



**Tegan Harrison Place Tattershall Bridge Road, Tattershall
Bridge Lincoln LN4 4JL**

welcome to

Tegan Harrison Place Tattershall Bridge Road, Tattershall Bridge Lincoln

Large impressive executive new build, individually designed & built by DNS Brickwork Ltd. Substantial reception space with open plan living kitchen. Family bathroom, ensuite to master, Jack 'n' Jill shower room, utility & WC. Detached double garage with adjoining office/annexe.



Entrance Hall

Having stairs to the first floor and porcelain tiled flooring.

Lounge

23' 5" x 14' 3" (7.14m x 4.34m)

There is a fireplace with fitted flu for log burner and French doors to rear garden.

Kitchen Living Area

23' 4" x 30' 3" (7.11m x 9.22m)

Fitted with a range of wall and base units with quartz work surfacing, one and a half bowl sink, integrated electric double oven, induction hob, integrated dishwasher, wine fridge and space for fridge freezer. There is a pull out pantry cupboard, porcelain tiled flooring and two sets of bi-folding doors to the rear garden.

Utility Room

6' 5" x 6' 8" (1.96m x 2.03m)

Wall and base units with quartz work surfacing, plumbing for washing machine, space for further appliance and porcelain tiled flooring.

Cloakroom

3' 5" x 6' 9" (1.04m x 2.06m)

Fitted with a wash hand basin, WC, porcelain tiled flooring and door to airing cupboard with hot water tank.

First Floor Landing

Bedroom One

15' 10" x 14' 2" (4.83m x 4.32m)

There is a built in storage cupboard.

Dressing Room

7' 1" x 8' 8" (2.16m x 2.64m)

Ensuite

7' x 7' (2.13m x 2.13m)

Fitted with a walk-in double shower cubicle with dual head thermostatic shower, inset wash hand basin, WC, heated towel rail, extractor, porcelain tiled walls and flooring.

Bedroom Two

11' 5" x 14' 4" (3.48m x 4.37m)

Bedroom Three

11' 6" x 14' 6" (3.51m x 4.42m)

Bathroom

7' x 13' 6" (2.13m x 4.11m)

Fitted with a suite comprising of a freestanding bath with floor mounted tap and shower head, double shower cubicle with dual head thermostatic shower, his and hers double sink with mirrors, WC, heated towel rail, extractor, porcelain tiled walls and flooring.

Second Floor

Bedroom Four

14' 3" x 16' 7" (4.34m x 5.05m)

Bedroom Five

14' 2" x 14' 6" (4.32m x 4.42m)

Jack N Jill Ensuite

8' max x 15' 4" (2.44m max x 4.67m)

Fitted with a double shower cubicle with rainfall shower, his and hers double sink, WC, heated towel rail, extractor, porcelain tiled walls and flooring.

Outside Front

The property is approached by a pair of wrought iron gates mounted on brick pillars, leading to a substantial driveway providing ample off road parking and giving access to a detached double garage. There are central porcelain steps leading to the front door with porcelain paved pathways leading to both sides of the property. An electric car charger will also be fitted.

Rear Garden

The rear garden is fully enclosed by fencing and in the majority laid to lawn. There is a raised sun terrace that can be accessed from the bi-folding doors in the kitchen living area, offering views over the garden and the neighbouring fields behind.

Double Garage

15' 8" x 23' 4" (4.78m x 7.11m)

Having two remote controlled electric doors, power and lighting.

Office Space

15' 7" x 19' 6" (4.75m x 5.94m)

Having power & lighting, telephone and data points. There is a WC that is yet to be installed, the possibility of a kitchenette to be installed if a buyer wished to use it as an annexe, as well as having a fitted dual heating/air conditioning unit.

Agents Note

The buyer will have the choice of internal doors & flooring.



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welcome to

Tegan Harrison Place Tattershall Bridge Road, Tattershall Bridge Lincoln

- Executive five double bedroom
- Large open plan living kitchen & lounge
- Family bathroom & two ensembles
- Off road parking & detached double garage
- Large rear garden with open field views

Tenure: Freehold EPC Rating: Exempt

£780,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH111611 - 0005

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