



13 Grange Drive
Tattershall, Lincolnshire LN4 4GJ

£350,000



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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)

A well-presented detached four-bedroom modern family home, providing spacious and varied living accommodation to an attractive no-through road. Internally the property is enhanced by large living room, versatile dining room and dining kitchen to the ground floor complemented by cloakroom and utility room. The property provides four bedrooms, including main with en suite and family bathroom to the first floor. There is a large lawned garden with patio and timber decked seating areas, parking to the front and a detached double garage, currently configured as games room.

Accommodation

Entrance into the property is gained through a wooden double glazed door with decorative infill and matching side panel into:

Reception Hall

With stairs to the first floor, understairs storage cupboard, wooden flooring, radiator, power points and doors to:

Lounge 25' 2" x 12' 1" (7.66m x 3.68m)

With uPVC double glazed windows to front and side and sliding uPVC patio doors to rear garden. There is a gas fire inset to polished stone surround with wooden mantel, television aerial point, telephone / broadband point, radiator, multiple power points and wooden double doors to:





Dining Room 17' 3" x 10' 0" (5.25m x 3.05m)

With uPVC double glazed windows to sides and rear and having telephone point, radiator and wooden door to:

Dining Kitchen 16' 8" x 9' 9" (5.08m x 2.97m)

With uPVC double glazed windows to front and side and spotlights inset to ceiling. There is a good range of modern storage units to base and wall levels including full height pantry shelving and one and half ceramic sink inset to roll edge worktop surface. There is a Zanussi oven and grill beneath extractor canopy, multiple power points, radiator, tile effect flooring and wooden door to:

Utility Room 9' 7" x 6' 6" (2.92m x 1.98m)

With wooden double glazed obscure door to rear and uPVC double glazed window alongside. There are storage units to base and wall levels and circular sink inset to roll edge worktop, gas fired logic combo boiler to wall, space and connections for upright American style fridge freezer and under counter washing machine and dryer. With multiple power points, radiator and tile effect flooring consistent with dining kitchen.

Cloakroom

With uPVC double glazed obscure window to front, low-level WC, wash hand basin inset to storage unit, radiator and wooden flooring consistent with hallway.

First Floor

Landing

With uPVC double glazed window to front providing useful desk space in recess with multiple power points and radiator. There is loft access hatch, wooden door to storage cupboard and to further accommodation including:

Main Bedroom 13' 8" x 12' 2" (4.16m x 3.71m)

uPVC double glazed window to front, multiple power points, radiator and wooden door to **En Suite Shower Room** having uPVC double glazed obscure window to side, spot lights to ceiling, low-level WC, pedestal sink and shower cubicle with tiled surround. There are tiles to half height to walls, radiator and tile effect flooring.

Bedroom 2 11' 10" x 10' 0" (3.60m x 3.05m)

uPVC double glazed window to rear, multiple power points and radiator.





Bedroom 3 10' 8" x 9' 8" (3.25m x 2.94m)

uPVC double glazed window to front, multiple power points, radiator and wooden door to storage space.

Bedroom 4 9' 8" x 9' 7" (2.94m x 2.92m)

uPVC double glazed windows to rear and having multiple power points and radiator.

Family Bathroom 10' 2" x 9' 7" (3.10m x 2.92m)

uPVC double glazed obscure window to front, spot lights to ceiling, low-level WC, pedestal sink, panel bath and separate shower cubicle with tiled surround. There are tiles to half height to walls, radiator and wooden effect flooring.

Outside

The property is approached via a no through road over a tarmac driveway providing side by side off street parking and leads to the **Detached Double Garage 17' 9" x 17' 8" (5.41m x 5.38m)** with two up and over doors, light and power. There is a uPVC double glazed obscure personnel door to side and windows to rear, currently used as games room.

The front garden is laid to lawn with mature established tree and shrubs to the front border. The property is entered beneath storm porch to the front with a paved path leading around the side, flanked by gravel beds.

The rear garden, contained by timber fencing and brick boundary wall with personnel gate to the front ensuring a child and pet friendly secure space provides to a generous lawn with timber decked seating area to one corner, mature established flowers and shrubs colouring the rear. The property enjoys an East-West aspect; the first floor enjoys views to the rear towards arable farmland beyond the immediate fringe of the village of Tattershall.

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 = D

EPC Rating = D







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.

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