



23 Coleridge Court

Clinton Park, Tattershall, Lincolnshire LN4 4PW

£135,000

BELL

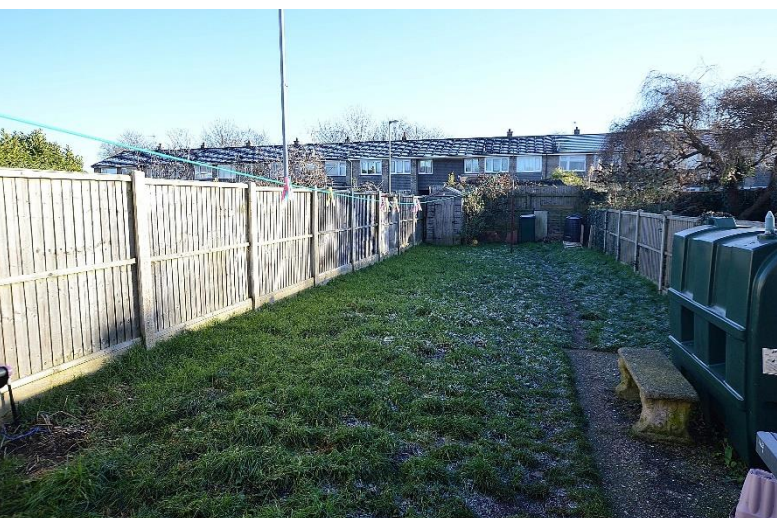
ROBERT BELL & COMPANY

This is a four bedroom mid terrace house, situated within this popular residential area. The property benefits from south facing gardens, UPVC double glazing, oil central heating and garage. However, a wide range of updating would be required. The shopping, social and educational facilities are within reasonable walking distance for most.

The accommodation comprises:

Internal: Reception Hall, Cloakroom, Living Room, Kitchen/Diner, Sitting Room, Four Bedrooms & Bathroom.

External: Garage & Parking, Front & Enclosed Rear Garden with Two Adjoining Outbuildings.



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Tattershall, Lincolnshire LN4 4PW

Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston - 14 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 into the property is gained through a UPVC door leading into:

Reception Hall

With open tread staircase to first floor, radiator, power point and doors to accommodation including:

Cloakroom

With low-level W.C. and wash hand basin.

Living Room 14' 2" x 11' 9" (4.31m x 3.58m)

With front aspect and having radiator, power points, television aerial point and door to:

Kitchen Diner 17' 10" x 9' 6" (5.43m x 2.89m)

Overlooking rear garden through upvc patio doors and having a range of fitted units comprising of one and a half stainless steel sink drainer and work surface over matching base units. Wall mounted cupboards above, room for electric oven and plumbing for automatic washing machine. There is a radiator, power points, and door returning to reception hall.

First Floor

Landing

With walk-in storage cupboard, access to roof space, power points and door to:

Bedroom 1 13' 2" x 9' 7" (4.01m x 2.92m)

Overlooking rear garden and having built-in double wardrobe, radiator and power points.

Bedroom 2 12' 9" x 8' 8" (3.88m x 2.64m)

Again, overlooking the rear garden and having built-in double wardrobe, radiator and power points.

Bedroom 3 10' 7" x 9' 7" (3.22m x 2.92m)

With front aspect and having two built-in double door wardrobes, radiator and power points.

Bedroom 4 8' 8" x 7' 4" (2.64m x 2.23m)

With built-in wardrobe, radiator and power points.

Bathroom

With paneled bath and having shower over, low-level WC and wash hand basin. There is a radiator.

Outside

The property has a small front garden laid to lawn with plants and shrubs to borders. The enclosed rear garden is mostly laid to lawn. There are two adjoining outbuilding, one housing central heating boiler. There is a garage situated to a block with parking.

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 = A

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.

