



13 Auden Court  
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4PS

£139,950

**BELL**



## 13 Auden Court

Clinton Park, Tattershall, Lincolnshire LN4 4PS

Lincoln – 22 miles

Grantham – 30 miles

Boston – 14 miles

(Distances are approximate)

A well presented three bedroom end of terrace house pleasantly situated within this popular residential area. Internally the property is enhanced by kitchen diner, conservatory and downstairs cloakroom. Outside there are enclosed gardens, two brick built storage sheds, timber garden shed and parking to the side. 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-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 staircase to the first floor and having useful built-in storage cupboard, coved ceiling, radiator and power points. There is a door to the kitchen diner and door to:

### Cloakroom

With a low-level WC and wash hand basin over vanity cupboard.





**Kitchen Diner 17' 1" x 9' 6" (5.20m x 2.89m)**

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine, slot in electric cooker, undercounter fridge and undercounter freezer. There are wall mounted cupboards above, filter hood over the oven, further fitted units to far end providing worksurface over cupboards and wall mounted cupboards above. There is tiled flooring, radiator, power points, door to lounge and uPVC door to:

**Conservatory 7' 9" x 7' 7" (2.36m x 2.31m)**

Overlooking and having uPVC door to the rear garden.

**Lounge 14' 5" x 11' 0" (4.39m x 3.35m)**

With front aspect and having feature fireplace, coved ceiling, radiator, telephone point and power points.

**First Floor**

**Landing**

With side aspect and having access to roof space having drop down ladder. There is coved ceiling, power point and door to:

**Bedroom 1 13' 2" x 11' 0" (4.01m x 3.35m)**

A double bedroom overlooking the rear garden and having coved ceiling, radiator and power points.

**Bedroom 2 10' 9" x 9' 3" (3.27m x 2.82m)**

A double bedroom with front aspect and having two full height fitted double wardrobes, coved ceiling, radiator and power points.

**Bedroom 3 13' 0" x 8' 5" (3.96m x 2.56m) narrowing to 5' 6" (1.68m)**

With front aspect and having coved ceiling, radiator and power points.

**Bathroom**

With a four-piece white suite comprising panelled bath, tiled shower cubicle, low-level WC and a pedestal wash hand basin. There is wood effect flooring, coved ceiling and radiator.

**Outside**

The property is approached over a footpath leading to main entrance door. The remaining front garden is laid to lawn with decorative shrubs to borders and parking to side. The enclosed rear garden is predominantly laid to lawn with mature trees and shrubs to borders. There is a paved patio area, two brick built storage sheds, timber garden shed, outside lighting, water tap and timber gate providing access to the side.





**First Floor**



**Ground Floor**



**Further Information**

Mains electric, water and drainage. 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 = A  
 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.

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

19 Station Road, Woodhall Spa. LN10 6QL.  
 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org;  
 Website: <http://www.robert-bell.org>

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