



**Elsrick Lodge Tattershall Road, Billinghay Lincoln LN4 4BW**



**welcome to**

**Elsrick Lodge Tattershall Road, Billinghay Lincoln**

Set in a semi-rural location, this semi-detached property has been heavily extended and offers fantastic accommodation throughout with multiple reception rooms downstairs and double bedrooms to the first floor with ensuite to master. This property is being sold with NO ONWARD CHAIN.



**Entrance Hall**

There is electric heating, tiled flooring, window and door to the rear.

**Lounge**

20' 3" x 13' 4" ( 6.17m x 4.06m )

Featuring a log fire, TV point, windows to the front & side and opening to the:

**Orangery**

10' 4" x 16' 7" ( 3.15m x 5.05m )

This lovely room has laminate flooring, underfloor heating, window to the side and bi-fold doors opening out to the garden.

**Hobby Room**

20' 3" x 8' 5" ( 6.17m x 2.57m )

There are windows to the front & side, two velux style windows and underfloor heating.

**Dining Room**

12' 5" x 13' 1" ( 3.78m x 3.99m )

Featuring an open fire, heater, TV point and bay window.

**Breakfast Kitchen**

18' 7" x 9' 5" ( 5.66m x 2.87m )

Fitted with wall and base units with work surfacing over, one and a half bowl sink, integrated appliances which includes oven, hob, washing machine and fridge freezer. There is a breakfast bar, electric heater and two windows to the garden.

**First Floor Landing**

Having wood flooring, heater and window.

**Bedroom One**

12' 4" x 13' 1" ( 3.76m x 3.99m )

There are fitted wardrobes, heater and window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC and window.

**Bedroom Two**

12' 4" x 13' 8" ( 3.76m x 4.17m )

Having a heater and window.

**Bedroom Three**

8' 2" x 13' 7" ( 2.49m x 4.14m )

There is a heater and window.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, heater, airing cupboard and window.

**Outside Front**

To the front of the property there is a large driveway providing plenty of parking and lawn.

**Rear Garden**

The enclosed fenced south facing rear garden has a paved area and side access.



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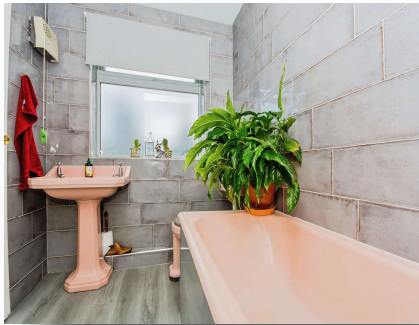
**welcome to**

## **Elsrick Lodge Tattershall Road, Billinghay Lincoln**

- Heavily extended semi-detached house
- Multiple reception rooms
- Three double bedrooms
- Ample off road parking and enclosed south facing rear garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112468 - 0003

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