln, LN4 4HA

- VERY well presented, SPACIOUS 1,228 sq ft 3 DOUBLE bedroom, 2 BATHROOM (& a W.C.), semi-detached MODERN house, ONLY council tax 'B' currently £1,679.25 gross pa
- SECLUDED fully fenced/brick walled rear GARDEN incl lawn, raised beds, 2 paved PATIOS, one PERGOLA covered & having wood burner, GREENHOUSE, and 2 SHEDS
- NEW 2023 soft closure fitted KITCHEN DINER having straight edged & wood block worktops incl breakfast bar, slide out full height pantry unit, French doors to garden
- MODERN BATHROOM with separate SHOWER over the bath, EN-SUITE with fully tiled shower, surface mounted oval hand basin on vanity unit, Downstairs W.C.
- GARAGE (having light, power & pedestrian internal door), Block paved off road PARKING for 2 cars, incl for CARAVAN if required, could be EXTENDED for 5 CARS into front garden
- VERY GOOD '78' ENERGY efficiency RATING, UPVC double glazing incl FRENCH and external doors, Mains gas CENTRAL HEATING with NEW 2021 BOILER, serviced annually
- KITCHEN BUILT IN Zanussi induction hob, double oven & dishwasher, space for fridge freezer, UTILITY ROOM with space/plumbing for 2 appliances, soft close units
- SECLUDED cul-de-sac LOCATION, CONVENIENT for CENTRE of WELL SERVICED historic large village

Price £230,000



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DESCRIPTION

This is a very well presented and spacious 1,228 sq ft, 3 double bedroom, 2 bathroom (& a W.C.), semi-detached modern house with recently replaced kitchen diner and boiler, having integral garage (with light, power & pedestrian internal door), block paved off road parking for 2 cars, incl for caravan if required (that could be extended into the front garden for a total of 5 cars), and a secluded fully fenced/brick walled rear garden (incl lawn, raised beds, 2 paved patios, one pergola roof covered & having wood burner, greenhouse, and 2 sheds), all in a secluded cul-de-sac location, convenient for the centre of the well serviced historic village of Tattershall.

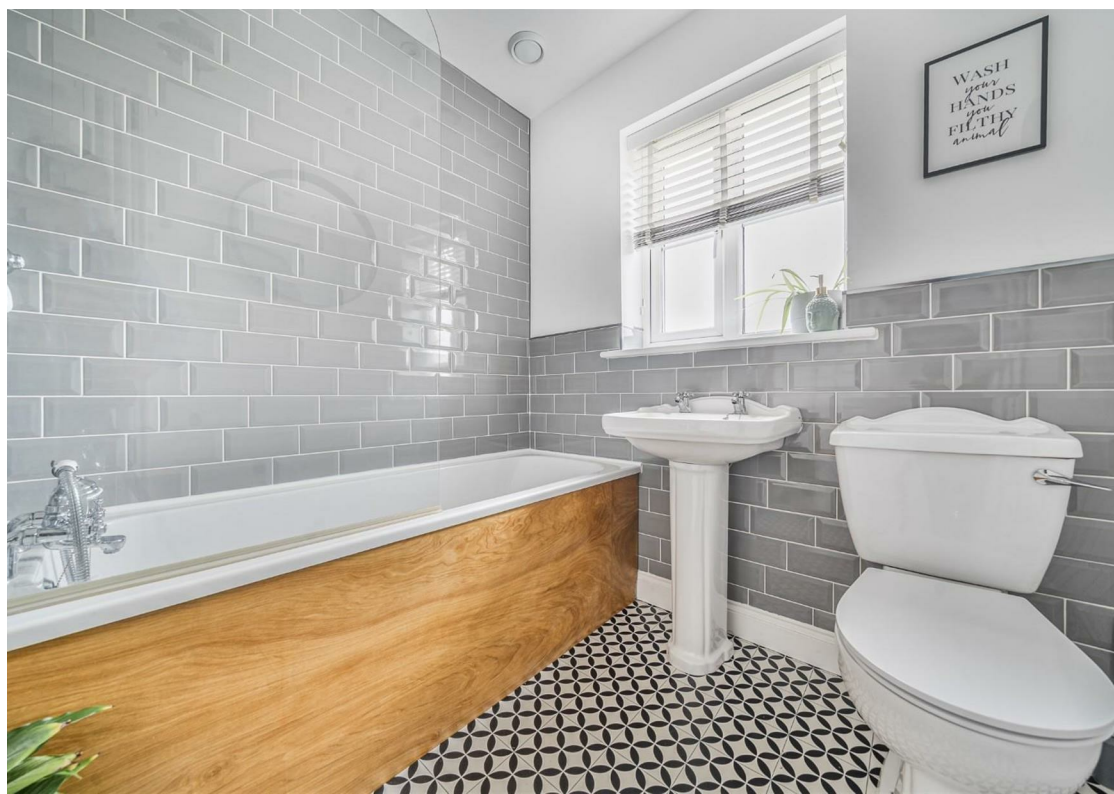
It also benefits from very good '78' energy efficiency rating, UPVC double glazing incl French and external doors, mains gas central heating with new 2021 Baxi boiler that is serviced annually, low maintenance corbelled brickwork (in lieu of soffits and fascias), external lighting, power & water tap, and is only a council tax band 'B' currently £1,679.25 gross pa.

