

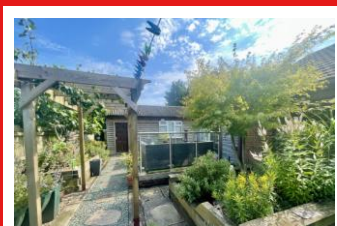


***The Lilacs, Tattershall Bridge Road,  
Tattershall Bridge, LN4 4JL  
Asking Price Of £275,000***



- Surprisingly Spacious Bungalow
- Well Appointed Dining Kitchen
- 2 Large Attic Rooms
- Set Within Lovely Low Maintenance Gardens
- Large Workshop to the Rear
- Ample Off Road Parking

Situated in this small village hamlet with its own Public House and within the vicinity of the River Witham, is this surprisingly spacious detached three bedroom bungalow with a lounge to the front and a large garden room to the rear which opens onto the private south facing low maintenance garden. There is a large WORKSHOP with WC, ample off road parking available to the front and fully warrants an internal inspection to appreciate the accommodation on offer.



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

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The bungalow has uPVC sealed double glazed windows and oil fired central heating and comprises:

**ENTRANCE UTILITY ROOM 8' 3" x 7' 8" (2.51m x 2.34m)** Having stainless steel sink unit with mixer taps and double cupboard under, space for fridge/freezer to one side with space and plumbing for dishwasher, washing machine and tumble dryer to the other side, radiator, stone flag floor, multi-point locking hardwood entrance door.

**KITCHEN 12' 6" x 10' 9" (3.81m x 3.28m)** Having an in-set stainless steel sink unit with mixer tap and is also for boiling water, range of base cupboards and drawers under Oak worktops with wall cupboards over. Built-in electric fan assisted oven and grill with induction hob, breakfast bar with cupboards under, cupboard housing the boiler and water softener, TV aerial point, flag stone floor, part-tiled walls, window shutter blinds and open archway to:

**DINING AREA 10' 9" x 7' 9" (3.28m x 2.36m)** With hard wearing oak-effect soft vinyl flooring, radiator and recessed shelved PANTRY CUPBOARD. Window shutter blinds.

**INNER HALLWAY** With hard wearing oak-effect soft vinyl flooring, wall lights, radiator.

**LOUNGE** 17' 9" x 12' 4" (5.41m x 3.76m) Having recessed fireplace and hearth housing the cast iron multi-fuel stove, double radiator, TV aerial point, wall lights and window shutter blinds.

**GARDEN ROOM** 15' 7" x 11' 7" (4.75m x 3.53m) Having double radiator, wooden double glazed multi-locking windows and sliding double glazed oak doors to the side garden and door to the rear garden. TV point.

**BEDROOM ONE** 11' 9" x 8' 7" (3.58m x 2.62m) With radiator, TV aerial point and fitted range of wardrobes to one wall with sliding doors.

**BEDROOM TWO** 11' 0" x 10' 0" (3.35m x 3.05m) With radiator, TV point.

**BEDROOM THREE** 12' 0" x 11' 0" (3.66m x 3.35m) With radiator, TV point and small staircase to the attic rooms.

**FAMILY BATHROOM** 10' 9" x 6' 9" (3.28m x 2.06m) Having a large enclosed bath with central mixer taps and shower over, vanity hand basin and low level WC. Part-tiled walls, tiled flooring, heated towel rail, shaver point and vanity unit with mirror and light over.

**FIRST FLOOR - ATTIC ROOM ONE** 12' 0" x 11' 0" (3.66m x 3.35m) Fully boarded with power and light, access to further:

**ATTIC ROOM** 28' 0" x 11' 0" (8.53m x 3.35m) Boarded out, light.

#### OUTSIDE - RANGE OF TIMBER OUTBUILDINGS

**LARGE WORKSHOP** 30' 6" x 9' 0" (9.3m x 2.74m) Range of work benches, power and lighting connected, together with an integral WC with low level WC, hand basin and door to workshop and also to the garden. **ATTACHED STORE SHED** 8' 5" x 7' 6" (2.57m x 2.29m)

**THE GARDENS** The property is approached through double wooden gates to a large gravelled parking area allowing parking for three or four vehicles, also with raised flower bed to the front. Footpaths lead to the side where there is a raised patio area. Footpaths lead to the side garden where there is a raised timber **DECKING AREA** surrounded by raised flower and shrub beds with footpaths leading to the rear and to the opposite side of the bungalow where there is a further timber **DECKING AREA**.

**OUTGOINGS** - The property is situated within the North Kesteven District Council and we are advised is in Property Band C.





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

**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.

