



Glenbrook

North Road, Tattershall Thorpe, Lincoln, Lincolnshire LN4 4PQ

£285,000

BELL



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Lincoln – 21 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

A most appealing three bedroom detached bungalow pleasantly situated within a cul-de-sac position. Internally the property is further enhanced by its surprisingly spacious accommodation including two large reception rooms. The gardens to the front and rear offer excellent privacy and are attractively landscaped with a wide variety of mature trees and shrubs. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall, and the inland resort of Woodhall Spa is only a short drive away. 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 into:

Reception Hall

A spacious hallway with built-in cloaks cupboard, tiled flooring, radiator, access to roof space (which is boarded with lighting and loft ladder) and doors to accommodation including:

Cloakroom

With low-level WC, wash hand basin and electric panel heater.

Breakfast Kitchen 15' 6" x 10' 9" (4.72m x 3.27m)

A dual aspect room and having a range of fitted units comprising one and half stainless steel single drainer inset to ample worksurface over matching base units including space and plumbing for a dishwasher and automatic washing machine. There are wall mounted cupboards above and slot-in electric cooker with filter hood over. There is a built-in airing cupboard, broom cupboard to one side, tiled flooring, power points and uPVC door to side of property.





Dining Room 15' 5" x 10' 10" (4.70m x 3.30m) to 14' 1" (4.29m) into Bay

A dual aspect room including uPVC patio doors set within a deep bay providing uPVC patio doors overlooking the rear garden. There is a telephone point, wood effect flooring, radiator and power points.

Lounge 20' 10" x 12' 4" (6.35m x 3.76m)

A dual aspect room with a uPVC sliding patio door providing rear garden views. There is a wood effect flooring, television aerial point, telephone point, two radiators and power points.

Bedroom 3/Office 10' 2" x 7' 4" (3.10m x 2.23m) main area

Currently used as a home office overlooking the front garden and having telephone point, power points and tiled flooring. There is a lobby area to one side with cloak hooks and uPVC door to front of property.

Bedroom 1 12' 1" x 12' 0" (3.68m x 3.65m)

Overlooking the rear garden and having a built-in triple wardrobe, built-in double wardrobe both with sliding mirrored doors, radiator and power points.

Bedroom 2 12' 1" x 9' 11" (3.68m x 3.02m)

With rear garden aspect and having radiator and power points.

Bathroom 14' 7" x 6' 2" (4.44m x 1.88m)

A large fully tiled room with a white suite comprising panelled bath, shower cubicle, 'his and hers' wash hand basins over vanity cupboard and a low-level WC. There is a radiator, tiled flooring, floor to ceiling heated towel rail and shaver point.

Outside

The property is approached over a 'Rubbermac' surfaced driveway providing parking for several vehicles. The remaining front garden is predominantly laid to lawn with a wide selection of ornamental shrubs to borders. The rear garden is mostly laid to lawn with a variety of shrubs to borders, paved patio area, timber garden shed and **Wooden Workshop 8' 0" x 12' 0" (2.44m x 3.65m).**





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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East Lindsey District Council
Tax band: C
EPC Rating: E

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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