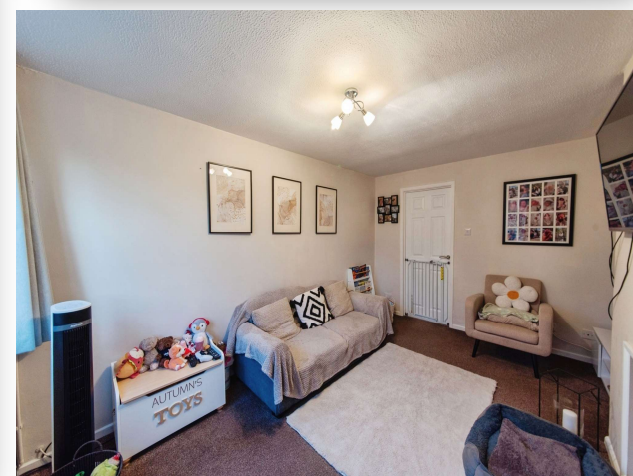


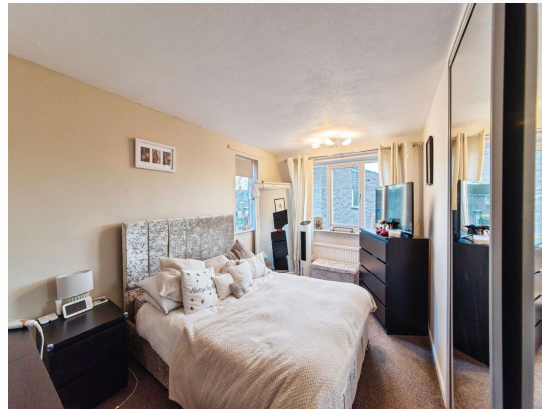


**Dryden Court, Clinton Park, Tattershall Lincoln LN4 4PR**

**welcome to**

**Dryden Court, Clinton Park, Tattershall Lincoln**

Well-presented end terraced home finished to a high standard, featuring a bright living area and a modern kitchen diner with integrated appliances. Upstairs offers well-proportioned rooms, bathroom and separate toilet. Outside benefits include a private rear garden and allocated parking.



### **Entrance Hall**

Having a radiator and stairs rising to the first floor.

### **Lounge**

13' 9" x 10' 5" max ( 4.19m x 3.17m max )

There is a TV point, radiator and window to the front.

### **Kitchen Diner**

16' 10" x 9' 7" ( 5.13m x 2.92m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in oven, space for fridge freezer, wood effect tiled flooring, radiator, window to the rear and patio doors to the rear garden.

### **First Floor Landing**

#### **Bedroom One**

13' 1" x 11' ( 3.99m x 3.35m )

There is a built-in wardrobe, radiator and windows to the side and rear.

#### **Bedroom Two**

10' 11" x 10' 8" ( 3.33m x 3.25m )

Having a built-in wardrobe, radiator and window to the front.

#### **Bedroom Three**

5' 10" x 5' 8" ( 1.78m x 1.73m )

There is a radiator, wood flooring and window to the front.

#### **Bathroom**

5' 4" x 4' 8" ( 1.63m x 1.42m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, radiator and window to the rear.

#### **Separate WC**

Having a WC and window to the rear.

### **Outside Front**

To the front of the property there is a small lawned area and parking for two vehicles.