The property consists of entrance lobby, lounge (with bow window), new 2023 soft closure fitted kitchen diner (having straight edged & wood block worktops incl breakfast bar, slide out full height pantry unit, built in Zanussi induction hob, double oven & dishwasher, space for fridge freezer and French doors to garden), utility room (with space/plumbing for 2 appliances, soft close units), and a W.C.

Upstairs is the landing having access to roof void (via aluminium loft ladder, and is partially boarded), modern bathroom with separate shower over the bath, master bedroom (having large dormer window, full height triple wardrobe with mirror fronted doors, and a built in cupboard), en-suite shower room (incl surface mounted oval hand basin on vanity unit), double bedroom 2, & 3 (with full height triple width wardrobe).

Tattershall facilities include a supermarket, public house, hair salon, National Trust castle, country park and water sports centre.





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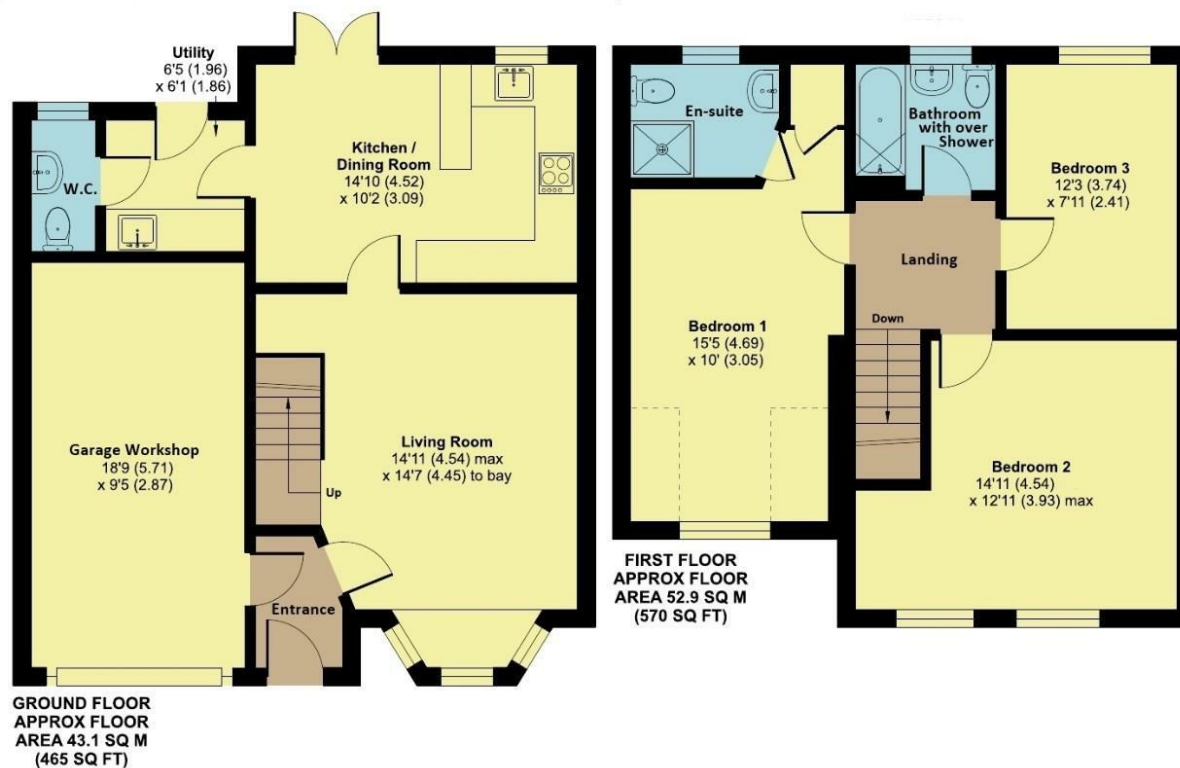
Approximate Area = 1035 sq ft / 96.1 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1237 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1358979

Viewings

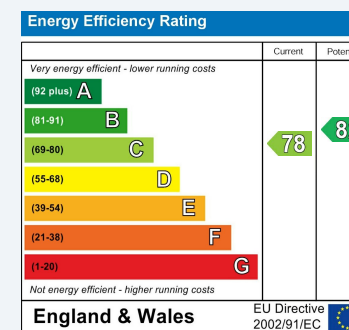
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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