



3 Goldsmith Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4QT

£135,000





3 Goldsmith Court

Tattershall, Lincolnshire LN4 4QT

Lincoln – 22 miles
Grantham – 29 miles
Boston – 14 miles

(Distances are approximate)

Pleasantly situated to the fringe of this popular residential area stand this well presented three bedroom mid terrace house providing appealing views to Carr Woods with its attractive woodlands walks. Internally the property is enhanced by living room and kitchen diner overlooking the enclosed rear garden. Outside the property has enclosed low maintenance rear garden, parking and garage. 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 with storm porch over is gained through a uPVC leading into:

Reception Hall

With staircase to first floor having excellent storage below, wooden flooring, radiator, power points and glazed panel door to:



Lounge 14' 0" x 10' 9" (4.26m x 3.27m)

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

Kitchen 16' 10" x 9' 8" (5.13m x 2.94m)

Overlooking the rear garden through uPVC patio doors and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and dishwasher. There is an electric cooker with four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator and power points.

First Floor Landing

With built-in storage cupboard, coved ceiling, access to roof space and door to:

Bedroom 1 13' 3" x 8' 7" (4.04m x 2.61m)

Overlooking the rear garden and providing views to Carr Wood. There is coved ceiling, radiator and power points.

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m)

With front aspect and having built-in full height fitted wardrobes, radiator and power points.

Bedroom 3 / Home Office 6' 0" x 5' 8" (1.83m x 1.73m) excluding wardrobes

With front aspect and having, full height fitted double wardrobe housing the gas central heating boiler. There is a radiator and power points.

Bathroom

With a white suite comprising P shaped panel bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, heated towel rail and tiled flooring.

Outside

The property is approached over a footpath leading to main entrance door. The remaining front garden is laid to synthetic lawn. The enclosed rear garden has paved patio and is laid to synthetic lawn with two adjoining outbuildings and timber gate leading from the rear. There is allocated parking and garage situated within a block.





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 = 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 14.06.2024

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

