



55 Castlevue
Tattershall, Lincoln, Lincolnshire LN4 4JD

£265,000

BELL



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Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

Pleasantly situated to the ever-popular Castle View stands this well presented three bedroom detached house. Internally the property is further enhanced by its stylish kitchen, en-suite to main bedroom and having been thoughtfully extended to now provide two reception rooms. A particular feature is the property enjoys far reaching rural views over open countryside to the West, the perfect spot to enjoy the famous Lincolnshire sunsets. The shopping, social and educational facilities of this well serviced 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 inset to storm porch is gained through a uPVC door leading into:

Reception Hall

A spacious hallway with staircase to the first floor and having wood effect flooring, radiator, power points and door to:





Kitchen 13' 0" x 10' 7" (3.96m x 3.22m)

With front aspect and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units, slot-in electric cooker with four ring gas hob and filter hood over. There is wood effect flooring, radiator, power points and door to:

Utility Room 7' 6" x 6' 9" (2.28m x 2.06m)

With fitted worksurface on two sides over base units including space and plumbing for washing machine. There is wood effect flooring, radiator, power points and uPVC door to the side of the property.

Cloakroom

With a low-level WC and wash hand basin.

Sitting/Dining Room 18' 1" x 13' 0" (5.51m x 3.96m) max

Providing superb westerly facing views over the rear garden and open countryside beyond through uPVC patio doors. There is a feature fireplace with stone hearth, coved ceiling, wood effect flooring, radiator, power points and door to:

Family Room/Study 19' 0" x 8' 0" (5.79m x 2.44m)

A superb addition to the home this dual aspect room including uPVC patio doors to the garden. There are coved ceiling, radiator and power points.

First Floor

Landing

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

Bedroom 1 12' 10" x 10' 11" (3.91m x 3.32m)

With front aspect and distant views of the medieval Tattershall Castle. There is a radiator, power point and door to **En-Suite** with a white suite comprising tiled corner shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and tiled flooring.

Bedroom 2 9' 9" x 9' 9" (2.97m x 2.97m)

With striking views over the Lincolnshire countryside and having fitted double wardrobe, radiator and power points.





Bedroom 3 9' 11" x 8' 0" (3.02m x 2.44m)

Again, with far reaching rural views, radiator and power points.

Bathroom

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator, dado rail in part and tiled effect flooring.

Outside

The property is approached over a graveled driveway providing off street parking and leads to **Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with decorative shrubs to borders. The rear garden is predominantly laid to lawn with paved patio area and a variety of decorative shrubs to borders. The garden has views over open countryside to the west proving a perfect spot to enjoy the famous Lincolnshire sunsets.

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.

Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

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

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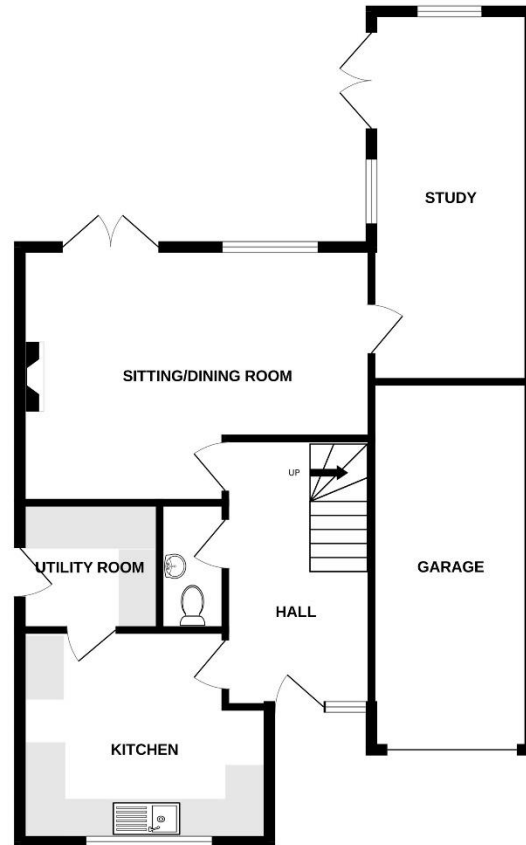
Website: <http://www.robert-bell.org>

Brochure prepared 12.03.2025

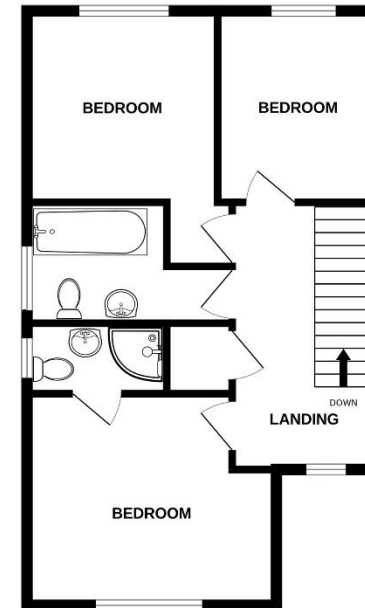




GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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.
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