



8 Gayle Road
Tattershall, Lincolnshire LN4 4LZ

£115,000
NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY

A two bedroom mid-terrace house pleasantly situated within this popular residential area. The property benefits from dual aspect living room with log burning stove and kitchen. Externally the property is enhanced by an enclosed rear garden. The shopping, social and educational facilities can be found within reasonable walking distance. A viewing is recommended to fully appreciate the accommodation on offer.

The accommodation comprises:

Entrance Lobby, Living Room, Breakfast Kitchen & Utility Room. First Floor: Landing, Two Bedrooms & Bathroom

External: Enclosed Rear Garden – Outside Store – Timber Garden Shed
UPVC Double Glazing – Gas Central Heating – All Main Services



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Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston - 15 miles

Woodhall Spa - 4 miles

Distances are approximate

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 to the property inset to storm porch is gained through a UPVC door to:

Entrance Lobby

With staircase to first floor, radiator, wood effect flooring, power points and door to:

Living Room 17' 8" x 10' 6" (5.38m x 3.20m) extending to 13' 7" (4.14m)

A dual aspect room including views over the rear garden. There is a cast iron stove set to tiled hearth, coved ceiling, wood effect flooring, television aerial point, radiator, power points, door to understairs cupboard and door to:

Kitchen 12' 8" x 7' 4" (3.86m x 2.23m)

With rear aspect and having a range of fitted units comprising one and half sink drainer inset to ample worksurface over base units comprising space and plumbing for washing machine. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over hob. There are coved ceilings, tiled splashbacks to all worksurfaces, radiator, power points, UPVC door to rear garden and door to:

Utility Room

With power points and UPVC door to front of property.

First Floor

Landing

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

Bedroom 1 17' 10" x 8' 7" (5.43m x 2.61m)

A dual aspect room with built-in triple wardrobe, coved ceiling, wood effect flooring, radiator and power points.

Bedroom 2 12' 1" x 7' 4" (3.68m x 2.23m) extending to 10' 7" (3.22m)

With front aspect, built-in double wardrobe, coving, radiator and power points.

Bathroom

With a suite comprising panelled bath having shower over, pedestal wash hand basin and low level WC. There is appropriate wall tiling and heated towel rail.

Outside

The front garden is laid to lawn with path leading to main entrance door. There is a further entrance door to front of property with built-in store to one side. The enclosed rear garden is mostly laid to lawn with decorative shrubs to borders and timber garden shed.

Further Information

All main 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 = A

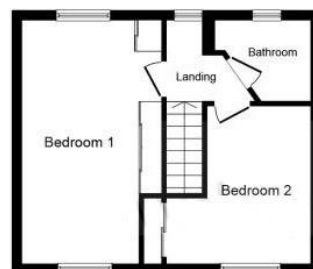
EPC RATING = tbc

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.

THESE PARTICULARS WERE PREPARED FEBRUARY 2024

Property Reference: WO0001 6126



First Floor



Ground Floor