



***6 Hunters Lane,
Tattershall, LN4 4PB
Asking Price Of £335,000***



- Spacious Individual Bungalow
- 2 Reception Rooms
- 3 Double Bedrooms
- Large Established Gardens
- Prime Sought After Location
- Gas CH. uPVC Units Throughout

Set in this prime and much sought after area of the village, enjoying lovely views of Coningsby Church in the distance from the fully enclosed and private south facing gardens, is this individual bungalow. The property has uPVC sealed double glazed windows and doors throughout, together with gas fired central heating.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH

RECEPTION HALL With night storage heater, radiator, built-in cloaks cupboard, built-in airing cupboard housing the pre-lagged hot water tank, door chimes and access to the roof void.

LOUNGE 19' 4" x 12' 9" (5.89m x 3.89m) Having feature fire surround and hearth, two radiators, TV and telephone points, uPVC sealed double glazed sliding patio doors leading into the lean-to CONSERVATORY and views over the south facing gardens. Open archway giving access to the:

DINING AREA 13' 0" x 9' 8" (3.96m x 2.95m) With radiator, built-in double storage cupboard, wall thermostat, folding doors to kitchen.

KITCHEN 10' 4" x 9' 9" (3.15m x 2.97m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in shelved PANTRY CUPBOARD, plumbing for washing machine, part-tiled walls.

BEDROOM ONE 17' 8" x 12' 9" (5.38m x 3.89m)
Originally the former lounge before the extension to the rear and having feature tiled fire surround and hearth, two radiators, TV point.

BEDROOM TWO 15' 3" x 13' 3" (4.65m x 4.04m) (Plus access) with radiator.

BEDROOM THREE 13' 0" x 11' 6" (3.96m x 3.51m)
With radiator and double wardrobe.

SHOWER ROOM 8' 3" x 6' 1" (2.51m x 1.85m) Having walk-in shower cubicle, pedestal hand basin and low level WC. Two radiators, wall mirror with light over, shaver point and medicine cabinet.

OUTSIDE - ATTACHED OUTSIDE WC 6' 0" x 4' 2" (1.83m x 1.27m) With hand basin, low level WC, water softener and also housing the gas fired wall mounted boiler.

GARAGE 20' 0" x 10' 0" (6.1m x 3.05m) With up-and-over door and side personal door, power and light connected.

COVERED PATIO AREA 25' 0" x 6' 0" (7.62m x 1.83m) (Approx) Between the garage and outside WC.

THE GARDENS The property is approached over a large block paved driveway with turning area and footpaths. The front is mainly laid to lawn. To the rear beyond the patio area are large lawned gardens with mature trees and enjoying some lovely views towards the village of Coningsby and the iconic Church.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTING - Fitted carpets & light fittings included in the sale.



Ground Floor



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

Floor plans are to show layout only and are 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		