



28 Coleridge Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4PW

£135,000

BELL



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Lincoln – 22 miles
Grantham – 29 miles
Boston – 14 miles

(Distances are approximate)

An exceptionally well presented two double bedroom end of terrace house pleasantly situated to the fringe of this popular residential area. Internally the property is enhanced by kitchen diner overlooking the rear garden, lounge to the front and first floor home office. Outside the property has enclosed rear garden, adjoining garage and parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance.

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 with storm porch over is gained through a uPVC entrance door leading into:

Reception Hall

With open tread staircase to first floor, cloak hooks to one wall, wood effect flooring, radiator, power point and door leading to:





Lounge 13' 10" x 10' 9" (4.21m x 3.27m)

With views to the front of the property and having feature electric fire with decorative timber surround, television aerial point, wall lighting, telephone point, radiator, wood effect flooring and door to:

Kitchen Diner 17' 6" x 9' 5" (5.33m x 2.87m)

With a double aspect over the rear garden and having a range of fitted units comprising twin circular stainless steel sink and drainer with central mixer taps, ample worksurface over matching base units including space with plumbing for washing machine. There is a slot-in electric cooker with stainless steel splashback, wall mounted cupboards above and filter hood over the cooker, central island unit giving further cupboard and drawer space. There is wood effect flooring, radiator, power points, uPVC door leading to the rear garden and door returning to the reception hall.

First Floor

Landing

With wood effect flooring, power point, access to part-boarded roof space having loft ladder and lighting.

Bathroom

Having panelled bath with shower screen and Triton electric shower over, pedestal wash hand basin, low-level WC, decorative wall tiling, heated ladder towel rail and wood effect flooring.

Bedroom 1 13' 2" x 10' 11" (4.01m x 3.32m) narrowing to 8' 9" (2.66m)

With southerly and westerly outlooks and having wood effect flooring, radiator and power points.

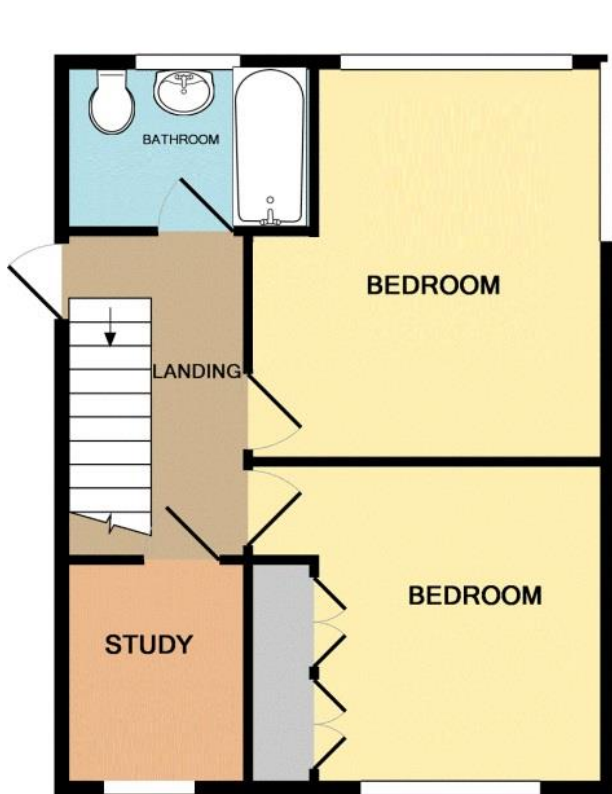
Bedroom 2 10' 11" x 10' 8" (3.32m x 3.25m)

With views from the front of the property and having built-in wardrobe and airing cupboard to one side, wood effect flooring, radiator and power points.

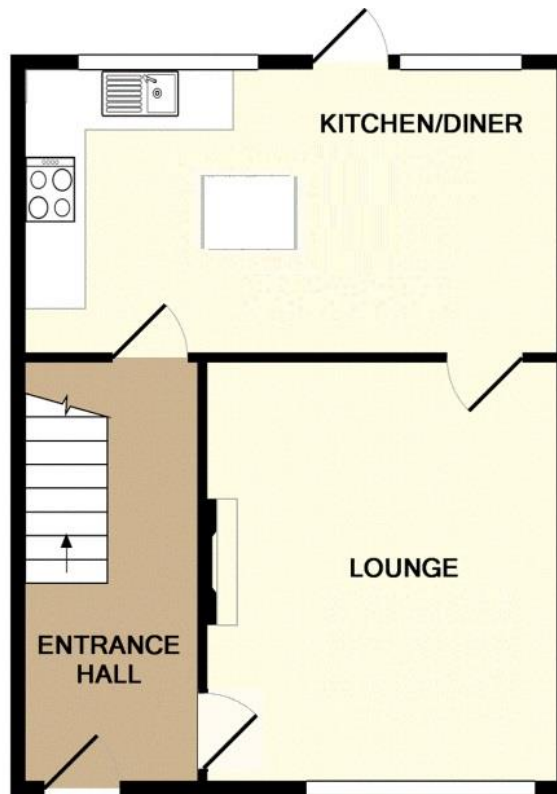
Home Office 5' 10" x 5' 9" (1.78m x 1.75m)

Currently used as a dressing room with views from the front of the property and having power point.





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside

The property is approached over a path to main front door with storm porch over. The remaining front garden is laid to gravel. The enclosed rear garden is laid to lawn with decked seating area to one side and two brick outbuildings, one of which houses the central heating boiler. This property has a garage in a block attached to the side of the property and allocated parking.

**East Lindsey District Council – Tax band: A
Energy Performance Certificate - tbc**

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.

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