



***Kingsway, North Road,
Tattershall Thorpe, LN4 4PQ
Offers in the Region of £375,000 Invited***



- Surprisingly Spacious Bungalow
- Fully Renovated Throughout
- 3 Bedrooms, Shower Room
- Large Car-port, Garage & Workshop
- Large Gardens, Rural Rear Views
- New Oil Fired Boiler. uPVC Units Throughout

Walters are delighted to present this beautifully renovated detached bungalow to the market. Offering surprisingly spacious accommodation, this property has been thoughtfully updated throughout, including a brand new oil-fired central heating boiler and fully certified electrics with a NAPIT guarantee. Set within generous gardens, the bungalow enjoys charming rural views to the rear across open farmland. A range of useful outbuildings further enhances the appeal, including a large carport, garage, and workshop-ideal for storage, hobbies, or additional parking.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk



Situated in the picturesque village of Tattershall Thorpe, which proudly won Best East Midlands Village in Bloom in 2023, this home offers a perfect blend of modern comfort and peaceful countryside living.

RECEPTION HALL Having radiator, telephone point, access to the roof void and built-in airing cupboard housing the newly fitted high pressure hot water tank with immersion heater fitted.

LOUNGE 15' 4" x 14' 8" (4.67m x 4.47m) Having feature stone open fireplace and tiled hearth with matching side TV plinth, radiator, TV aerial point and ceiling fan light.

KITCHEN 9' 9" x 9' 8" (2.97m x 2.95m) 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 electric fan assisted oven and grill, four ring ceramic hob, integral fridge/freezer, integral dishwasher, door to the side entrance porch with door to cupboard housing the newly installed oil fired boiler. Open access to:

DINING AREA 11' 0" x 10' 4" (3.35m x 3.15m) With radiator and uPVC sealed double glazed double doors to the conservatory.

CONSERVATORY 21' 4" x 9' 3" (6.5m x 2.82m) With a utility area to one end with stainless steel single drainer sink unit with

mixer taps and range of base cupboards under worktops, space and plumbing for washing machine and tumble dryer under, uPVC sealed double glazed double doors to the rear gardens, Velux window and in-set ceiling lights.

BEDROOM ONE 13' 0" x 11' 9" (3.96m x 3.58m) Having radiator, two fitted double wardrobes with central dressing table with drawers under, wall mirror and light, wall cupboards above.

BEDROOM TWO 13' 3" x 9' 9" (4.04m x 2.97m) Having two fitted double wardrobes with cupboards over bed head, radiator.

BEDROOM THREE 12' 0" x 6' 7" (3.66m x 2.01m) With radiator.

SHOWER ROOM 6' 6" x 6' 6" (1.98m x 1.98m) Having large walk-in shower cubicle with vanity hand basin with cupboards under, low level WC. Radiator, in-set ceiling lights.

CLOAKROOM Having radiator, low level WC.

OUTSIDE - CAR-PORT 20' 0" x 13' 0" (6.1m x 3.96m) (Approx) With in-set ceiling lights, access to the rear garden, up-and-over door to the garage and side access to the workshop.

GARAGE 19' 0" x 9' 0" (5.79m x 2.74m) Having up-and-over and side personal door and with power and light connected and range of base cupboards and drawers with worktops and wall cupboards.

WORKSHOP 20' 0" x 13' 5" (6.1m x 4.09m) Behind the garage and having double uPVC doors to the side, workbench, power and light connected.

THE GARDENS The property is approached over a good sized gravel driveway with ample parking space, lawn garden and flower and shrub beds. To the rear are large lawn gardens, gravel footpaths lead to the covered hot tub area and seating area with lovely rural views over adjoining farmland. There are apple and pear trees, three garden store sheds, and log store to the far side of the property.

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 as are the fitted carpets.

VIEWINGS - 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.

