



33 Lodge Road
Tattershall, Lincolnshire LN4 4LL

£199,950





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Lincoln – 22 miles

Grantham – 28 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

This semi-detached property is situated in the popular village of Tattershall and boasts extensive landscaped gardens, multiple off-road parking, garage and benefits from uPVC double glazing and gas central heating. Viewing is highly recommended in order that the accommodation and gardens are fully appreciated.

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

Having a uPVC entrance door opening into the:

Entrance Porch

Having door opening into:

Open Plan Conservatory

Having uPVC windows to all aspects and being open plan to dining kitchen.



Dining Kitchen 16' 4" x 12' 7" (4.97m x 3.83m)

Having door to inner lobby, window to rear elevation, one-and-a-half stainless-steel sink and drainer with mixer tap over, range of wall and base units, electric hob with extractor over, electric oven, radiator, plumbing for washing machine, space for fridge and door to lounge/diner.

Inner Lobby

Having door to downstairs WC.

Downstairs WC

Having window to rear elevation and WC.

Lounge/Diner 22' 2" x 15' 9" (6.75m x 4.80m)

Having door and window to front elevation, French doors to side elevation, four radiators, understairs storage cupboard and stairs to first floor.

First Floor

Landing

Having window to side elevation.

Bedroom 1 15' 7" *narrowing to* 11' 6" (3.51m) x 10' 0" (4.75m x 3.05m)

Having window to front elevation and radiator.

Bedroom 2 11' 8" x 7' 10" (3.55m x 2.39m)

Having window to rear elevation, radiator and loft access.

Bathroom

Having window to rear elevation, WC, wash hand basin, bath with electric shower over, airing cupboard, tiled splashbacks and radiator.

Outside

The property is approached over a graveled driveway which provides multiple off-road parking and leads to **Garage** with up and over door, power and lighting. The front garden has a dwarf wall to the front, established borders and central flower bed. To the side of the property there are lawned gardens, a graveled walkway and a range of established borders and flower beds. There are various trees, shrubs and a vegetable plot. To the rear of the property there is a block paved patio area with a variety of borders. There is also a **Timber Shed** with uPVC windows, power and lighting and a **Potting Shed**.





Further Information

Mains electric, water and gas. Gas central heating. UPVC double glazing. Drainage to a private system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = B

EPC RATING = B

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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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