



12 Hunters Lane  
Tattershall, Lincoln, Lincolnshire LN4 4PB

£265,000  
NO ONWARD CHAIN







## 12 Hunters Lane

Tattershall, Lincoln LN4 4PB

Lincoln – 22 miles  
Grantham – 29 miles  
Boston – 13 miles

(Distances are approximate)

Pleasantly situated to the highly regarded Hunters Lane stands this four-bedroom detached bungalow. The property is enhanced by its large south facing gardens backing onto paddock land with views towards St Micheals Church. The many shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance. The property will require a wide range of upgrading but offers a most appealing opportunity to upgrade to one's own desire. A viewing is highly recommended to fully appreciate the possibilities 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 uPCV door leading into:





### **Reception Hall**

With built-in cloaks cupboard, access to roof space, radiator, power points and door to:

### **Living Room 15' 0" x 11' 10" (4.57m x 3.60m)**

A dual aspect room overlooking the south facing rear garden. There is a cast iron stove set to tiled hearth, radiator, power points and feature stone archway to:

### **Dining Room 12' 5" x 10' 8" (3.78m x 3.25m)**

With patio doors overlooking the rear garden and having two radiators, power points and door returning to the reception hall.

### **Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)**

A triple aspect room providing views over the rear garden. There is a range of fitted units comprising one and a half sink drainer inset to solid timber worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob, electric double oven, full height larder cupboards, wall mounted cupboards above and filter hood over the hob. There is a radiator, power points and uPVC door to rear garden.

### **Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m)**

A dual aspect room with an extensive range of fitted wardrobes, overhead storage and set of drawers. There is a radiator and power points.

### **Bedroom 2 10' 10" x 9' 11" (3.30m x 3.02m)**

With front aspect and having built-in double wardrobe, radiator and power points.

### **Bedroom 3 8' 5" x 7' 7" (2.56m x 2.31m)**

With side aspect and having radiator and power points.

### **Bedroom 4 9' 11" x 7' 1" (3.02m x 2.16m)**

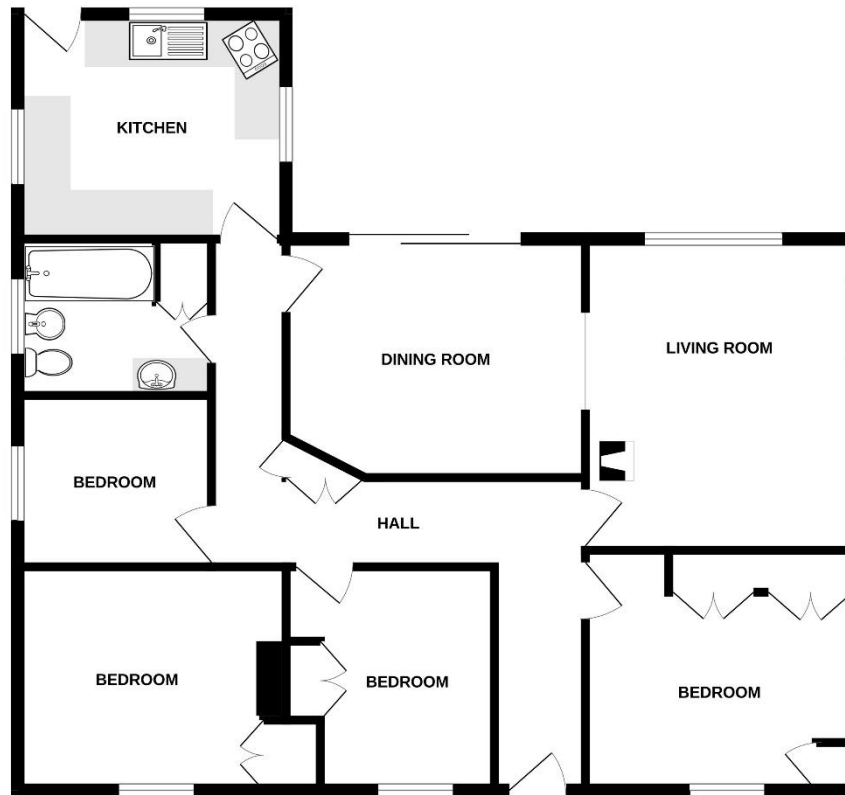
With front aspect and having built-in double wardrobe, radiator and power points.

### **Bathroom**

With a suite comprising bath with shower over, wash hand basin over cupboard, low-level WC and bidet. There is a built-in airing cupboard and radiator.



GROUND FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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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#### Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Detached Garage**, with up and over door and service door to the side. The remaining front garden is laid to lawn with mature trees and shrubs. The large enclosed south facing rear garden is predominantly laid to lawn with a wide variety of mature trees and shrubs.

#### 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 = C

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>

Brochure prepared 13.06.2024



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