



25 High Street
Tattershall, Lincolnshire. LN4 4NP

£175,000

BELL



25 High Street

Tattershall

25 High Street is a spacious, two-bedroom bungalow located in a convenient, village-centre position; providing a large lounge and dining kitchen. With gardens to the front and side, patio and shed to the rear, the property is complete with a large garage and driveway parking.

The shopping, social and educational facilities of Tattershall and Coningsby, are within easy reach

ACCOMMODATION

Entering via: **Conservatory** 8'10 x 8'6 (2.69m x 2.59m max) with uPVC double glazed windows to front and sides; carpeted floor. uPVC double glazed door to:

Hallway with built in airing cupboard, carpeted floor and ceiling light, carpet, radiator. Doors to bedrooms, bathroom and to:

Lounge 21'7 x 10'3 (6.57m x 3.12m) with uPVC double glazed windows to front and side aspects; brick fireplace; TV point, radiator, carpeted floor, ceiling light and power points. Glazed door to:

Dining Kitchen 15'10 x 10' (4.82m x 3.05m) with uPVC double glazed windows to side and rear, patio door to rear; storage units to base and wall levels, sink and drainer to roll edge worktop, with space and connections for fridge-freezer and under counter washing machine, cooker beneath extractor canopy. Carpeted floor, radiator, ceiling light and power points.

Bathroom 8'5 x 8'10 (2.56m x 2.69m max) with uPVC double glazed obscure windows to rear; walk in shower cubicle with Mira electric shower and board surround, wash hand basin to storage unit and low level WC.





Carpeted floor, built in storage space, radiator and ceiling light.

Bedroom 2 10'3 x 9'9 (3.12m x 2.97m) plus wardrobe storage spaces) with uPVC double glazed window and internal secondary glazing to rear; built in wardrobe and cupboard storage, carpeted floor, radiator, ceiling light and power points.

Bedroom 1 10' x 11'8 (3.05m x 3.55m max) with uPVC double glazed window and internal secondary glazing to front; built in wardrobe and cupboard storage, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property faces south-west; and is approached via a concrete driveway providing off road parking and access to the **Garage** 21'6 x 8'6 (6.55m x 2.59m); with up and over door to front, power, uPVC double glazed door to rear.

The front garden, contained by fence and railings, is laid to lawn with stone chipped spaces and a perimeter path. To the side is a paved space with mature borders; and a corner Summerhouse. The rear space is laid to hard standing providing a patio seating area and a timber framed garden shed.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE 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.

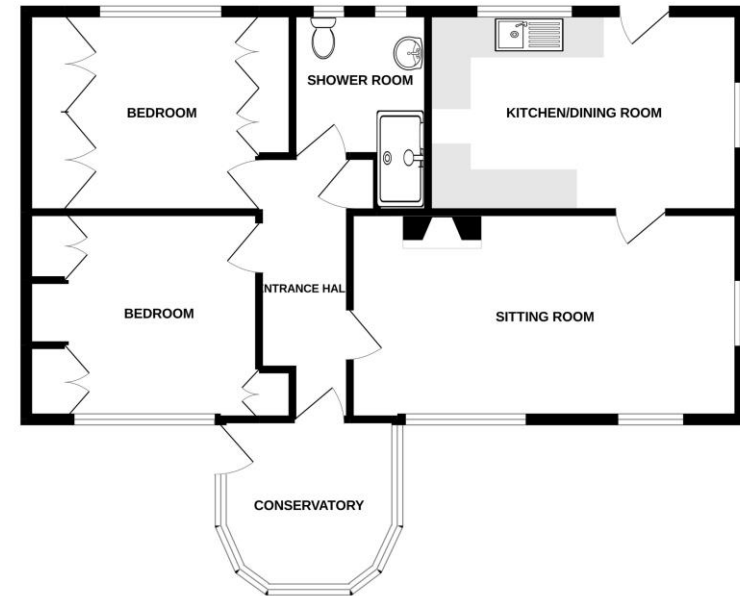
VIEWING: By arrangement with the agent's Woodhall Spa office
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 15.09.2025





GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 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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Email: woodhallspa@robert-bell.org

www.robert-bell.org

