



11 Fitzgerald Court, Tattershall, LN4 4PU



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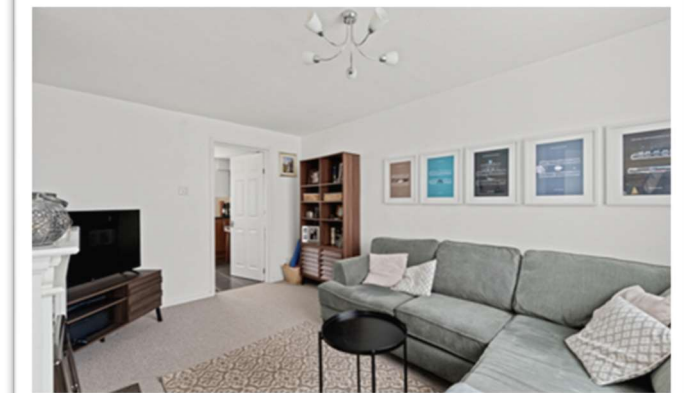
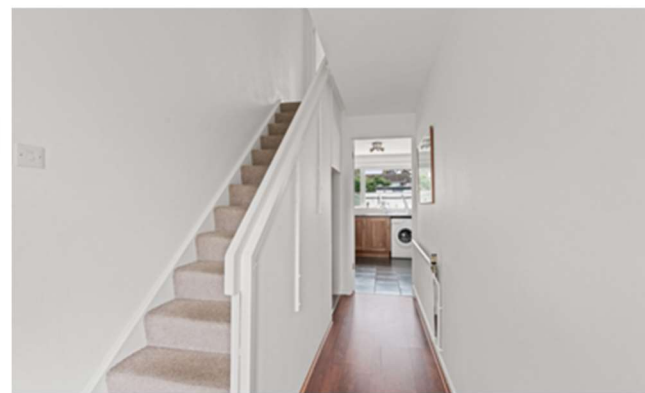
Freehold

£130,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining kitchen
- Bathroom & separate WC
- Enclosed rear garden
- Two tandem parking spaces
- EPC rating C





A mid terrace house in a popular residential location overlooking a green area to the front and conveniently located for easy access to RAF Coningsby and Coningsby's amenities. Having well presented accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Three bedrooms, bathroom and separate WC to first floor. Outside the property has two tandem parking spaces and a low maintenance enclosed rear garden. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor with storage under.

LOUNGE

4.29m x 3.29m (14'1" x 10'10")

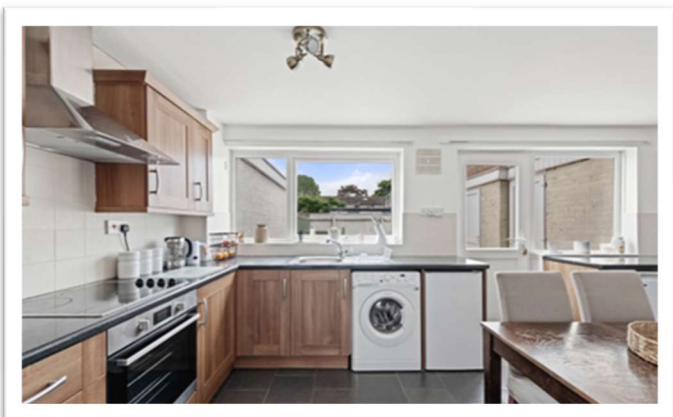
Having window to front elevation, radiator, fireplace with slabbed hearth, inset Parkray fire (not working) and wooden surround.

DINING KITCHEN

5.15m x 2.92m (16'11" x 9'7")

Having windows & part glazed door to rear elevation, radiator and slate tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space for fridge, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over.



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FIRST FLOOR LANDING

BEDROOM ONE

4.05m x 3.32m (13'4" x 10'11")

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

3.27m x 3.30m (10'8" x 10'10")

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

BEDROOM THREE

2.42m x 1.75m (7'11" x 5'8")

