



26 Goshawk Way
Tattershall, Lincolnshire LN4 4GL

£300,000





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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

Pleasantly situated to the far end of a cul de sac adjoining open countryside stands this thoughtfully designed four bedroom detached house. Internally the property is enhanced by two reception rooms, utility room and en-suite to main bedroom. Outside there is parking, integral garage and south facing rear gardens. The shopping social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.



Coningsby and Tattershall, divided by the River Bain, are popular well-serviced villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.

Accommodation

Entrance into the property is gained through a glazed panel timber door into:

Reception Hall

With staircase to first floor having storage cupboard below. There is coved ceiling, radiator, power points, door to kitchen, lounge and cloakroom.



Cloakroom

With a low-level WC and wash hand basin, radiator and ceiling spot lights.

Lounge 16' 7" x 11' 7" (5.05m x 3.53m)

With front aspect and having electric coal effect fire set to decorative surround, coved ceiling, radiator, power points and archway to:

Dining Room 9' 8" x 9' 8" (2.94m x 2.94m)

Overlooking the rear garden through UPVC patio doors and having coved ceiling, radiator, power points and door to:

Kitchen 8' 6" x 8' 6" (2.59m x 2.59m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units. There is a four ring gas hob, gas oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, power points, door returning to the reception hall and door to:

Utility Room 8' 4" x 6' 4" (2.54m x 1.93m)

With rear aspect and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is coved ceiling, radiator, power points, service door to garage and door to rear garden.

First Floor

Landing

With built-in airing cupboard, power points and door to:

Bedroom 1 14' 2" x 10' 0" (4.31m x 3.05m)

With front aspect and having a range of fitted wardrobes and overhead storage, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is a radiator and coved ceiling.

Bedroom 2 15' 4" x 8' 5" (4.67m x 2.56m)

A dual aspect room having coved ceiling, radiator and power points.

Bedroom 3 10' 11" x 8' 11" (3.32m x 2.72m)

Overlooking the rear garden and having coving, radiator & power points.



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Bedroom 4 8' 9" x 8' 3" (2.66m x 2.51m)

Overlooking the rear garden and having coving, radiator, power points and access to roof space.

Bathroom

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and decorative wall tiling.

Outside

The property is approached over a driveway providing parking and leads to **Integral Garage 18' 4" x 8' 5" (5.58m x 2.56m)** with up and over door, power, lighting and service door to the property. The remaining front garden is laid with low maintenance in mind to gravel with a variety of ornamental shrubs to borders. The enclosed rear garden is mostly laid to lawn with timber garden store.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

EPC RATING = C

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED NOVEMBER 2023

Property Reference: WO0001 4250

