



## The Gate House

18 Thorpe Road, Tattershall, Lincolnshire LN4 4NX

£229,950

NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY





# The Gate House

## Tattershall, Lincolnshire LN4 4NX

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

An intriguing property, originally a level crossing gatehouse for the long since departed railway line, now an appealing home situated to the fringe of the Lincolnshire village of Tattershall. The property has recently undergone a wide range of updating and provides three bedrooms, large dual aspect living room, dining area and stylish kitchen. Outside there is ample parking for several vehicles, surprisingly large garden and unusually a cellar separated into three rooms, accessed from outside this space provides good storage, workshop or possibly further accommodation subject to building regulations. The shopping, social and educational facilities are all within reasonable walking distance. A viewing of this appealing property is highly recommended to fully appreciate the accommodation and further possibilities on offer.



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 uPVC door leading into:



### **Entrance Lobby**

With staircase to the first floor and having a radiator, power point and door to:

### **Living Room 20' 0" x 11' 11" (6.09m x 3.63m) narrowing to 10' (3.05m)**

A dual aspect room with views to the front and side of the property. There is a radiator, power points and door to:

### **Dining Area 9' 10" x 7' 6" (2.99m x 2.28m)**

With side window and having wood effect flooring, radiator, power points, door to rear lobby and door to:

### **Kitchen 11' 4" x 9' 2" (3.45m x 2.79m)**

A dual aspect room including views to the side and rear of the property. A range of new and stylish units have been fitted comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher and space with plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, wood effect flooring, radiator and power points.

### **Rear Lobby**

With views and door to the rear garden, power point and door to:

### **Cloakroom**

With a low-level WC, wash hand basin, radiator and appropriate wall tiling.

### **First Floor**

#### **Landing**

With access to roof space and door to:

#### **Bedroom 1 15' 8" x 12' 1" (4.77m x 3.68m) narrowing to 10' 5" (3.17m)**

A dual aspect room including two feature porthole windows, radiator and power points.

#### **Bedroom 2 11' 5" x 9' 6" (3.48m x 2.89m)**

Overlooking the rear garden and having a built-in double airing cupboard, radiator and power points.







**Bedroom 3 9' 11" x 7' 3" (3.02m x 2.21m) max**

Overlooking the rear garden and having radiator and power points.

**Bathroom**

With a new fitted suite comprising panelled bath having shower over, wash hand basin over vanity unit and a low-level WC. There is wood effect flooring, heated towel rail and decorative wall tiling.

**Cellar**

Accessed through an outside timber door and having power, lighting and is separated into three sections. This space provides excellent storage, workshop area or could have the possibility of providing further accommodation subject to necessary consents.

**Outside**

The property is approached over a driveway providing off street parking. The remaining rear garden is mostly laid to grass with timber garden store.

**Further Information**

Mains electric, water and drainage. Oil fired central heating. UPVC double glazing.

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

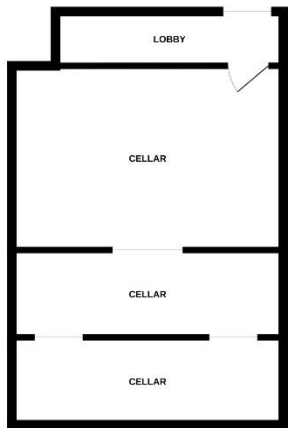
DISTRICT COUNCIL TAX BAND = C

EPC RATING = tbc

**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.

**BASEMENT**  
417 sq.ft. (38.7 sq.m.) approx.



**GROUND FLOOR**  
486 sq.ft. (45.2 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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