



2 Grange Drive  
Tattershall, Lincolnshire LN4 4GJ

£325,000





# 2 Grange Drive

## Tattershall, Lincolnshire LN4 4GJ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa – 4 miles

Distances are approximate

An exceptionally well presented four bedroom detached house pleasantly situated within this attractive residential area. Internally the property is further enhanced by two reception rooms, conservatory and en-suite to main bedroom. Outside there are most appealing enclosed gardens, double garage and side by side off street parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.



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 steel security entrance door leading into:

### **Reception Hall**

With staircase to the first floor and having coved ceiling, radiator, power points and door to:



**Dining Room 11' 3" x 10' 7" (3.43m x 3.22m)**

A dual aspect room having wood effect flooring, coved ceiling, radiator, power points and glazed panel double doors opening to:

**Lounge 17' 3" x 12' 0" (5.25m x 3.65m)**

With gas coal effect fire set to decorative surround, coved ceiling, radiator, power points and door to:

**Conservatory 11' 5" x 11' 3" (3.48m x 3.43m)**

Overlooking the rear garden and having tiled flooring and power points.

**Breakfast Kitchen 15' 11" x 8' 10" (4.85m x 2.69m)**

A triple aspect room with a stylish range of fitted units comprising of porcelain one and half sink drainer inset to worksurface over base units including integral fridge and freezer. There is a four ring gas hob, electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is a radiator, coved ceiling, power points and door to:

**Utility Room**

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base unit and space with plumbing for washing machine and dishwasher. There are wall mounted cupboards above, coved ceiling, radiator, power points and steel security door to rear garden.

**Cloakroom**

With a low-level WC, wash hand basin, radiator and coved ceiling.



**First Floor**

**Landing**

With coved ceiling and having airing cupboard with radiator. There are power points, radiator and door to:

**Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m)**

A dual aspect room having fitted wardrobes, overhead storage, fitted vanity unit, radiator, power points, coved ceiling and door to **En-Suite** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and coved ceiling.

**Bedroom 2 12' 1" x 8' 1" (3.68m x 2.46m)**

Having fitted wardrobes and a built-in wardrobe, radiator, coved ceiling and power points.



### **Bedroom 3 9' 9" x 9' 0" (2.97m x 2.74m)**

A dual aspect room with radiator, coved ceiling, radiator and power points.

### **Bedroom 4 9' 0" x 5' 9" (2.74m x 1.75m)**

With rear aspect and having fitted wardrobe, coved ceiling radiator and power points.

### **Bathroom**

Having a suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is coved ceiling and radiator.

### **Outside**

The property is approached over a double width driveway providing double width side by side off street parking and leads to **Double Garage 18' 0" x 18' 0" (5.48m x 5.48m)** with two up and over doors, power, lighting, fitted work bench and service door to the rear. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with mature shrubs to borders. To one side is an appealing 'Courtyard' laid to paving.

### **Further Information**

All mains 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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