



24 Auden Court, Tattershall, LN4 4PS





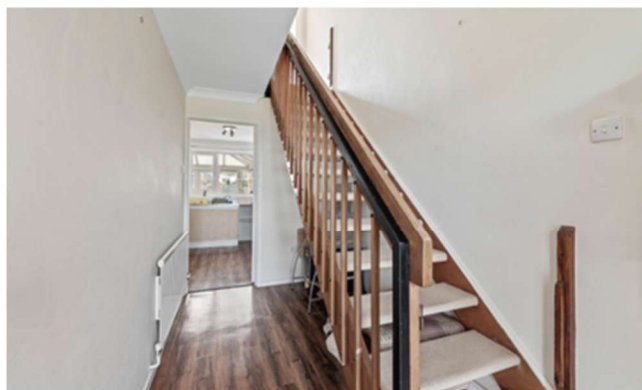
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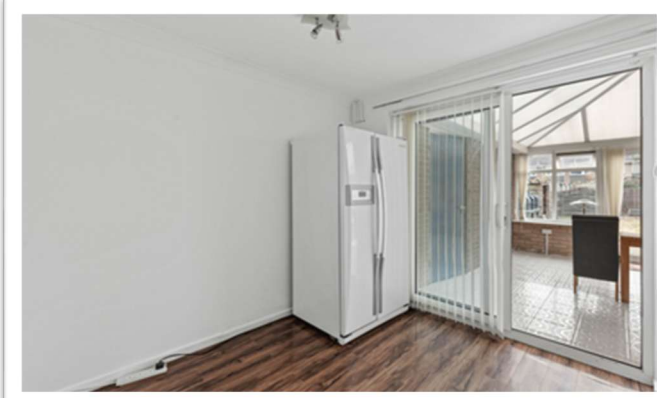
£130,000



## Key Features

- Terrace house
- Two bedrooms & box room
- Lounge & dining kitchen
- Conservatory
- Two tandem parking spaces
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A terrace house in a popular residential location, close to schools & local amenities in the village of Tattershall. Having accommodation comprising: entrance hall, lounge, dining kitchen and conservatory to ground floor. Two bedrooms, box room, shower room and separate WC to first floor. Outside the property has two tandem parking spaces and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Glazed uPVC front entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

#### LOUNGE

3.25m x 4.28m (10'8" x 14'0")

Having window to front elevation, coved ceiling, radiator, wood effect flooring and fireplace recess with slabbed hearth and inset log burner.

#### DINING KITCHEN

2.95m x 5.17m (9'8" x 17'0")

Having window to rear elevation overlooking the conservatory, coved ceiling, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with cupboards under. Work surface return with cupboards & drawers under, cupboards over. Space for electric cooker, work surface to side with cupboard under, space & plumbing for automatic washing machine & dishwasher and cupboards over. Sliding doors to the:

#### CONSERVATORY

4.23m x 4.46m (13'11" x 14'7")

Having polycarbonate roof, french doors & windows to rear elevation, tiled floor and two stores off, one housing the oil fired boiler providing for both domestic hot water & heating.

#### FIRST FLOOR LANDING

Having coved ceiling.

#### BEDROOM ONE

3.34m x 4m (11'0" x 13'1")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

#### BEDROOM TWO

3.26m x 3.34m (10'8" x 11'0")

Having window to front elevation, coved ceiling, radiator and two built-in wardrobes.

#### BOX ROOM

1.67m x 1.74m (5'6" x 5'8")

