



12 Brent Road
Tattershall, Lincoln, Lincolnshire LN4 4LY

£145,000
NO ONWARD CHAIN

BELL



12 Brent Road

Tattershall, Lincolnshire LN4 4LY

Lincoln – 21 miles
 Grantham – 28 miles with East Coast rail link to London
 Boston – 15 miles

(Distances are approximate)

A two bedroom mid terrace house pleasantly situated to the fringe of this residential area. The property benefits from gas central heating, uPVC double glazing, rural views from the rear and a garage situated to a block. The shopping social and educational facilities of Tattershall and Coningsby are within easy reach.

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

Entered into the front through a wooden door into:

Entrance Hallway

With radiator, power point, carpeted stairs to first floor and wooden door to:

Living Room 17' 6" x 13' 6" (5.33m x 4.11m) max

With uPVC double glazed windows to front and rear and having radiator, multiple power points, wooden door to under stairs storage space and wooden door to:



Kitchen 13' 1" x 7' 4" (3.98m x 2.23m) max

With uPVC double glazed window and obscure door to rear. There are a good range of storage units to base and wall levels, 1 1/2 sink and drainer set to roll edge worktop and 'Baumatic' oven and four ring hob. There is space and connector for under counter washing machine, tile effect flooring, multiple power points and wooden door to:

Utility Room 7' 4" x 4' 8" (2.23m x 1.42m)

With radiator, space and connections for appliances, tile effect flooring and uPVC double glazed obscure door to front.

First Floor

Landing

With uPVC double glazed window to rear and having loft access hatch, cupboard housing Viessman gas fired boiler and wooden doors to bedrooms and bathroom.

Bedroom 1 with Nursery/Dressing Room Partitioned Off - Total 17' 10" x 10' 7" (5.43m x 3.22m) max

With uPVC double glazed windows to front and rear and having built-in wardrobe storage space, radiators and multiple power points.

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m) max

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, bath with shower over and tiled surround. There is vinyl flooring, heated towel rail and extractor fan.

Bedroom 2 12' 0" x 10' 5" (3.65m x 3.17m) max

With uPVC double glazed window to front, radiator, multiple power points and built in wardrobe storage.

Outside

The property is set with lawned space to the front and path leading beneath storm porch to the front door, and to a gated storage space with open brick store and door to the utility room.

The rear garden is mainly laid to lawn and fenced off to ensure a secure, child and pet friendly space, with a **Timber Shed 10' 0" x 6' 0" (3.05m x 1.83m)** with light, power and alarm. Situated to the end of the row is a **Single Garage 15' 6" x 8' 0" (4.72m x 2.44m)**, part of a block.





East Lindsey District Council – Tax band: A
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>

Brochure prepared 16.06.2025

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

