



26 Keble Court

Clinton Park, Tattershall, Lincolnshire LN4 4QY

£135,000

**BELL**  
ROBERT BELL & COMPANY





# 26 Keble Court

## Clinton Park, Tattershall, Lincolnshire LN4 4QY

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14.5 miles

Woodhall Spa - 4 miles

(Distances are approximate)

A well-presented mid terrace house having two double bedrooms and first floor office/nursery, situated within the heart of this popular residential area. The property is further enhanced by stylish dining kitchen, low maintenance rear garden, allocated parking and garage. The shopping, social and education facilities 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

**Storm Porch** having uPVC main entrance door to:





**Reception Hall** with open tread staircase to first floor, electric heater, power points and door to:

**Living Room** [14'1" x 10'9" (4.29m x 3.27m)] with front aspect; having electric heater, TV and power points. Door to:

**Dining Kitchen** [17' x 9'6" (5.18m x 2.89m)] with double aspect and uPVC door to enclosed rear courtyard garden. There is a stylish range of fitted units comprising stainless steel sink with drainer inset to work surface over base units, space and plumbing for washing machine, wall mounted cupboards above and filter over space for slot in electric cooker. There is an electric heater, power points and door returning to the reception hall.

### **First Floor**

**Landing** with access to roof space and doors to:

**Bedroom 1** 13'3" x 8'9" (4.04m x 2.66m) overlooking the rear garden; having full height double wardrobe, electric heater and power points.

**Bedroom 2** 10'8" x 8'8" (3.25m x 2.64m) with front aspect; having full height double wardrobe, built-in double airing cupboard, electric heater and power points.

**First Floor Office / Nursery** 5'10" x 5'8" (1.78m x 1.73m)] with front aspect and power points.

**Bathroom** with a white suite comprising panelled bath with shower over and pedestal wash hand basin, wall tiling and heated towel rail.

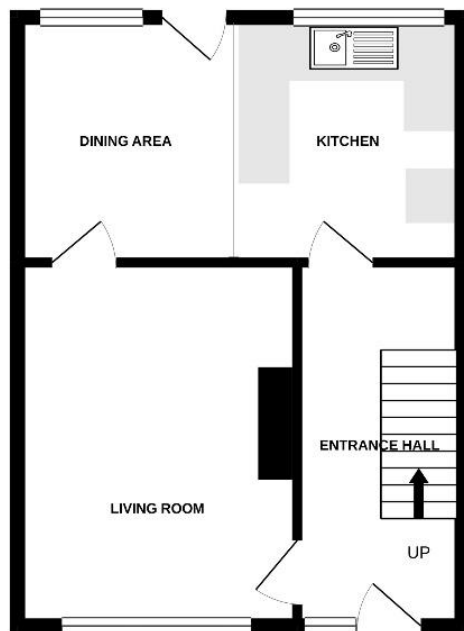
**Separate W.C.** comprising low-level WC.

### **OUTSIDE**

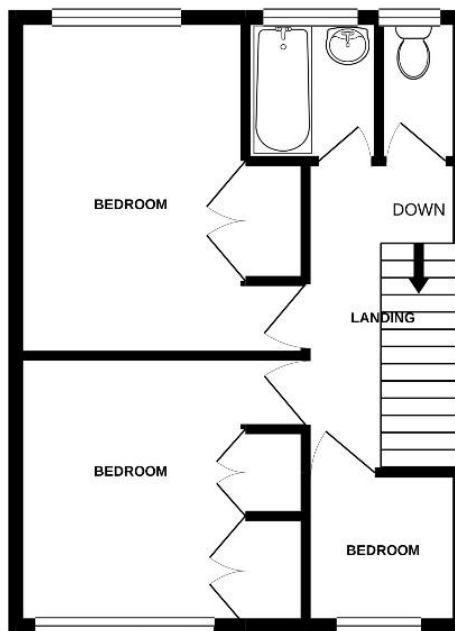
The low maintenance rear garden is mostly laid to paving with an area of lawn and having two adjoining outbuildings. There is a timber gate to the rear providing pedestrian access, allocated parking and garage situated within a communal block.



GROUND FLOOR



1ST FLOOR



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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### Further information:

**East Lindsey District Council**  
**Electric Heating**  
**Mains Water and Electric**

### ENERGY PERFORMANCE 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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