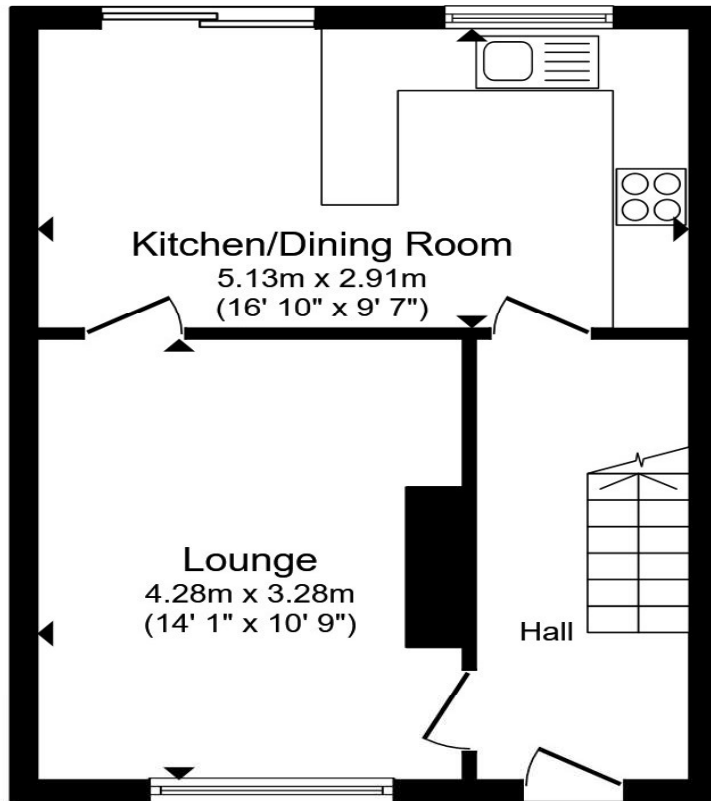
### **Rear Garden**

The enclosed rear garden is mainly laid to lawn with a patio area and gated access.

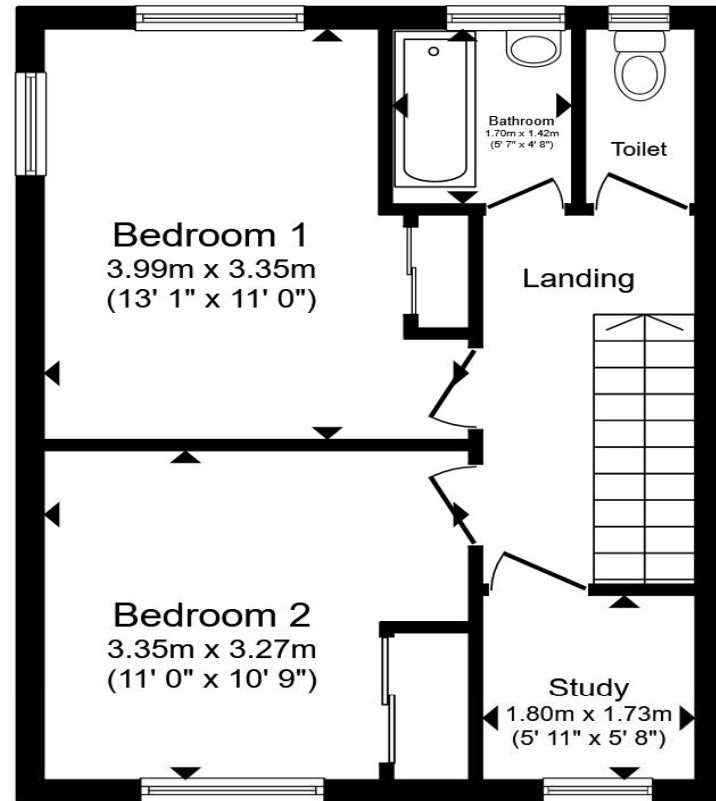


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**Ground Floor**



**First Floor**

Total floor area 74.8 m<sup>2</sup> (805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

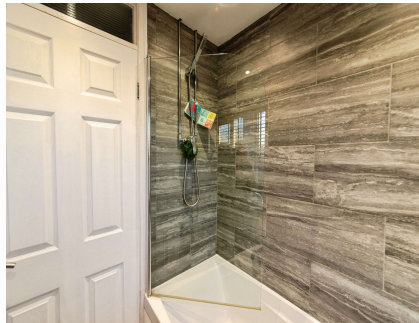
**welcome to**

## **Dryden Court, Clinton Park, Tattershall Lincoln**

- "Turn key" home perfect for first time buyers
- Two double bedrooms and a further single
- Recently fitted kitchen diner with patio doors to garden
- Enclosed rear garden
- Walking distance to local amenities

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£129,950**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112969 - 0003

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.

  
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