



32 Curzon Estate
Tattershall, Lincoln, Lincolnshire LN4 4LD

£165,000
NO ONWARD CHAIN

BELL



32 Curzon Estate

Tattershall, Lincolnshire LN4 4LD

Lincoln – 21 miles
 Grantham – 28 miles with East Coast rail link to London
 Boston – 14 miles

(Distances are approximate)

A three-bedroom, semi-detached family home boasting a spacious lounge diner, conservatory and front and rear gardens. Situated to a small crescent of similar properties, 32 Curzon Estate comes to the market with NO ONWARD CHAIN. 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 property through uPVC double glazed door with obscure window alongside into:

Reception Hallway

With multiple power points, radiator, wooden door to cloakroom and to:

Lounge/Diner 21' 6" x 12' 6" (6.55m x 3.81m)

With uPVC double glazed window to front and having stone style fireplace with wooden shelves and polished hearth. There are multiple power points, radiators, sliding doors to conservatory to rear and wooden door to:



Kitchen 9' 0" x 8' 10" (2.74m x 2.69m)

With uPVC double glazed window to rear and having 1 1/2 sink and drainer to roll edge worktop and units to base and wall levels. There is a Logik oven and induction hob beneath extractor canopy, radiator, vinyl flooring, wooden door to storage space and open archway to:

Utility Room 10' 0" x 6' 0" (3.05m x 1.83m)

With uPVC double glazed windows to side and rear and door to side. There are storage units to base and wall levels, space and connections for under counter washing machine and dryer, multiple power points and vinyl flooring.

Conservatory 13' 6" x 10' 3" (4.11m x 3.12m)

With uPVC double glazed windows to sides and rear, French doors to side, multiple power points and tiled flooring.

Cloakroom

With low-level WC, hand wash basin, tiles to half height to walls and vinyl flooring.

First Floor

Landing

With uPVC double glazed window to side, loft access hatch, wooden doors to bedrooms and to:

Bathroom 7' 8" x 5' 6" (2.34m x 1.68m)

With uPVC double glazed obscure windows to side and rear, and having low-level WC, hand wash basin to storage unit and bath with electric shower over. There are tiles to walls and floor and radiator.

Bedroom 1 12' 9" x 9' 2" (3.88m x 2.79m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bedroom 2 12' 0" x 7' 8" (3.65m x 2.34m) plus storage

With uPVC double glazed window to rear, radiator and multiple power points. There is a built-in mirror fronted wardrobe space and wooden door to cupboard housing wall mounted Zanussi boiler.

Bedroom 3 8' 8" x 8' 0" (2.64m x 2.44m)

With uPVC double glazed window to front, wood effect flooring, built-in bedroom furniture and multiple power points.





Outside

The property is approached to the front, with shared parking spaces available, through personnel gate and over path to the front door, continuing around the side and to the rear. The front garden is laid to lawn with hedged boundaries and shrubs to the side border. The rear garden is initially laid to paved patio, with gravelled space, shrubs and a corner patio. Contained by mixed hedging, the garden wraps around the conservatory.

East Lindsey District Council – Tax band: A

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

Email: woodhallspa@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 22.07.2025

GROUND FLOOR
565 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.2 sq.m.) approx.

Please note that the floor levels shown in this plan are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. Please call 01526 353333.

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