



Goshawk Way  
Tattershall, Lincolnshire LN4 4GL

£254,500







# Goshawk Way

## Tattershall, Lincolnshire LN4 4GL

Lincoln – 23 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 14 miles

Woodhall Spa - 4.5 miles

(Distances are approximate)

An exceptionally well presented three double bedroom detached family home pleasantly situated within the ever popular 'Hunters Chase' residential area. Internally the property is enhanced by open plan lounge/dining room, conservatory, utility off the kitchen and en-suite off the main bedroom. Externally, there is side by side parking, garage and attractive south facing predominantly walled rear garden. The shopping, social and educational facilities are all within easy walking distance.

### ACCOMMODATION

**Reception Hall** having glazed panel front entrance door, wood effect flooring, coved ceiling, radiator, staircase to the first floor and door to:

**Lounge** [14'9" x 11'7" (4.49m x 3.53m)] with deep bay window to front aspect; having wood effect flooring, coved ceiling, TV point, radiator and power points. Wide-open doorway to:

**Dining Room** [9'3" x 8'10" (2.82m x 2.69m)] with rear aspect; having wood effect flooring, coved ceiling, radiator and power points. Door to kitchen and uPVC door to:

**Conservatory** [8'10" x 8' (2.69m x 2.44m)] overlooking the walled garden; having tiled flooring, power points and patio door to the rear garden.







**Kitchen** [9' 3" x 9' (2.82m x 2.74m)] overlooking the rear garden; having a stylish range of fitted units comprising one and a half bowl sink with drainer inset to work surface over base units and space and plumbing for dishwasher. There is a four-ring induction hob with filter hood over electric oven and wall mounted cupboards above. Tiled flooring, radiator, power points, deep built-in pantry and door to:

**Utility Room** [5'11" x 5'11" (1.80m x 1.80m)] with side aspect; having fitted work surface to one side over base units, space and plumbing for a washing machine, tiled flooring, radiator and power points. Glazed panel door to the garden and door to:

**Cloakroom** comprising low-level WC, wash hand basin and tiled flooring.

### First Floor

**Landing** with coved ceiling, wood effect flooring, access to roof space, built-in airing cupboard and doors to:

**Bedroom 1** [12'9" x 11'8" (3.88m x 3.55m)] with front aspect; having coved ceiling, wood effect flooring, radiator, power points and telephone point. Door to **En-Suite** comprising tiled shower cubicle, low-level WC, pedestal wash hand basin, tiled flooring and radiator.

**Bedroom 2** [14'5" x 8'7" (4.39m x 2.61m)] with front aspect; having coved ceiling, wood effect flooring, radiator and power points.

**Bedroom 3** [11'8" x 8'3" (3.55m x 2.51m)] overlooking the rear garden; having wood effect flooring, coved ceiling, radiator and power points.

**Bathroom** with a white suite comprising paneled bath, low-level WC, pedestal wash hand basin, tiled flooring, coved ceiling and radiator.

### OUTSIDE

The property is approached over a driveway providing side by side off street parking and access to attached **Garage**, with up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with decorative shrubs to borders. The south facing mostly walled rear garden is predominantly laid to lawn with patio area off the conservatory, ornamental shrubs to borders and decked seating area to one side.



## ENERGY PERFORMANCE RATING: B

**Please Note:** The property has solar panels which are leased and provides some free electricity.

**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 Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org;  
Website: <http://www.robert-bell.org>



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