



16 Goshawk Way  
Tattershall, Lincolnshire LN4 4GL

£175,000  
NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY





# 16 Goshawk Way

## Tattershall, Lincolnshire LN4 4GL

Lincoln – 22 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 14 miles

(Distances are approximate)

A well-presented three bedroom end-terrace house, pleasantly situated to the fringe of this attractive residential area and enjoys far-reaching views over rural Lincolnshire. The surprisingly spacious living accommodation is thoughtfully designed with large lounge and full width kitchen diner overlooking the rear garden. Externally the property is enhanced by enclosed rear garden and off-street parking. The shopping, social and educational facilities are within walking distance. A viewing of this property is highly recommended to fully appreciate the accommodation and setting on offer.



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 is gained through uPVC door leading into:

### Reception Hall

With staircase to first floor, having wood-effect flooring, radiator, telephone point, coved ceiling and door to:





### Cloakroom

Having a low-level WC, wash hand basin over vanity cupboard, coved ceiling, wood effect flooring and radiator.

### Lounge 16'4" x 12' (4.98m x 3.66m)

With front aspect and having coved ceiling, television aerial point to wall mounted bracket, radiator, power point, coved ceiling and door to:

### Kitchen/Diner 15'2 x 9'8 (4.62m x 2.95m)

Overlooking the rear garden and having a range of fitted units comprising 1½ sink drainer, ample worksurface over matching base units including space and plumbing for automatic washing machine. There are wall-mounted cupboards above with extractor fan over, four-ring electric hob, electric oven, coved ceiling, ceiling spot lights, radiator, power points and glazed door to rear garden.

### First Floor

#### Landing

With coved ceiling, access to roof space, power points and door to:

### Bedroom 1 15' 2 x 9' (4.62m x 2.74m)

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

### Bedroom 2 11' 0" x 9' 0" (3.35m x 2.74m)

Overlooking open countryside and having coved ceiling, two radiators and power points.

### Bedroom 3 7' 9" x 6' 2" (2.36m x 1.88m)

Overlooking the rear garden and open countryside beyond with coved ceiling, radiator and power points.

### Bathroom

With a suite comprising panelled bath with shower over, low-level WC, pedestal wash hand basin, coved ceiling, decorative wall tiling, shaver point and a radiator. There is a door to deep built-in airing cupboard.

### Outside

The enclosed rear garden is laid to lawn with a paved patio area. There is allocated parking to the front of the property.







### 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.

DISTRICT COUNCIL TAX BAND = B

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.



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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