



Hunters House

33 Hunters Lane, Tattershall, Lincoln, Lincolnshire LN4 4PB

£350,000
NO ONWARD CHAIN

BELL



Hunters House

33 Hunters Lane, Tattershall LN4 4PB

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A handsome Grade II Listed Georgian home situated along the highly regarded Hunters Lane to large grounds of nearly three quarters of an acre. Internally the property provides three reception rooms, dual aspect family kitchen, up to five bedrooms and is enhanced by its many period features. Outside there is a double garage and workshop, off street parking for several vehicles and superb gardens to the rear and side mostly laid to lawn with a wide variety of mature trees and shrubs. The shopping, social and educational facilities of the well serviced Lincolnshire village are all within reasonable 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 is gained through a timber door leading into:

Reception Hall

With balustrade staircase to first floor having pattern tiled flooring, picture rail, radiator and pine doors to accommodation including:





Dining Room 14' 2" x 12' 5" (4.31m x 3.78m)

A dual aspect room with open fireplace, wall lights, sash window, window shutters, radiator and power points.

Lounge 16' 9" x 12' 4" (5.10m x 3.76m)

With dual aspect and having feature marble fire place and cast-iron open fire, wall lights, window shutters, radiator and power points.

Home Office 14' 8" x 5' 10" (4.47m x 1.78m)

Over-looking and with door to rear garden having feature Georgian cooking range, former meat hooks to ceiling, radiator, telephone point and power points.

Kitchen 14' 7" x 14' 0" (4.44m x 4.26m)

A double aspect room having a range of fitted units comprising 'Belfast' style sink with mixer tap, solid wood work surface and drainer to each side over wood base units. There is a range double oven inset to open brick surround, fitted larder cupboard housing boiler to side of chimney breast, clay tiled floor tiles, radiator, power points and timber door to side of property with storm porch.

Bathroom 14' 3" x 5' 6" (4.34m x 1.68m)

With a white suite consisting panel bath having ornate shower attachment taps and electric shower over, pedestal wash hand basin and low-level W.C., wood effect flooring, radiator and heated towel rail.

First Floor

Landing

With arched window to rear, radiator, picture rail and pine doors to bedrooms.

Bedroom 1 15' 5" x 12' 5" (4.70m x 3.78m)

With front aspect and having cast iron feature fireplace, window shutters, two built-in wardrobes to each side of radiator and power points.

Bedroom 2 13' 3" x 12' 4" (4.04m x 3.76m)

Again, with front aspect and having feature fireplace built-in wardrobes, window shutters to each side, radiator, power points and link door to:





Nursery/Bedroom 5 7' 1" x 7' 0" (2.16m x 2.13m)

Having window shutter, radiator, power points and pine door returning to landing.

Bedroom 3 16' 9" x 5' 7" (5.10m x 1.70m)

Over-looking the rear garden and having radiator and power points.

Bedroom 4 10' 4" x 5' 9" (3.15m x 1.75m)

With rear aspect and having radiator and power points.

Attic Room 14' 6" x 13' 5" (4.42m x 4.09m)

With sloping ceilings to floor level having garden views, radiator and power points.

Outside

The property is approached through a five-bar gate over a block paved driveway providing parking for several vehicles and leads to **Detached Double Garage** and **Work Shop** with 2 sets of double doors, power, lighting and service door to side. The large rear gardens are mostly laid to lawn with a variety of mature trees and shrubs to borders.

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 = 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.

