



4 Gayle Road
Tattershall, Lincoln, Lincolnshire LN4 4LZ

£125,000
NO ONWARD CHAIN

BELL



4 Gayle Road

Tattershall, Lincolnshire LN4 4LZ

Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

A two double bedroom semi detached house pleasantly situated to a corner position within the ever-popular Castlevue residential area. The property enjoys larger than average gardens, off street parking and further allocated parking. 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 its storm porch over is gained through a uPVC door into:

Entrance Lobby

With staircase to the first floor and having tiled flooring, radiator, power points and door to:

Living Room 14' 5" x 14' 2" (4.39m x 4.31m)

Overlooking the rear garden and having wood effect flooring, radiator, power points and door to:



Kitchen 17' 7" x 6' 2" (5.36m x 1.88m)

With rear garden views and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including dishwasher and washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the cooker. There is tiled splashbacks to worksurfaces, understairs cupboard, radiator, power points and uPVC door to:

Side Porch

With lighting, power points and door to front and rear of the property.

First Floor

Landing

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

Bedroom 1 14' 6" x 9' 0" (4.42m x 2.74m)

Overlooking the rear garden and having open fronted wardrobe, radiator and power points.

Bedroom 2 12' 3" x 9' 0" (3.73m x 2.74m)

With rear garden views and having built-in double wardrobe, radiator and power points.

Bathroom

Being fully wall tiled and having a white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is further storage and a heated towel rail.

Outside

The property is approached from the side over a graveled driveway providing off street parking and a path leads to the main entrance door. The enclosed rear garden is laid to lawn with a variety of decorative shrubs to borders and large patio area to one side. There is a timber garden shed, greenhouse and further parking to opposite side of the road.





East Lindsey District Council – Tax band: A
EPC Rating: B

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 24.12.2024



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

