



13 Farriers Way
Tattershall, Lincoln, Lincolnshire LN4 4NG

£250,000





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

(Distances are approximate)

An exceptionally well presented three bedroom semi detached house having been thoughtfully extended to provide a most appealing family home. Internally the property is enhanced by stylish kitchen diner, two reception rooms and en-suite to main bedroom. Outside there is off street parking, garage and attractive gardens landscaped with low maintenance in mind. The shopping, social and education facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment on offer. Please Note: The property has owned solar panels creating cheaper energy bills and income.

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 door leading into:

Reception Hall

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

Cloakroom

With a low-level W.C, wash hand basin, cloak hooks to one wall, tiled flooring, coved ceiling and radiator.





Lounge 15' 0" x 12' 0" (4.57m x 3.65m)

With bay window to front aspect and having wood effect flooring, coved ceiling, radiator, power points and television aerial point.

Dining Kitchen 19' 4" x 12' 2" (5.89m x 3.71m)

Overlooking the rear garden and having a wide range of stylish fitted units comprising porcelain one and a half sink drainer inset to solid timber worksurface over base units including space with plumbing for dishwasher and washing machine. There is a five-ring gas hob, integral fridge, freezer and microwave oven, conventional oven and a range of larder cupboards and filter hood over the hob. There is wood effect flooring, coved ceiling, radiator, power points and uPVC doors to:

Garden Room 12' 11" x 8' 3" (3.93m x 2.51m)

A superb addition to the home overlooking the attractive rear garden having wood effect flooring, feature radiator and power points.

First Floor

Landing

With built-in airing cupboard, access to roof space, radiator, power points and door to:

Bedroom 1 13' 11" x 12' 2" (4.24m x 3.71m)

Overlooking the rear garden and having a range of fitted wardrobes with sliding mirrored doors, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin and a low-level WC.

Bedroom 2 13' 6" x 9' 3" (4.11m x 2.82m)

With front aspect and having radiator and power points.

Bedroom 3 9' 10" x 9' 9" (2.99m x 2.97m)

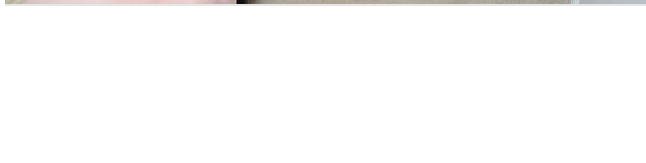
With front aspect and having built-in storage cupboard, radiator and power points.

Bathroom

With a white suite comprising panelled bath having shower attachment taps, pedestal wash hand basin and a low-level WC. There are ceiling spot lights, tiled flooring and a heated towel rail.

Outside

The property is approached over a path leading to main entrance door. The remaining front garden is laid to gravel with hedging to borders. The enclosed rear garden is predominantly laid to decorative paving providing attractive outside patio areas. There are raised flower beds, outside lighting and timber gate to the rear. There is a shared driveway leading to parking and **Garage**, with up and over door, power and lighting. A timber gate leads into the rear of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 13/02/4

East Lindsey District Council
Tax band: B
EPC rating: A

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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