



Roselle

Thorpe Road, Tattershall Thorpe, Lincoln, Lincolnshire LN4 4PE

£265,000

BELL



Roselle

Thorpe Road, Tattershall Thorpe LN4 4PE

Lincoln – 21 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A delightful two double bedroom detached cottage pleasantly situated within the historical village of Tattershall Thorpe. Externally the property enjoys rural views, attractive gardens and ample parking. The village enjoys pleasing countryside walks, regular public transport and the well renowned 'Blue Bell Inn, frequented by 'The Dambusters' post missions and still a traditional public house with many seasonal events. The inland resort of Woodhall Spa is just a short drive away. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

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

Reception Hall

With door to:

Sitting/Dining Room 17' 0" x 12' 0" (5.18m x 3.65m)

A dual aspect room including patio doors to the rear courtyard garden and bay window to the front. There is a radiator, power points and door to:

Kitchen 14' 7" x 7' 6" (4.44m x 2.28m)

A dual aspect room having attractive garden views and a range of fitted units comprising stainless steel sink drainer inset to worksurface extending to provided breakfast bar over base units including space and plumbing for dishwasher. There are wall mounted cupboards above,





four ring electric hob, electric oven and extractor fan over the hob. There are ceiling spot lights, radiator, power points and door to:

Rear Lobby

With built-in airing cupboard, uPVC door to side and door to:

Shower Room

With a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and vanity mirror over the sink.

Utility Room

With shelving to each side, space and plumbing for washing machine and power points.

Bedroom 1 17' 1" x 12' 0" (5.20m x 3.65m)

A dual aspect room including views of open countryside to the rear and bay window to the front. There is a radiator and power points.

Bedroom 2 13' 1" x 9' 5" (3.98m x 2.87m)

With rear aspect and open views, having two full height built-in double wardrobes, radiator and power points.

Outside

The property is approached over a graveled driveway providing ample parking for several vehicles and leads to **Detached Timber Garage**. The remaining front garden and garden to the side is laid to lawn and mature shrubs to borders. To the rear is an enclosed paved 'Courtyard' providing a most appealing rural setting.

East Lindsey District Council – Tax band: TBC
EPR Rating: TBC

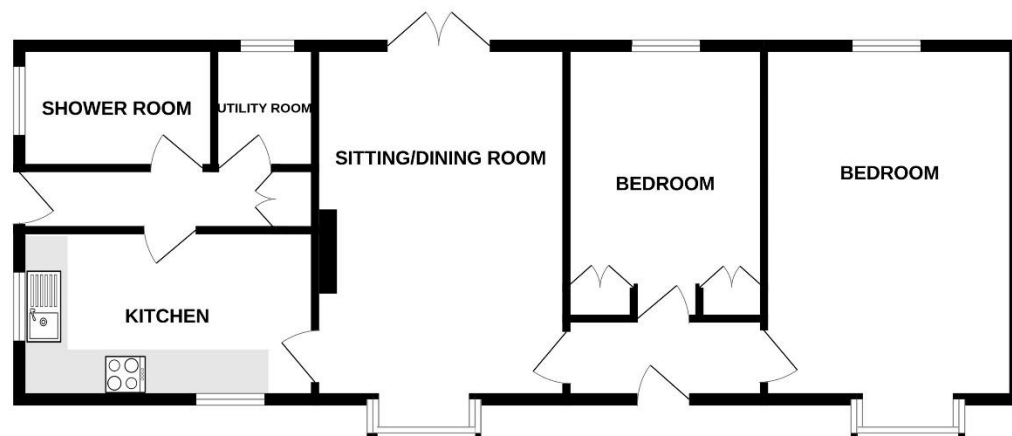
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 30.08.2025



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

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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