#### SHOWER ROOM

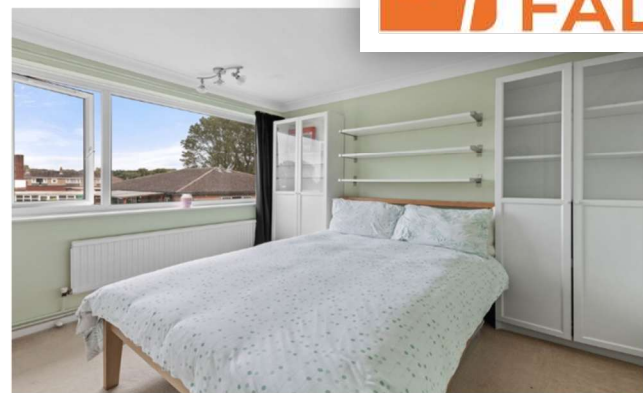
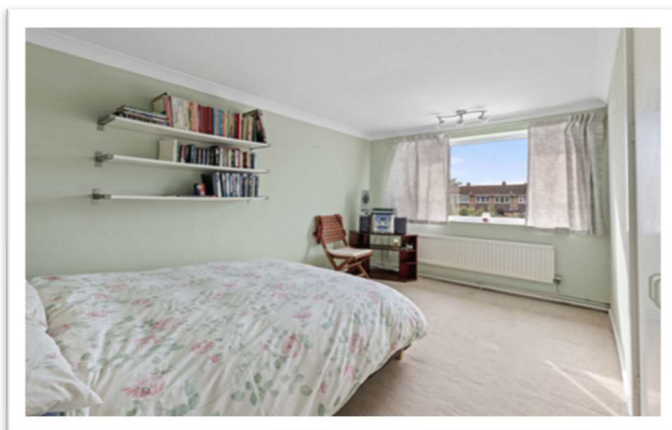
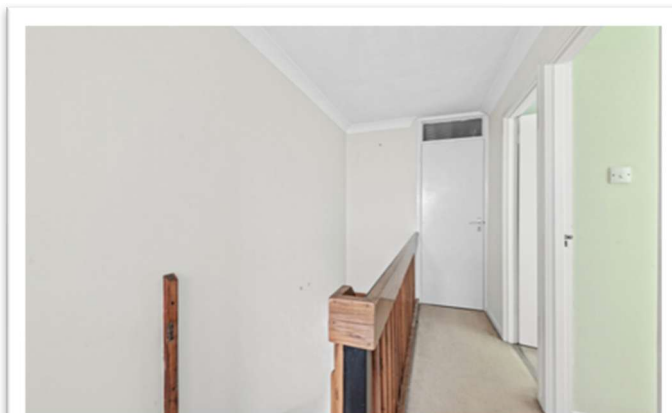
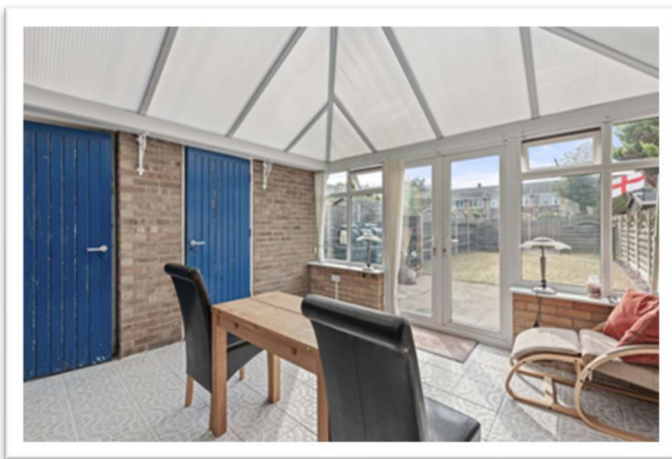
Having window to rear elevation, radiator, vinyl flooring, tiled walls, shower enclosure with shower fitting and hand basin.

#### SEPARATE WC

Having window to rear elevation, coved ceiling, wood panelling to dado height, vinyl flooring and close coupled WC.







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### EXTERIOR

To the front of the property there is a small block paved area. The property also has two tandem parking spaces.

### REAR GARDEN

Being enclosed with a side access gate. Having a paved patio, lawned area, oil storage tank and further paved patio area to the far rear.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A. We are advised that there is an annual service charge of £116 payable.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

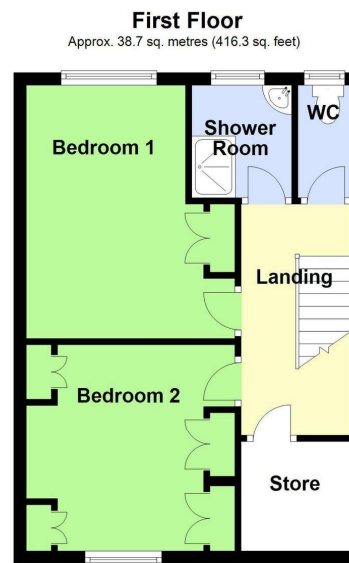
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## Floorplan



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)



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