



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCastle



**Gold Trusted
Service Award**

2023 feefo



Tamworth

New End, Hemingby, Horncastle. LN9 5QQ

BELL

Tamworth, New End, Hemingby

NO ONWARD CHAIN! Tamworth is a generously sized, well maintained three bedroom family home - with attractive garden spaces - in the popular village of Hemingby, to a no through road position.

Boasting a large living room to the front, breakfast kitchen and dining room to the rear, the property enjoys a south-easterly aspect with lawns to front and rear

ACCOMMODATION

Storm Porch with uPVC obscure double glazed entrance door to:

Hallway having uPVC double glazed window to side aspect; staircase up to first floor with built in under stairs storage space, carpeted floor, radiator, ceiling light and power point. Doors to ground floor accommodation including;

Living Room having uPVC double glazed windows to front and side aspects; stone block fireplace with tiled hearth and wood mantle, carpeted floor, radiators, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with tiled surround and pedestal wash hand basin. Built in storage cupboard, carpeted floor, radiator, shaver socket and ceiling light.

Separate WC with uPVC obscure double glazed window to side aspect; low level WC, tiled floor and ceiling light.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a range of modern storage units to base and wall levels, sink and double drainer inset to roll edge worktop with space and connections for cooker; under





counter washing machine. Tiled floor, radiator, door to pantry store, ceiling light and power points. Wood obscure windowed door to:

Rear Lobby with uPVC door to rear, double glazed window to side aspect; carpeted floor, ceiling light and power points.

Dining Room with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with carpeted floor, access to loft space and ceiling light. Doors to:

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

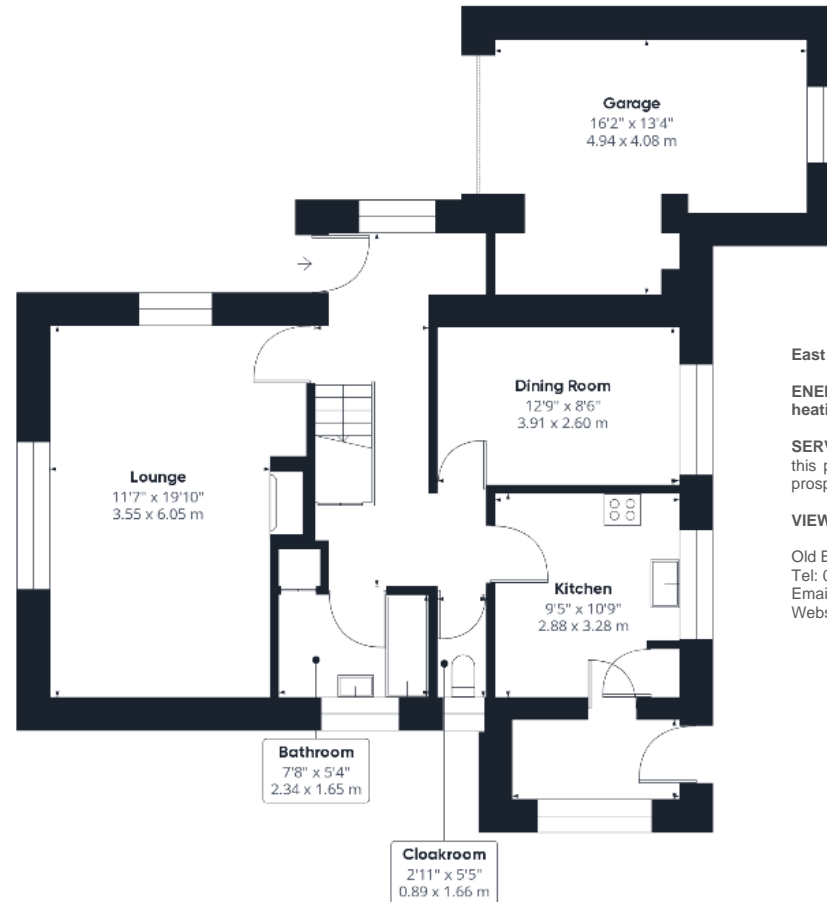
OUTSIDE

The property is approached to the front via a concrete driveway providing ample off road parking for multiple vehicles, continuing down to the **Garage** with up and over door to front, wood single glazed window to rear; power points.

The front garden is laid to lawn, with established flowerbeds and trees to the front border, and hedged boundaries.

The rear provides a generous lawned space; with flowerbeds inset, again contained by hedging. With greenhouse alongside vegetable patch, the garden is private and looks out to the rear onto neighbouring trees.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc Oil fired central heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

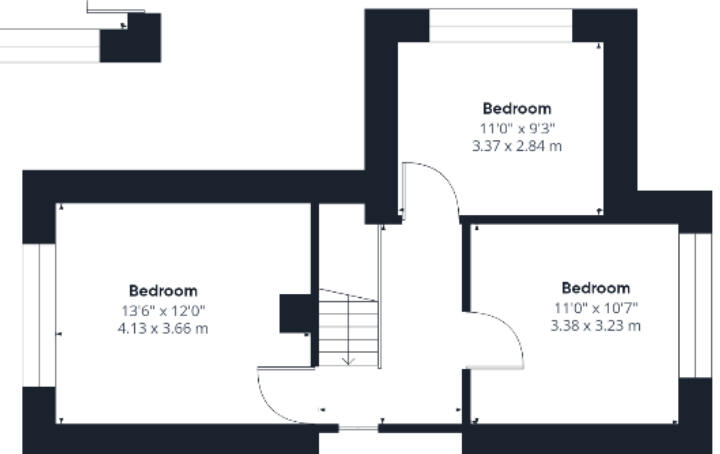
VIEWING: By arrangement with the agent's Horncastle Office...

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