



**Grange Drive, Tattershall Lincoln LN4 4GJ**

**Not for marketing purposes INTERNAL USE ONLY**

**welcome to**

**Grange Drive, Tattershall Lincoln**

The property comprises entrance hall, lounge, dining room, conservatory, kitchen, cloak room, four good sized bedrooms with en- suite, family bathroom, detached double garage, well presented rear garden and parking for two cars.



### **Entrance Hall**

Entering via the entrance hall, access via the double glazed front door, stairs leading to the first floor, access to all ground floor rooms, radiator to the wall.

### **Cloak Room**

Double glazed window to the rear, WC, wash hand basin, and radiator to the wall

### **Lounge**

17' 9" x 12' ( 5.41m x 3.66m )

Double doors into the dining room, french doors into the conservatory, TV point and fire place with gas fire within.

### **Dinning Room**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Double glazed window to the side, double glazed window to the front and radiator to the wall.

### **Kitchen**

16' 3" x 8' 10" ( 4.95m x 2.69m )

Double glazed window to the front, double glazed window to the side, double glazed window to the rear. The kitchen comprises of a range of floor and wall based cupboards, integral appliances, tiled splash backs, integral fridge/ freezer, gas hob and extractor fan,

### **Utility Room**

6' 11" x 5' 11" ( 2.11m x 1.80m )

Double glazed rear door, double glazed window to side, range of floor and wall based cupboards, access to the rear garden.

### **Conservatory**

Fully double glazed, with tiling to the floor.

### **Landing**

Stairs from the entrance hall, access to the attic as well as access to all the bedrooms and the family bathroom.

### **Bedroom 1**

12' 8" x 12' 7" ( 3.86m x 3.84m )

Double glazed window to the rear, double glazed window to side, fitted wardrobes and radiator to the wall.

### **En Suite**

Double glazed window to the side, WC, wash hand basin, tiled walls, shower cubicle and extractor fan.

### **Bedroom 2**

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to the front, radiator to the wall, fitted wardrobes and built in storage cupboard.

### **Bedroom 3**

9' 9" x 9' ( 2.97m x 2.74m )

Double glazed window to the front and side, radiator to the wall.

### **Bedroom 4**

9' 6" x 5' 9" ( 2.90m x 1.75m )

Double glazed window to the rear, radiator to the wall and built in cupboard.

### **Bathroom**

Double glazed window to the side, WC, wash hand basin, wall mounted shower, tiled walls, radiator and extractor fan.

### **Detached Double Garage**

18' x 18' ( 5.49m x 5.49m )

Power and lighting

### **Rear Garden**

Fully enclosed garden with side access down both sides, mostly comprising of grass area, borders housing mature shrubs and flowers

### **Front Garden**

Grass area with path leading to front door and gates leading to the rear garden.



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## Grange Drive, Tattershall Lincoln

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- CLOSE TO ALL RELEVANT AMENITIES
- EN-SUITE TO MASTER AS WELL AS FAMILY BATHROOM
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB114713 - 0005

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