



# CHOICE PROPERTIES

## *Estate Agents*

Westcott Thackers Lane,  
Tathwell, LN11 9SR

Price £315,000



Tucked quietly away and exuding both charm and character Choice Properties are delighted to bring to market Westcott, a most delightful 2 bedroom bungalow.

Located in the rural village of Tathwell, which offers no amenities e.g. shops, village hall and schools. However, Tathwell is conveniently located approximately 2 miles from the beautiful Georgian Market Town Louth. This lovely home stands in private attractive gardens and has the benefit of plenty of parking space together with a Garage.

We highly recommend viewing this most bespoke home.

With a modern rustic aesthetic throughout, the well presented internal living accommodation comprises:-

### **Kitchen**

8'10 x 8'8

Hardwood Farmhouse style Entrance Door. Kitchen fitted with hardwood wall and base units with granite worksurfaces over and cupboards above. Ceramic Belfast sink with drainer and single taps. Tiled floor. Part tiled walls with Victorian green metro tiles. Spot lighting. Opening to:-

### **Lounge/Diner**

17'8 x 12'7

Brick built fireplace with open fire and back boiler. Feature wooden arch window to front aspect. Wooden window to side aspect. Industrial power points. Beamed ceiling. Concrete flooring. Hard wood sliding door to:-

### **Hallway**

3'10 x 6'9

Hardwood flooring. Spot lighting. Access to insulated loft. Hardwood door to all rooms.

### **Bedroom 1**

12'11 x 9'0

Fitted with wooden wardrobes. Large Feature arched wooden window to front aspect. Industrial power points.

### **Bedroom 2**

8'8 x 11'0

With fitted wardrobe. UVPC window to rear aspect. Industrial power points.

### **Bedroom 3/Office**

6'3 x 5'6

The sellers currently use this room as a pantry/utility. Consumer unit. UVPC window to rear aspect. Industrial power points

### **Bathroom**

6'4 x 8'7

Fitted with a four piece suite comprising wall mounted wash hand basin with tiled splashback and single taps, traditional cast iron bathtub with shower over, bidet, and pull chain flush w.c. Extractor fan. Wooden wall mounted vanity unit. Tiled floor. Chrome towel rail. UVPC window to rear aspect.

### **Garage**

7'7 x 22'1

Fitted with power and lighting. Double opening wooden garage doors. Plumbing for washing machine.

### **Driveway**

Part paved, part gravelled driveway to the front of the property with space for several vehicles.

### **Gardens**

The property further benefits from a privately enclosed garden with mature hedging to the boundaries. The garden has raised beds for vegetable growing and various flower beds, with areas of lawn. To the front of the entrance door is a paved patio area sheltered with a oak canopy perfect for an outdoor seating area. To the rear of the property is another gate providing access to the property and the property has access over the neighbouring farm to reach this gate.

### **Additonal Information**

We are informed by the current sellers that planning permission has been granted for an extension to the side of the property.

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B. Amount Payable 2024/25 - £1624.57

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

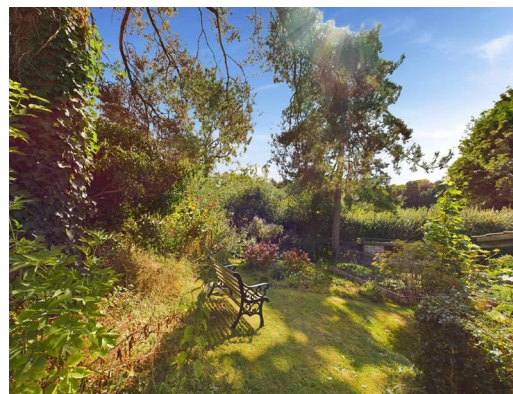
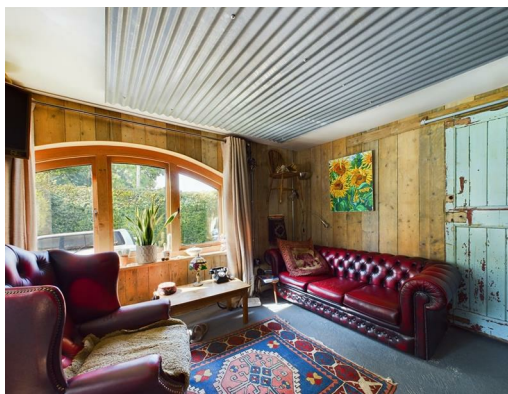
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area<sup>(1)</sup>  
782.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

At Kenwick Top Roundabout take the exit signposted Skegness, Alford, & Ulceby Cross. Continue for 300m and turn right onto Poverty Lane. Continue for 1.5 miles and then turn left onto Thakers Lane. Westcott is the first property on your left.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 86        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   | 19      |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