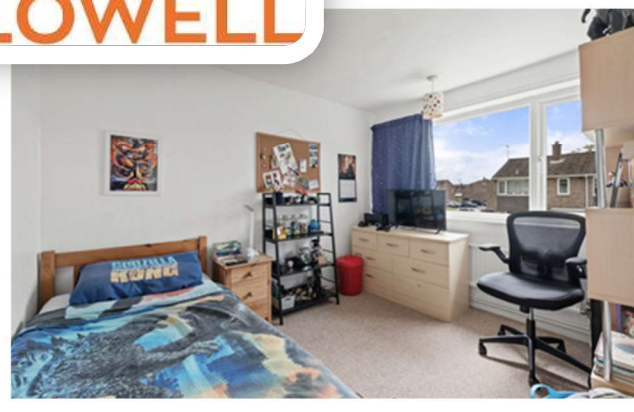
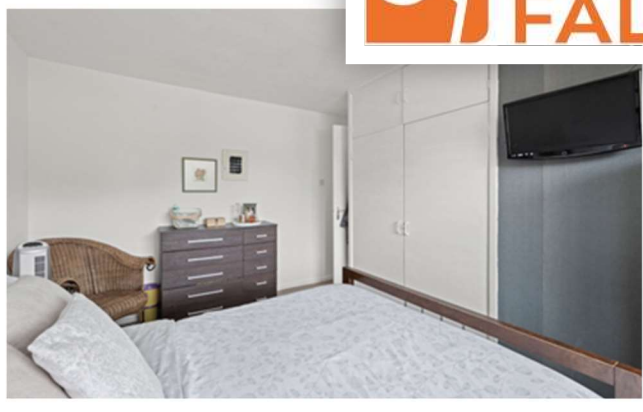
Having window to front elevation, radiator and cupboard over stairs.

BATHROOM

Having window to rear elevation, chrome heated towel rail, vinyl flooring, tiled walls, panelled bath with electric shower fitting over and pedestal hand basin.

SEPARATE WC

Having window to rear elevation, vinyl flooring and WC with concealed cistern.



EXTERIOR

To the front of the property there is a low maintenance block paved area with a paved footpath leading to the front entrance door.

REAR GARDEN

Being enclosed with a rear access gate. Having a concrete & paved patio area, artificial grass area, oil storage tank and two brick-built stores with one housing the oil fired boiler providing for both domestic hot water & heating.

The property also has two tandem parking spaces

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

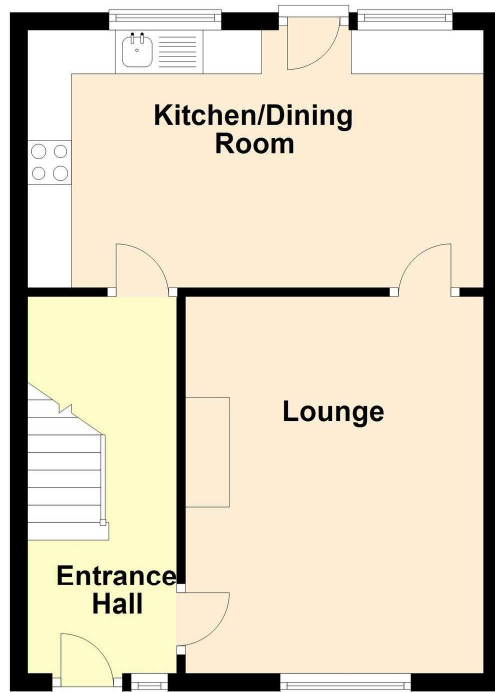
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

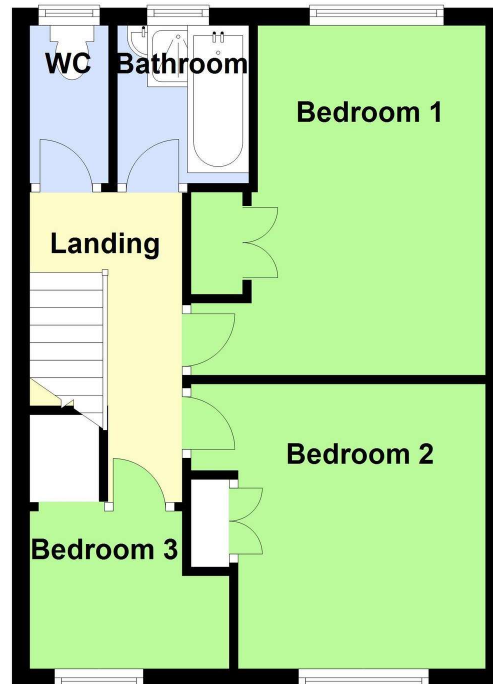
Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)



 **NEWTON FALLOWELL**

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