



25 Eusden Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4PT

£124,900

BELL



25 Eusden Court

Tattershall, Lincolnshire LLN4 4PT

Lincoln – 24 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

A very well presented two double bedroom mid terrace house, pleasantly situated within this popular residential area. The property boasts a modern kitchen, alongside dining space; with lounge to the front. 25 Eusden Court enjoys a south-facing rear garden, gravelled front space and allocated parking for two vehicles. 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, into:

Reception Hallway

With radiator, multiple power points and wooden doors to lounge and to:

Dining Kitchen 16' 10" x 9' 6" (5.13m x 2.89m)

With uPVC double glazed windows and patio door to rear. There are storage units to base and wall levels; integrated fridge-freezer and oven and hob beneath extractor canopy. There is space and connections for under counter washing machine, 1 1/2 sink and drainer set to square edge wood worktops with breakfast bar, wood effect flooring, radiator and wooden door to:





Lounge 14' 2" x 10' 10" (4.31m x 3.30m)

With uPVC double glazed window to front, solid fuel fireplace with tiled surround, radiator, television point and multiple power points.

First Floor

Landing

With loft access hatch, wooden doors to bedrooms, storage /walk in wardrobe and to:

Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, bath with shower over, tiled surround, wood effect flooring and radiator.

Bedroom 13' 0" x 8' 7" (3.96m x 2.61m) plus wardrobe

With uPVC double glazed window to rear, built in wardrobe storage space, carpet; radiator, multiple power points.

Bedroom 10' 6" x 8' 7" (3.20m x 2.61m) plus wardrobe

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

Walk In Wardrobe/Storage 5' 9" x 5' 9" (1.75m x 1.75m)

With light and carpet.

Outside

The property is set with gravelled space to the front. The rear offers a **Coal Store 5' 2" x 2' 8" (1.57m x 0.81m)** and further **Store 3' 0" x 8' 8" (0.91m x 2.64m)**; plus lawned garden and timber decked seating space. The garden is contained by fencing to ensure a child and pet friendly, secure space. There is allocated parking for two vehicles.

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.

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Ground Floor



1st Floor



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