



West Drive, Tattershall, Lincoln, LN4 4ND

- VERY WELL presented, THREE bedroom, TWO reception, EXTENDED semi-detached house, ONLY a council tax band 'A'
- DELIGHTFUL GARDEN, fully fenced, having lawn, established border of plants & shrubs, paved patio AND decked seating areas, bark chipped play area, external lighting and water tap
- MODERN KITCHEN incl straight edged worktops, 2 slide out wire rack units, wide pan drawers, range base & wall units, 3 ceiling lights, external doors to front & rear
- Dual aspect LOUNGE with light oak floorboard effect flooring, power point for wall mounted TV, understairs cupboard, BREAKFAST ROOM, BOTH rooms having feature panelled wall
- NEW carpets & flooring, NEW oak veneer internal doors, NEW feature wall panelling, NEW radiators, NEW gravelled DRIVE for 3 CARS, NEW garden decking
- UPVC double glazing incl external doors, Mains GAS CENTRAL HEATING with previously REPLACED BOILER serviced annually
- KITCHEN Bosch double oven incl fan assisted & LCD, Zanussi ceramic hob, space/plumbing for fridge freezer, washing machine & tumble dryer
- MODERN SHOWER ROOM incl one & half width shower cubicle having monsoon & flexible hose shower heads, hand basin in vanity unit with soft close cupboard under

Price £160,000



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DESCRIPTION

Very well presented 3 bedroom, 2 reception, extended semi-detached house including parking for 3 cars and also having a delightful rear garden, all in a popular location to the edge of the well serviced historic large village of Tattershall that includes supermarket, public house, National Trust castle, country park and water sports centre.

The property also benefits from new carpets & flooring, new oak veneer internal doors, new feature wall panelling to lounge, breakfast room & master bedroom, new gravelled drive for 3 cars, new garden decking, new radiators, mains gas central heating with previously replaced boiler serviced annually, UPVC double glazing including external doors, is only a council tax band 'A', and is offered freehold.

The delightful rear garden is fully fenced, having lawn, established border of plants & shrubs, paved patio AND decked seating areas, bark chipped play area, external lighting and water tap.

The property consists of front door canopy porch, entrance, dual aspect lounge (with light oak floorboard effect flooring, power point for wall mounted TV, understairs cupboard and feature panelled wall), breakfast room (also having a feature panelled wall) open plan to the modern fitted kitchen (including straight edged worktops, 2 slide out wire rack units, wide pan drawers, range base & wall units, built in Bosch double oven including fan assisted & LCD, Zanussi ceramic hob, space/plumbing for fridge freezer, washing machine & tumble dryer, 3 ceiling lights, and external doors to front & rear).

Upstairs is the landing with built in cupboard, modern shower room (having one & half width shower cubicle with monsoon & flexible hose shower heads, hand basin in vanity unit with soft close cupboard under, low level close coupled toilet), and the 3 bedrooms (including feature panelled wall to master, built in double wardrobe to bedroom two and built in open fronted wardrobe & shelving to bedroom three).

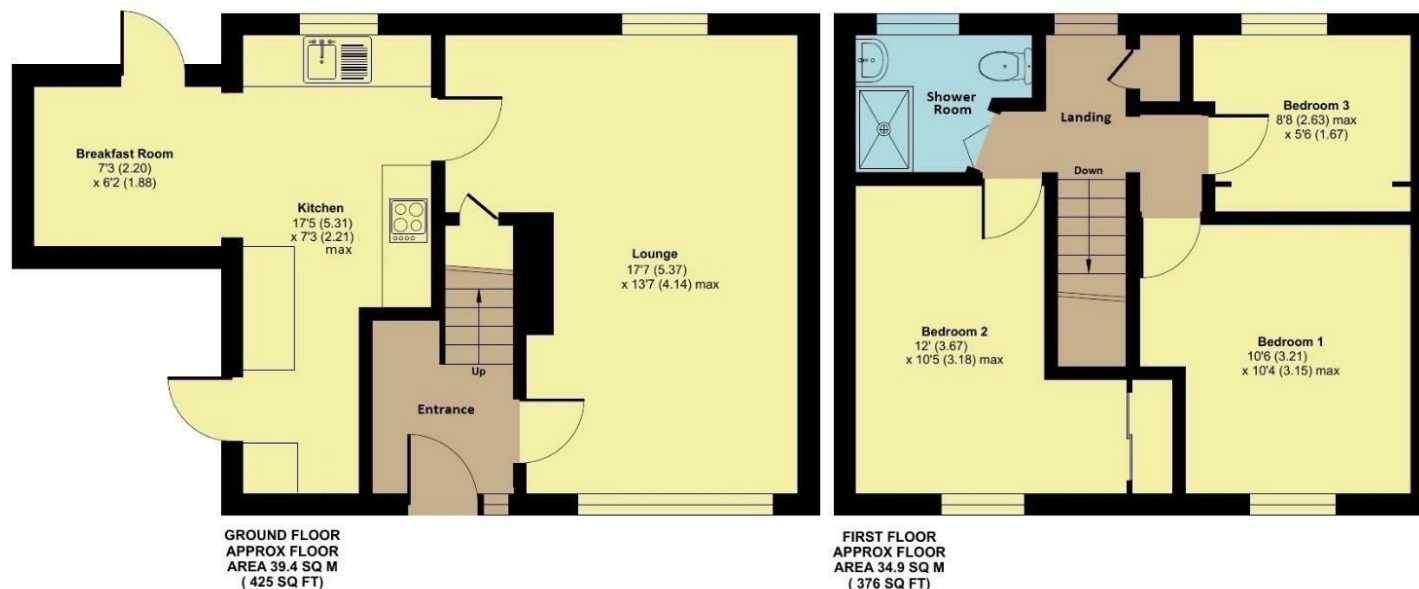




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Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1361373

Viewings

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

Valuations

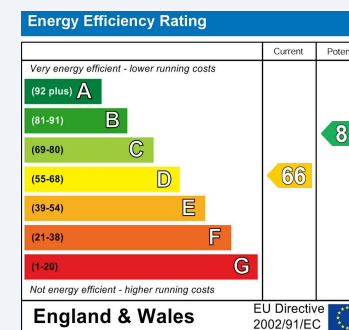
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

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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