



**50 High Street,  
Tattershall, LN4 4NN  
Asking Price Of £350,000**



- Detached Modern Family Home
- 3 Double Bedrooms
- En-suite & Family Bathroom
- Garage & Ample Parking
- Good Sized Gardens
- NO FORWARD CHAIN

An Attractive well built and spacious detached modern three bedroom family home, set in generous sized gardens with the school playing fields behind. The property has gas fired central heating together with uPVC sealed double glazed units throughout, burglar alarm system and is brought to the market with the benefit of no forward chain.



**Woodhall Spa - 01526 353185**  
**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**







All local amenities and facilities are within easy walking distance of the property.

**RECEPTION HALL** Approached through a uPVC sealed double glazed entrance door with staircase to the first floor with storage space under, radiator, wall thermostat, door chimes and telephone point.

**LOUNGE** 19' 2" x 12' 9" (5.84m x 3.89m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, TV and telephone points. uPVC sealed double glazed double doors lead to:

**CONSERVATORY** 9' 6" x 8' 9" (2.9m x 2.67m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, radiator.



**DINING KITCHEN** 19' 3" x 11' 8" (5.87m x 3.56m) (Max) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan and light over, integral fridge, part-tiled walls, radiator. Cupboard housing the water softener, in-set ceiling lights and Pergo flooring.



**UTILITY ROOM** 9' 0" x 5' 5" (2.74m x 1.65m) Having stainless steel single drainer sink unit with cupboard under with space and plumbing for washing machine, radiator, under stairs storage cupboard, extractor fan and rear entrance door.

**CLOAKROOM** With low level WC, hand basin with tiled splashback, radiator.

**FIRST FLOOR SPACIOUS LANDING** Having radiator, access to the roof void, built-in shelved airing cupboard with wall mounted gas fired combination boiler.

**BEDROOM ONE** 12' 7" x 12' 0" (3.84m x 3.66m) Having part-sloping ceiling, radiator, fitted range of wardrobes, TV and telephone points.

**EN-SUITE SHOWER ROOM** With corner shower cubicle, vanity hand basin with cupboard under and low level WC. Radiator and extractor fan.

**BEDROOM TWO** 11' 6" x 9' 9" (3.51m x 2.97m) With part-sloping ceilings, TV point and radiator.

**BEDROOM THREE** 11' 6" x 9' 0" (3.51m x 2.74m) With radiator, TV point and views over the rear garden.

**BATHROOM** 6' 8" x 6' 8" (2.03m x 2.03m) Having enclosed bath, vanity hand basin with cupboards and drawers under, low level WC. Part-tiled walls, extractor fan and radiator.

**OUTSIDE - GARAGE** 13' 4" x 8' 4" (4.06m x 2.54m) Being sectional concrete with up-and-over door and side personal door, power and light.

**THE GARDENS** The property is approached through double wooden gates with a gravel driveway and turning area, ample parking space, lawns to either side. The gravel driveway leads to one side to the garage, beyond which are lawn gardens, slabbed patio area and raised shrub beds.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: 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 – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75   C	85   B