



Stennett's Farm Cottage
Dogdyke Bank, Tattershall Bridge, Lincoln, Lincolnshire LN4 4JQ

£235,000





Stennett's Farm Cottage

Dogdyke Bank, Tattershall Bridge LN4 4JQ

Lincoln – 20 miles
Grantham – 27 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

Pleasantly situated to the heart of rural Lincolnshire with far reaching southerly views over open countryside, this stylish three bedroom semi-detached house has in recent times been reconfigured to provide a most appealing home. Internally the property is enhanced by its thoughtfully designed living space including dining hall and large living room with patio doors to the rear garden and views beyond. Outside there is ample parking for many vehicles, useful storage and enclosed rear gardens laid to lawn with raised terrace, an ideal spot to enjoy the famous Lincolnshire sunsets. The property is located along a single-track road close to the River Witham and the shopping, social and educational facilities can be found within the well serviced villages of Coningsby and Tattershall. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With radiator and doorway to:

Kitchen 12' 5" x 7' 0" (3.78m x 2.13m)

With side aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units, slot-in electric cooker, wall mounted cupboards above and filter hood over the cooker. There is breakfast bar to one side, wood effect flooring and ample power points.



Dining Hall

With double aspect to the front of the property and having staircase to the first floor. There are a wide range of full height storage cupboards, wood effect flooring, radiator, power points and glazed sliding double doors to:

Living Room 24' 10" x 11' 2" (7.56m x 3.40m)

A superb room overlooking the rear garden through uPVC patio doors also giving access to the raised terrace. There is a cast iron multi fuel stove set to open brick surround with timber mantle, wood effect flooring and power points.

Utility Cupboard

Being off the entrance lobby with shelving and space with plumbing for washing machine.

Cloakroom

Off the entrance lobby and having a low-level WC.

First Floor

Landing

With wood effect flooring, radiator, power point and doors to:

Bedroom 1 11' 3" excluding wardrobe space x 10' 8" (3.43m x 3.25m)

With far reaching southerly views over the rear garden and beyond. Having open fronted wardrobes to one wall, wood effect flooring, radiator and power points.

Bedroom 2 11' 3" x 11' 3" (3.43m x 3.43m)

Again, with southerly views and having radiator, wood effect flooring and power points.

Bedroom 3 10' 1" x 7' 2" (3.07m x 2.18m)

With views from the front of the property towards the River Witham and having built-in wardrobe, radiator and power points.

Bathroom

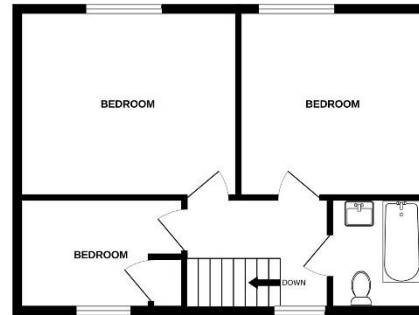
Being fully wall tiled and having a stylish suite comprising panelled bath, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring and a heated towel rail.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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.
Made with Metropix ©2024

Outside

The property is approached over a shared driveway leading to parking for several vehicles. Entrance in the property is to the side past a useful storage container, **Metal Workshop 12' 0" x 8' 0" (3.65m x 2.44m)** with power and lighting. The enclosed rear garden is predominantly laid to lawn with timber decked terrace, ideal for outside entertaining.

East Lindsey 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 11.09.2024



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

