

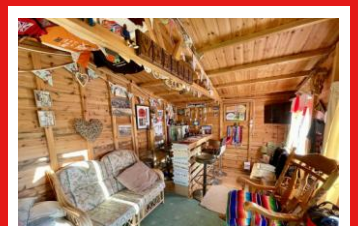
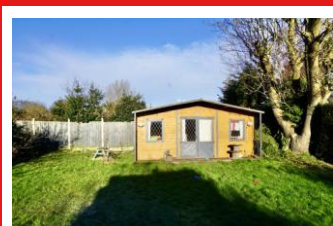


*85 High Street,  
Tattershall, LN4 4NN  
Offers in the Region of £425,000*



- Deceptively Spacious Detached Bungalow
- 3 Reception Rooms
- 4/5 Double Bedrooms (1 en-suite)
- Large Garage/Workshop. Summer House
- Good Sized Gardens. Ample Parking
- Gas CH. uPVC Units

Walters are delighted to offer to the market this deceptively spacious detached 4/5 double bedroom dormer bungalow, offering versatile and flexible living accommodation, set within large gardens with garage/workshop and a large summer house. The property has gas fired central heating and uPVC sealed double glazed units and the Agent recommends an internal inspection to fully appreciate the accommodation on offer.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed double entrance doors and access to:

RECEPTION HALL Having open tread staircase to the first floor, telephone point, two radiators, laminate flooring, dado rail and picture rail.

LOUNGE 13' 5" x 12' 5" (4.09m x 3.78m) Having feature bay window to the front elevation, radiator, picture light, cast iron burner which sits in a divided wall of the lounge and dining room with recess storage cupboards to either side.

DINING ROOM 12' 9" x 12' 6" (3.89m x 3.81m) With cast iron burner, laminate flooring, radiator, picture rail and shelved display cupboards.

KITCHEN 12' 9" x 12' 4" (3.89m x 3.76m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Belling range gas cooker with two ovens and grill, eight hob burner over with extractor fan and light above. Breakfast bar, double radiator, uPVC sealed double glazed side entrance door together with rear door.

UTILITY ROOM 7' 11" x 4' 11" (2.41m x 1.5m) Situated off the





dining room with tiled floor, stainless steel single drainer sink unit, wall storage cupboards and space and plumbing for washing machine under worktops.

**INNER HALLWAY** Off the reception hall, with radiator and leading to:

**BEDROOM ONE** 12' 6" x 10' 9" (3.81m x 3.28m) Having range of fitted wardrobe units together with drawers and bedside units, radiator. **EN-SUITE SHOWER ROOM** Having walk-in shower cubicle, hand basin and low level WC. Tiled floor, extractor fan, radiator, part-tiled walls, and shaver light and point.



**BEDROOM TWO** 11' 9" x 10' 0" (3.58m x 3.05m) Which could be used as a sitting room. Having radiator, and picture rail.



**BEDROOM THREE** 11' 9" x 9' 0" (3.58m x 2.74m) With radiator and picture rail.

**BEDROOM FOUR** 10' 4" x 10' 0" (3.15m x 3.05m) Having built-in double wardrobe, radiator.

**BATHROOM** 10' 3" x 5' 5" (3.12m x 1.65m) Having enclosed bath with shower mixer taps, pedestal hand basin and low level WC. Heated towel rail, part-tiled walls and shaver point.

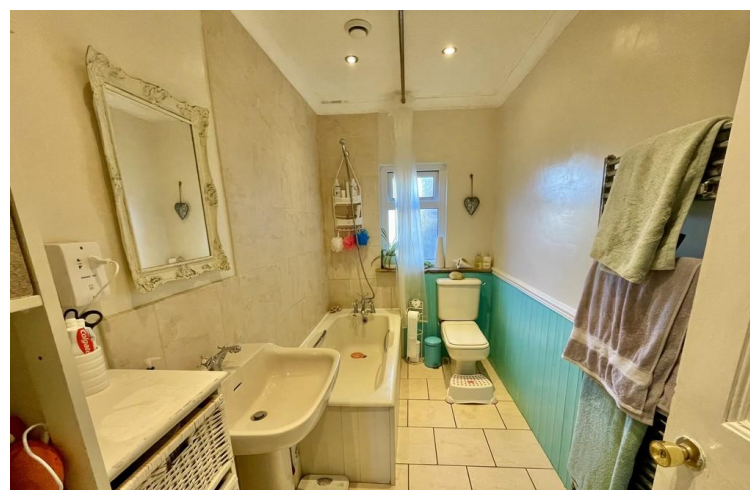


**FIRST FLOOR - BEDROOM FIVE** 19' 0" x 12' 6" (5.79m x 3.81m) Having part sloping ceiling and two skylight windows, overlooking the rear garden.

**OFFICE** 14' 10" x 12' 6" (4.52m x 3.81m) Having part sloping ceiling with skylight window.

**OUTSIDE - GARAGE** 25' 0" x 8' 0" (7.62m x 2.44m) Having up-and-over and side personal door, power and light connected and two storage rooms attached.

**THE GARDENS** The property is approached over a long driveway providing ample off road parking. There is a lawn together with well established shrubs and flowers to borders. To the rear, which is fully enclosed, there are lawn gardens and patio area with hot tub (being available by separate negotiation). In the centre of the garden is a fish pond and beyond is a timber and felt **SUMMER HOUSE**, currently used for storage purposes and further lawn gardens of a good size.



**FURTHER SUMMER HOUSE** 17' 8" x 9' 9" (5.38m x 2.97m) Of timber and felt construction. Having power and light connected and internet connection. Ideal for an outside office area.



**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 FITTINGS** - All those detailed are included in the sale (unless otherwise stated).

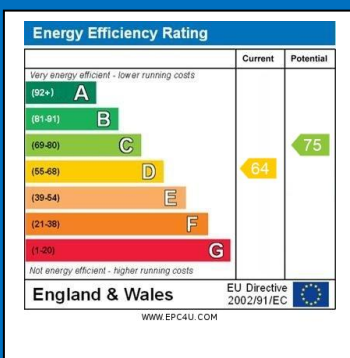
**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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.