



Durley

Granary Row, Tattershall, Lincolnshire LN4 4LP

£385,000

BELL

ROBERT BELL & COMPANY



Durley

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Lincoln – 21 miles

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

Boston – 14 miles

(Distances are approximate)

Discreetly situated along a single track lane and set to mature grounds of around a quarter of an acre stands this appealing four bedroom detached bungalow. Internally the property is enhanced by surprisingly spacious living accommodation including large dual aspect lounge with pitched ceiling, conservatory and dual aspect dining kitchen. Outside the property has ample parking for several vehicles, integral garage, detached double garage and gardens leading down to the Horncastle Canal, also known as Gibsons Cut, previously a short cut to the River Witham Via the former Granary close by. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the size and setting on offer.



Coningsby and Tattershall, divided by the River Bain, are popular well-served 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 coved ceiling, exposed timber flooring, radiator and power points. Left leads to the bedroom accommodation and door to the right leads to:

Inner Hall

With exposed ceiling timbers, radiator, wall lights and door to:

Cloakroom

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

Dining Kitchen 27' 0" x 9' 4" (8.22m x 2.84m)

A superb dual aspect room providing views from both the rear and front of the property. The kitchen area has a range of stylish fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher and integral larder fridge. There is a five ring electric hob, electric double oven, wall mounted cupboards with downlighting and extractor fan over the hob. There is coved ceiling, ceiling spot lights, power points and door to utility room. The dining area has wood effect flooring, coving, radiator and power points.

Utility Room 9' 8" x 9' 10" (2.94m x 2.99m)

Overlooking the rear garden and having a range of fitted units comprising worksurface to both sides over base units and space with plumbing for washing machine and tumble dryer and larder cupboard to one end. There is a radiator, power points, uPVC door to rear garden and service door to garage.



Lounge 22' 10" x 16' 9" (6.95m x 5.10m)

A striking dual aspect room including bay window to the side and patio doors to rear conservatory. The room has a pitched ceiling with exposed timbers, open brick 'inglenook' fireplace with inset lighting, open brick hearth and timber mantle. There are two radiators, wall lighting, power points and double doors to:

Conservatory 12' 0" x 9' 8" (3.65m x 2.94m)

Overlooking the rear garden and having tiled flooring, radiator, power points and double doors to garden.



Bedroom 1 13' 9" x 10' 0" (4.19m x 3.05m)

A dual aspect room with coving, ceiling spot lights, radiator and power points.

Bedroom 2 10' 5" x 10' 1" (3.17m x 3.07m)

With front aspect, coving, radiator and power points.

Bedroom 3 10' 0" x 8' 5" (3.05m x 2.56m)

With side aspect and having coving, radiator and power points.

Bedroom 4 10' 1" x 8' 1" (3.07m x 2.46m)

With coved ceiling, radiator and power points.

Bathroom 13' 0" x 6' 7" (3.96m x 2.01m)

Being fully wall tiled and having a white suite comprising panelled bath with side taps, walk-in shower, wash hand basin and a low-level WC. There are ceiling spot lights, built-in airing cupboard, heated towel rail and shaver point.

Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles, turning area and leads to **Integral Garage 17' 0" x 9' 3" (5.18m x 2.82m)** with up and over door, power, lighting and service door into the property. There is a **Detached Double Garage 20' 3" x 17' 1" (6.17m x 5.20m)** having up and over doors, power, strip lighting and service door to the side. The rear garden is predominantly laid to lawn and leads down to the Horncastle Canal. There is a wide variety of mature trees and shrubs to borders, feature fish pond and paved patio area.

Further Information

All mains services. 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 = B
 EPC Rating = F

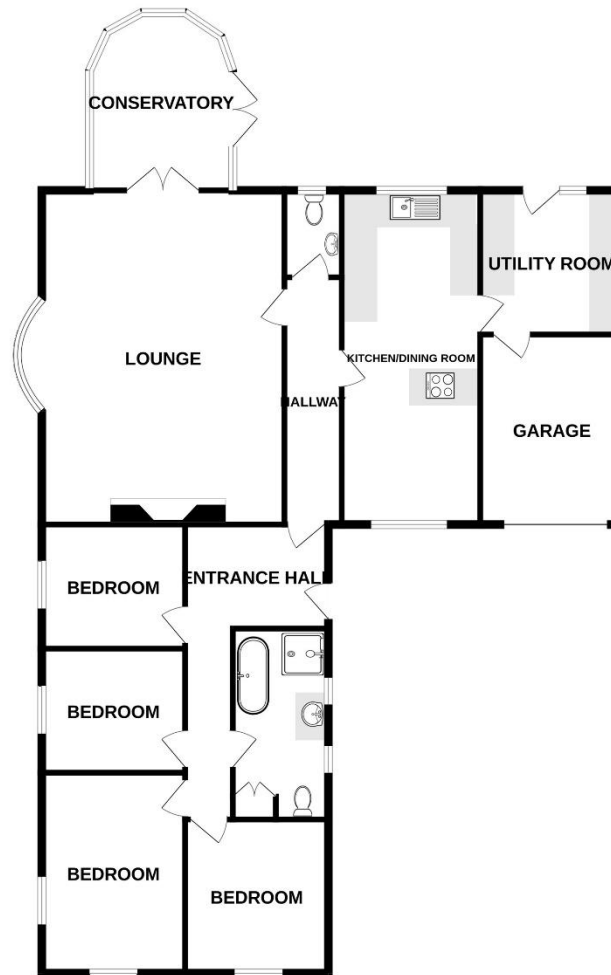
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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
1632 sq.ft. (151.6 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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