



31a Lodge Road
Tattershall, Lincoln, Lincolnshire LN4 4LL

£175,000
NO ONWARD CHAIN





31a Lodge Road Tattershall, Lincolnshire LN4 4LL

Lincoln – 21 miles
Grantham – 28 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

A three bedroom semi-detached house offering well presented accommodation with generous south facing garden and ample off street parking to the popular, well serviced village of Tattershall.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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

Entered to the side through uPVC double glazed obscure door with coloured glass decoration into:

Reception Hall

With uPVC double glazed window to front and having radiator, power point, stairs to first floor and doors to:

Living Room

With uPVC double glazed bay window to front and having multiple power points, television aerial point, radiator and open archway to:

Dining Room

With uPVC double glazed French door to rear and having radiator, multiple power points, door to under stairs storage space and door to:





Kitchen

With uPVC double glazed window to rear and uPVC double glazed obscure patio door to rear. There is a sink and drainer inset to wood effect square edge worktop and having a good range of storage units to base and wall levels. There is an oven and four ring hob beneath extractor canopy, space and connection for upright fridge freezer and under counter washing machine. There is tiled flooring, radiator and multiple power points.

First Floor

Gallery Landing

With uPVC double glazed window to side and having loft access hatch, radiator, door to storage cupboard and door to:

Bathroom

With uPVC double glazed obscure window to rear and having low-level WC, pedestal wash hand basin and panel bath with shower over and tiled surround. There is a wall mounted heated towel rail and wood effect flooring.

Bedroom

With uPVC double glazed window to rear and having wood effect flooring, radiator and multiple power points.

Bedroom

With uPVC double glazed window to front and having radiator, television aerial point and multiple power points.

Bedroom

With uPVC double glazed window to front and having wood effect flooring, radiator and multiple power points.

Outside

The property is approached to the front over gravelled driveway, providing ample off-road parking for multiple vehicles and turnaround space. The front garden is laid to lawn with hedges to the front and side.

The south facing rear garden, contained by personnel gate to ensure a child and pet friendly secure space is laid to lawn with paved patio seating area, mature established plant beds to the borders and timber fencing containment.

East Lindsey District Council – Tax band: B - EPC Rating: C

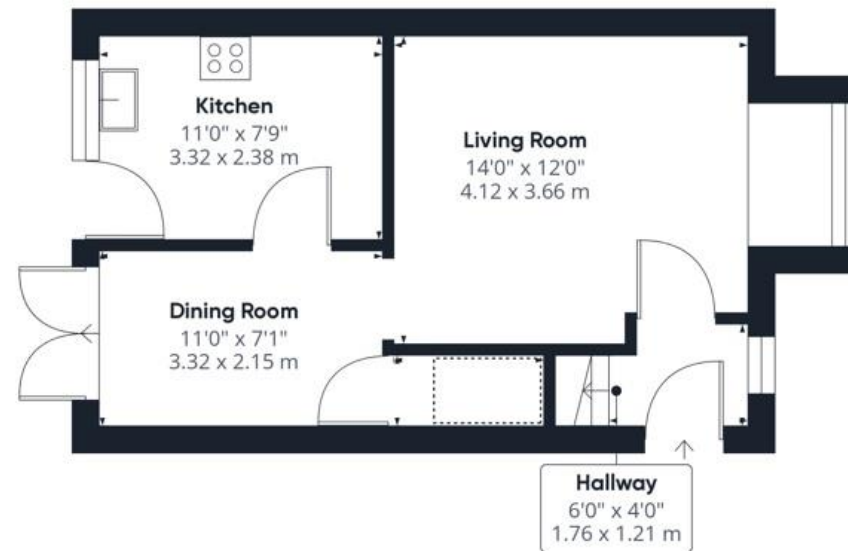
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

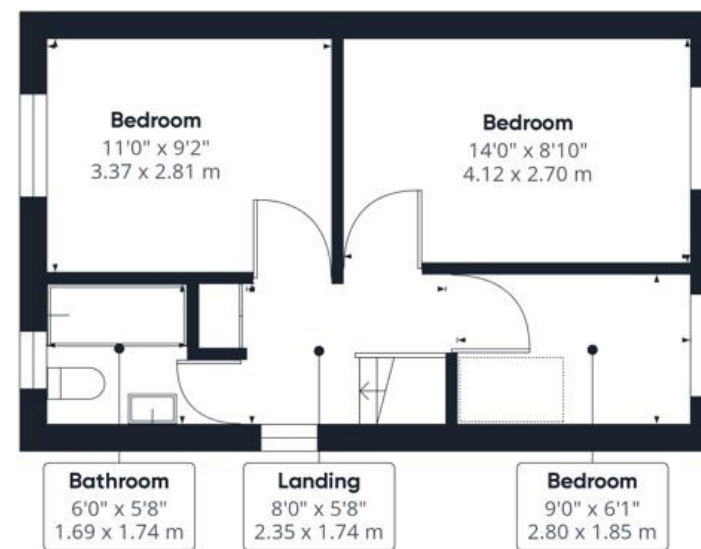
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Brochure prepared 16.07.2024





Ground Floor



Floor 1

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