



**The Lilacs Tattershall Bridge Road, Tattershall Bridge
Lincoln LN4 4JL**

welcome to

The Lilacs Tattershall Bridge Road, Tattershall Bridge Lincoln

A detached bungalow in a semi-rural location offering spacious accommodation internally, including two reception rooms and three double bedrooms. The external space offers a driveway for multiple cars, a landscaped wraparound garden with multiple seating areas, shed and a large workshop.



Entrance / Utility

Having a single drainer stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled flooring and window.

Kitchen

12' 6" x 10' 9" (3.81m x 3.28m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink with instant hot water tap & water softener, built-in oven, hob, breakfast bar, window and opening to:

Dining Room

10' 9" x 7' 8" (3.28m x 2.34m)

Having shelving and two windows.

Hallway

There are wall lights.

Lounge

17' 8" x 12' 4" (5.38m x 3.76m)

Featuring a multi-fuel burner, TV point, radiator and two windows.

Bedroom Two

11' x 10' (3.35m x 3.05m)

There is a radiator and window.

Bedroom One

10' 11" x 11' 11" (3.33m x 3.63m)

Having fitted wardrobes with sliding doors, radiator and window.

Garden Room

15' 7" x 11' 6" (4.75m x 3.51m)

There are three windows, door and patio doors.

Bedroom Three

12' x 10' 11" (3.66m x 3.33m)

Having a radiator, window and stairs rising to the attic.

Bathroom

10' 9" x 6' 9" (3.28m x 2.06m)

Fitted with a suite comprising of a bath with shower over, wash hand basin with mixer tap, WC, heated towel rail, partly tiled walls and window.

Attic Storage Area 1

12' x 10' 11" (3.66m x 3.33m)

Attic Storage Area 2

27' 11" x 10' 11" (8.51m x 3.33m)

Outside

There is a large driveway providing parking for multiple vehicles, seating area and artificial grass.

Shed

8' 5" x 7' 6" (2.57m x 2.29m)

Workshop

30' 1" x 8' 11" (9.17m x 2.72m)



view this property online williamhbrown.co.uk/Property/SNH112436



welcome to

The Lilacs Tattershall Bridge Road, Tattershall Bridge Lincoln

- Semi-rural location
- Less than 10 minutes to Coningsby and Woodhall Spa
- Large workshop
- Landscaped rear garden
- Three double bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112436



Property Ref:
SNH112436 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



williamhbrown.co.uk