



29 Castlevue
Tattershall, Lincoln, Lincolnshire LN4 4JD

£300,000

BELL



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Lincoln – 22 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

An exceptionally well presented four double bedroom detached house pleasantly situated to the ever-popular Castleview. Internally the property is enhanced by stylish kitchen, open plan lounge/dining room and en-suite to main bedroom. Outside, there is an attractive south facing rear garden, garage and triple width driveway. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the setting and accommodation on offer.

Coningsby and Tattershall are well-served villages with shops, schools, post office and library. There is a Leisure Centre and the Battle of Britain Memorial Flight. The market towns of Horncastle and Boston are close by and the historic city of Lincoln and the East Coast are both within easy driving distance



Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door leading into:

Reception Hall

With staircase to first floor galleried landing, having storage cupboard below. There are coved ceilings, radiator, wood-effect flooring, power points and door to:



Open Plan Lounge/Diner

Lounge 15' 10" x 11' 9" (4.82m x 3.58m)

With front aspect and having coved ceiling, TV wall mount with aerial point, radiator, lights to dimmer switch, power point and archway to:

Dining Area 11' 10" x 8' 11" (3.60m x 2.72m)

Overlooking the rear garden through uPVC patio doors and having coved ceiling, lights to dimmer switch, radiator, power points and door returning to reception hall.

Kitchen 12' 4" x 9' 3" (3.76m x 2.82m)

A most appealing room overlooking the rear garden and having a range of stylish fitted units comprising 1½ stainless steel sink drainer inset to ample 'Minerva' worksurface over matching base units including 'Neff' integral dishwasher and carousel corner unit. There is a stainless steel range oven with four-ring induction electric hob. There are wall-mounted cupboards above with downlighting, two built-in larder cupboards each side of space for American style fridge/freezer. There is wood effect flooring, power points, uPVC door to side of property and door to:

Utility Room 10' 1" x 6' 5" (3.07m x 1.95m)

With side aspect and having fitted worksurface over space and plumbing for washing machine and extensive range of full height larder cupboards to one side. There is a radiator and power points.

Cloakroom

With low-level WC, wash hand basin over vanity cupboard. There is a ceiling spotlight, wood effect flooring and radiator.

First Floor

Galleried Landing

With front aspect and having, access to roof space, ceiling spot lights and door to:

Bedroom 1 13' 7" x 12' 0" (4.14m x 3.65m)

With front aspect and having radiator, power points and door to **En-Suite**, being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. There are ceiling spot lights and extractor fan.





Bedroom 2 13' 7" x 10' 0" (4.14m x 3.05m)

With front aspect, radiator and power points.

Bedroom 3 11' 10" x 7' 8" (3.60m x 2.34m)

Overlooking the rear garden and having radiator and power points.

Bedroom 4 11' 5" x 8' 5" (3.48m x 2.56m)

Currently used as an office, having fitted workstation, shelving, filing cabinet and retractable double bed. There is telephone point, ceiling spot lights, radiator and power points.

Bathroom

Being fully wall tiled and having a stylish white four piece suite comprising paneled bath, wash hand basin over vanity cupboard, low-level WC and separate shower cubicle. There is a heated towel rail, ceiling spot lights and tiled flooring.

Outside

The property is approached over a triple car width block-paved driveway leading to **Garage** electric roller door, power and lighting. The remaining front garden is laid to lawn with path leading to main entrance door. The enclosed south facing rear garden is mostly laid to lawn with patio off the dining room and a variety of decorative 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 = D EPC RATING = C

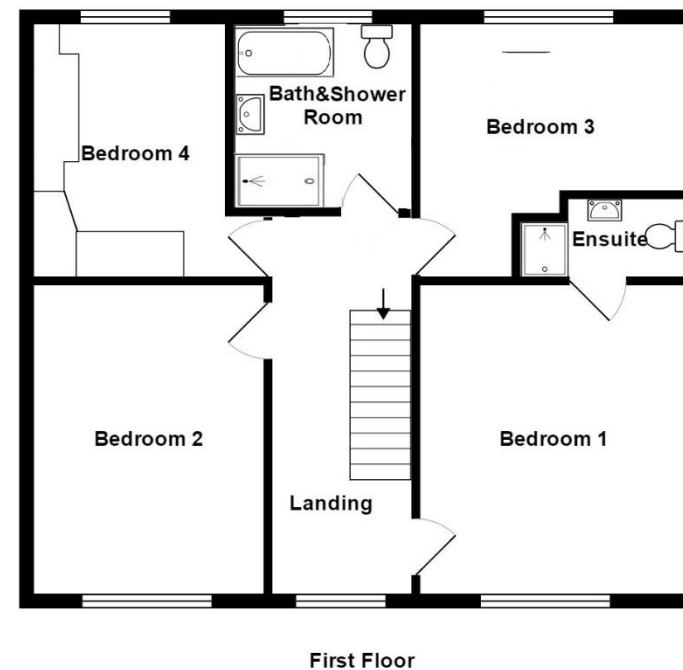
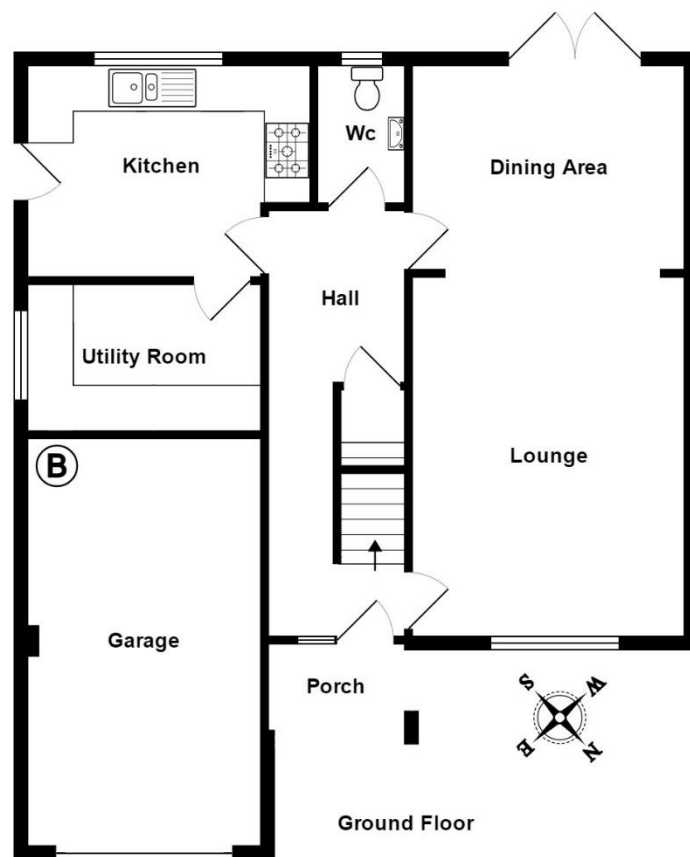
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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>

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