



5 West Drive

Tattershall, Lincolnshire LN4 4ND

£149,950



A three bedroom semi-detached house pleasantly situated to the fringe of this popular residential area. Internally the property is enhanced by its lounge and kitchen, both overlooking the enclosed south westerly facing garden. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance.



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Lincoln – 21 miles
Grantham – 28 miles with East Coast rail link to London
Boston - 15 miles
Woodhall Spa - 4 miles

Distances are approximate

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

Entrance into the property with storm porch over is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having wood effect flooring, radiator, power points and door to:

Lounge 17' 6" x 13' 4" (5.33m x 4.06m)

Overlooking the rear garden and having electric wall mounted fire, wood effect flooring, radiator, power points and door to:

Kitchen 13' 4" x 7' 5" (4.06m x 2.26m)

With a range of stylish fitted units comprising of stainless-steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a range double oven with five ring gas hob, wall mounted cupboards above and filter hood over the hob. There is timber flooring, power points and door to:

Front Lobby

With timber flooring, power points and further door to front.

First Floor

Landing

Landing with built-in airing cupboard, access to roof space and door to:

Bedroom 1 15' 6" x 8' 10" (4.72m x 2.69m)

Overlooking the rear garden and having full height built-in double wardrobe, radiator and power points.

Bedroom 2 12' 8" x 8' 5" (3.86m x 2.56m)

With views overlooking the rear garden and having radiator and power points.

Bedroom 3 7' 3" x 5' 4" (2.21m x 1.62m)

With front aspect and having radiator and power points.

Bathroom

Being fully wall tiled and having a white suite comprising panelled bath with shower over, wash hand basin and a low-level WC. There is tiled flooring, heated towel rail and ceiling spot lights.

Outside

The front garden is laid to lawn with path to main entrance door. The enclosed rear garden is predominantly laid lawn.

Further Information

All mains services. Gas 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 = 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.

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.