19 Station Road, Woodhall Spa. LN10 6QL

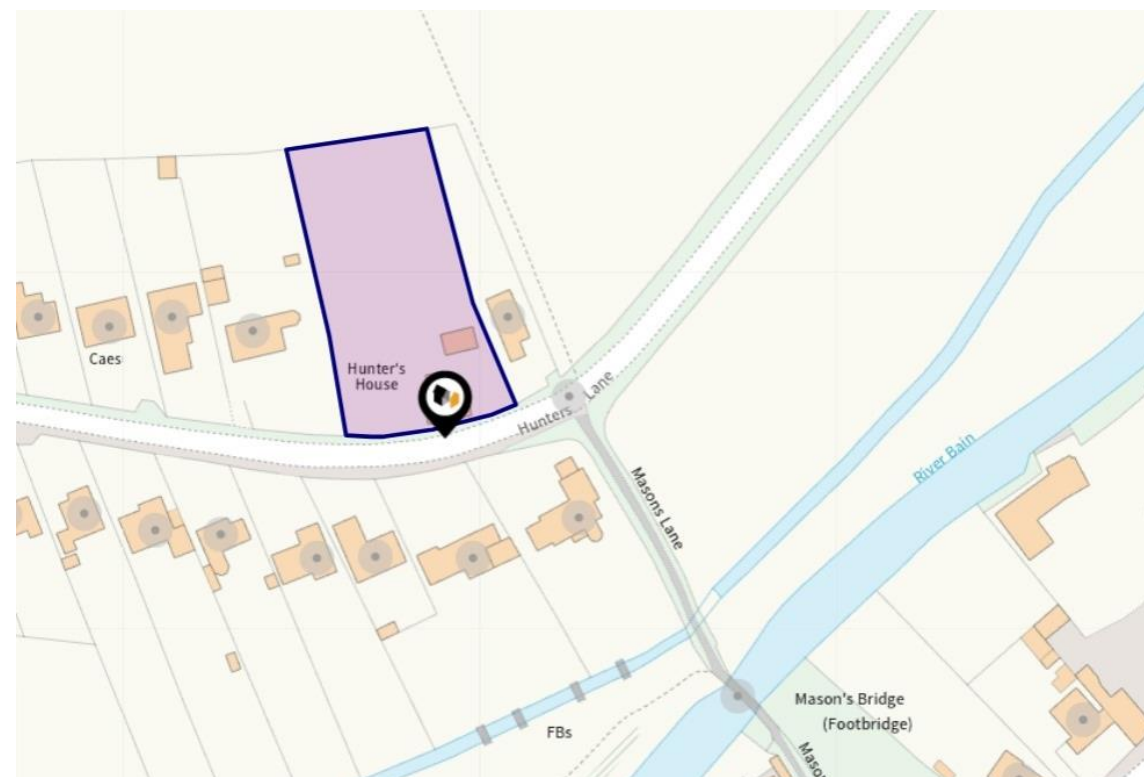
Tel: 01526 353333

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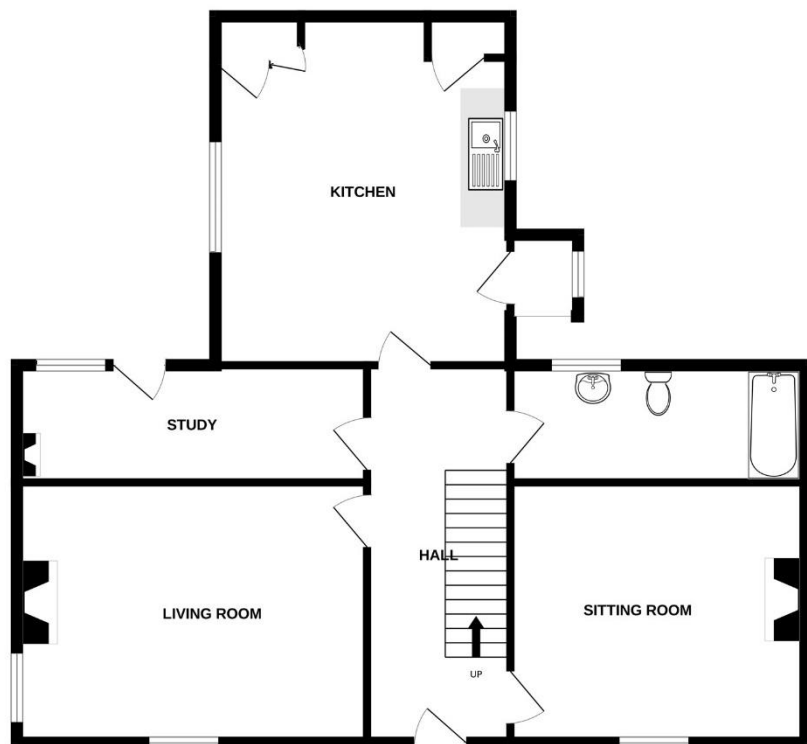
Website: <http://www.robert-bell.org>

Brochure prepared 17.04.2025





GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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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