



32 Castleview

Tattershall, Lincolnshire LN4 4JD

£285,000





32 Castlevew

Tattershall, Lincolnshire LN4 4JD

Lincoln – 21 miles

Grantham – 28 miles (with East Coast rail link to London)

Boston – 14 miles

Woodhall Spa – 3.4 miles

(Distances are approximate)

A surprisingly spacious three double bedroom detached house pleasantly situated within this popular residential area. Internally the property is further enhanced by three reception rooms, conservatory and en-suite to main bedroom. Outside there is off street parking, single garage and south westerly facing rear gardens. 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 uPVC door into:

Reception Hall

With staircase to the first floor and having storage below, oak flooring, radiator, power points and door to:



Lounge 16' 0" x 11' 6" (4.87m x 3.50m)

With front aspect and having electric coal effect fire set to decorative surround, coved ceiling, radiator, TV point, telephone point, power points and wide archway to:

Dining Area 16' 0" x 9' 3" (4.87m x 2.82m)

With garden aspect and having wood effect flooring, coved ceiling, radiator, power points, door to kitchen and sliding door to:

Conservatory

Overlooking the rear garden and having wood effect flooring, power points and uPVC patio doors to garden.

Breakfast Kitchen 12' 4" x 9' 3" (3.76m x 2.82m)

With rear garden aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including dishwasher. There is a four-ring gas hob, electric double oven, integral microwave oven, wall mounted cupboards above and filter hood over the hob. There is a uPVC door to the rear garden, wood effect flooring, radiator, power points and door to:

Utility Room 10' 3" x 6' 5" (3.12m x 1.95m)

With side aspect and having a range of fitted units comprising fitted worksurface over base units and space with plumbing for washing machine. There are wall mounted cupboards above, wood effect flooring, radiator, power points and door returning to the reception hall.

Cloakroom

Being fully wall tiled and having a low-level WC and wash hand basin over vanity unit. There is tiled flooring and radiator.

Study/Bedroom 4 17' 4" x 7' 6" (5.28m x 2.28m) extending to 9' 4" (2.84m)

Formerly the garage, converted to provide this useful optional room. With front aspect and having fitted worksurface over storage cupboards, further storage cupboards, strip lighting, radiator, telephone point and power points. An ideal room to work from home.

First Floor

Landing

With built-in linen cupboard and airing cupboard, radiator, power





Bedroom 1 13' 8" x 10' 4" (4.16m x 3.15m)

With front aspect and having radiator, power points and door to **En-Suite 11' 5" x 10' 4" (3.48m x 3.15m)** being fully wall tiled and having a white suite comprising large shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is full height fitted cupboards to one wall providing excellent wardrobe space, radiator, telephone point and power points.

Bedroom 2 11' 5" x 10' 4" (3.48m x 3.15m)

With front aspect and having full height fitted wardrobes, radiator and power points.

Bedroom 3 11' 7" x 11' 5" (3.53m x 3.48m)

Overlooking the rear garden and having full height fitted wardrobes, radiator and power points.

Bathroom

Being fully wall tiled and having a suite comprising panelled bath, shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring and radiator.

Outside

The property is approached over a driveway providing off street parking and leads to **Single 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 enclosed south westerly facing garden is laid to lawn with paved patio and a variety of mature shrubs and trees to borders.

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.

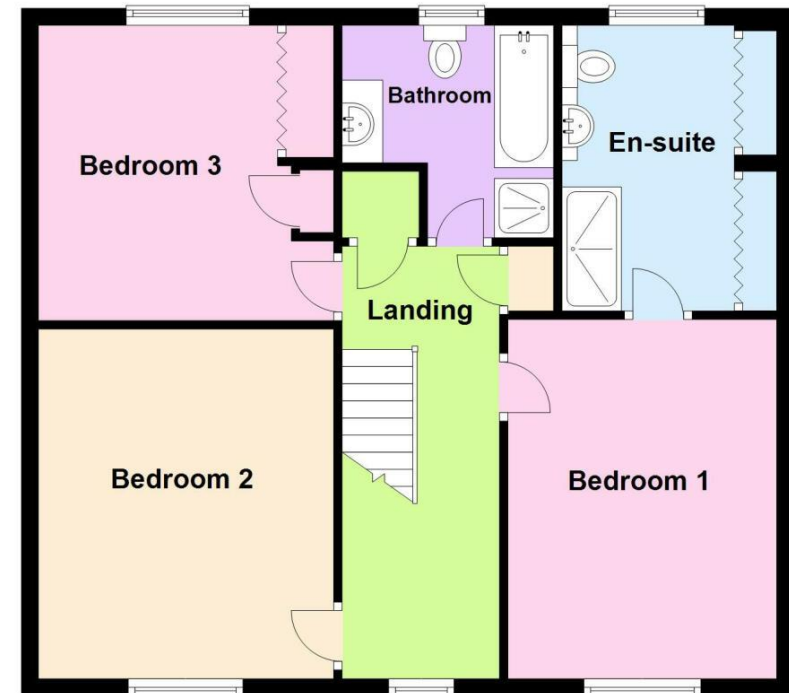




Ground Floor



First Floor



B135 Printed by Ravensworth 01670 713330