



Copamoon

Thorpe Road, Tattershall Thorpe, Lincoln, Lincolnshire LN4 4PE

£325,000

BELL



Copamoon

Tattershall Thorpe, Lincolnshire LN4 4PE

Lincoln – 21 miles

Grantham – 29 miles

Boston – 14 miles

Woodhall Spa – 3 miles

A genuinely deceptive home of some considerable appeal pleasantly situated within this small Lincolnshire village. Internally the property provides three double bedrooms, two reception rooms and stylish kitchen and is enhanced by solid oak latch doors to all the rooms. Outside there is off street parking for several vehicles, detached double garage and private gardens. The village has many attractive countryside walks on the doorstep and of particular interest is the historical 'mud & stud' Blue Bell public house, frequented by Guy Gibson and his 'Dambusters' post operations during World War II. The shopping, social and educational facilities can be found within the nearby villages of Woodhall Spa, Tattershall and Coningsby **A viewing of this property is highly recommended to fully appreciate the standard of accommodation on offer.**



Accommodation

Entrance into the property is gained through a UPVC door leading into:

Entrance Hall

With radiator, telephone point, power points, tiled flooring and doorway to:

Hall

With doors to 'courtyard patio' and having coved ceilings, radiator, power points, tiled flooring and oak latch door to:



Open Plan Kitchen Diner

Dining Area 10' 7" x 10' 1" (3.22m x 3.07m)

With pleasing aspect through UPVC patio doors to 'courtyard patio' and having coved ceiling, tiled flooring, power points and archway to lounge.

Kitchen Area 12' 10" x 8' 10" (3.91m x 2.69m)

With rear aspect and having a range of fitted units comprising ceramic 1½ sink drainer inset to ample solid beech worksurface over matching base units including integral dishwasher and washing machine. There is a range double oven with five-ring gas hob with extractor hood over, wall-mounted cupboards, integral fridge and freezer with wine rack to one side. There are coved ceilings, tiled flooring, power points and solid oak latch door to **Boiler Room** with floor-standing boiler, tiled flooring and door to **Pantry** with shelving.

Lounge 12' 3" x 13' 6" (3.73m x 4.11m)

An appealing dual-aspect room with attractive countryside views through **Deep Bay Window 9' 11" x 5' 1" (3.02m x 1.55m)**. This charming room has cast iron multi-fuel burner set to open brick surround and slate hearth. There are deep moulded cornices, ceiling, fan light, open brick display shelving with oak stand, skirting boards, radiator, TV aerial point and power points.

Bedroom 1 12' 3" x 13' 6" (3.73m x 4.11m)

Overlooking the rear garden and having an extensive range of full height fitted wardrobes & drawers, coved ceilings, radiator and power points.

Bedroom 2 12' 6" x 10' 6" (3.81m x 3.20m)

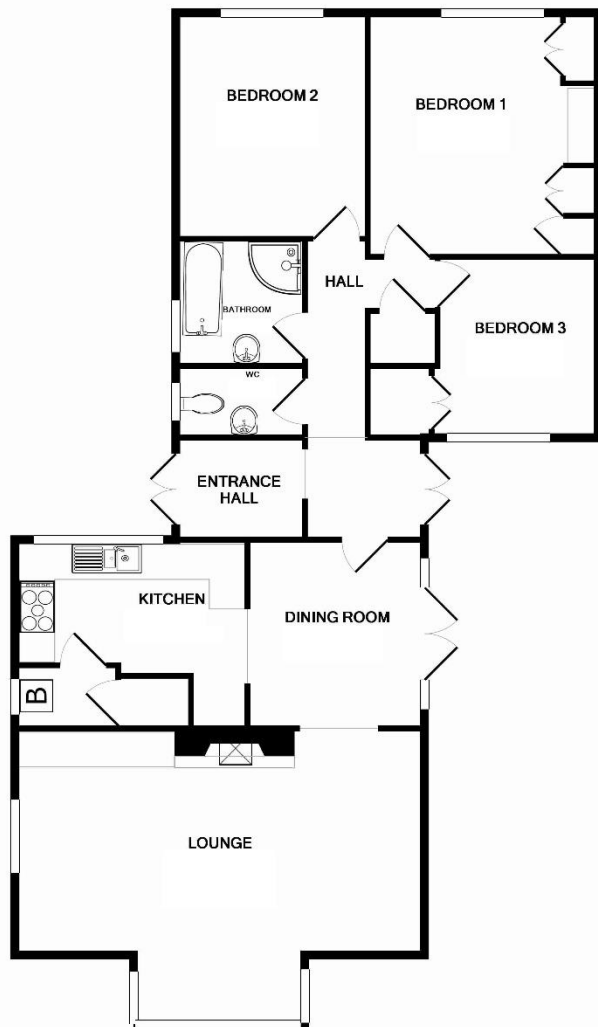
Again, with rear aspect, coved ceiling, radiator and power point.

Bedroom 3 9' 5" x 9' 3" (2.87m x 2.82m)

With rear aspect over 'courtyard patio' and having built-in double wardrobe, radiator and power points.

Bathroom

With a white suite comprising roll-top bath having ornamental shower attachment taps and 'ball and claw' feet, pedestal wash hand basin and tiled shower cubicle. There are coved ceilings, heated towel rail, shaver point and tiled flooring.



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Separate WC

Having low-level WC, wash hand basin, coved ceiling and tiled flooring.

Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles, turning area, and leads to **Detached Double Garage**. The remaining front garden is laid to lawn with ornamental lamp. An iron gate leads to south side of property to paved 'courtyard patio', having two sets of patio doors into property. The enclosed rear garden is mostly laid to lawn with paved patio area, greenhouse, garden shed and decorative plants to borders.

Further Information

Mains electric and water. Drainage to a private system (Klargester). Oil fired central heating. UPVC double glazing. Solar Panels (owned).

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C
EPC RATING = C

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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

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