



Fieldside View

Tattershall Road, Woodhall Spa, Lincolnshire LN10 6TL

£325,000

BELL



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Tattershall Road, Woodhall Spa

NO ONWARD CHAIN! Fieldside View is a three-bedroom, dormer bungalow; providing large reception spaces to a village-edge position in Woodhall Spa. Versatile, while needing a scheme of updating, the property provides a large, sun-facing garden; long driveway and large outbuilding stores/workshop space.

The property is located on Tattershall Road, on the Southern approach to this popular, Victorian spa village; home to a range of leisure and shopping facilities, primary schooling and the headquarters of England Golf.

ACCOMMODATION

Storm Porch with archway and uPVC double glazed front entrance door to:

Hallway with wood effect flooring, radiator, ceiling light and power points. Doors to pair of reception / bedroom spaces, lounge and dining room.

Bedroom 13'9' x 10'11' max (4.19m x 3.32m) with uPVC double glazed leaded bay window to front; carpeted floor, radiator, ceiling light and power points.

Bedroom 11'1' x 13'9' max 3.38m x 4.19m) with uPVC double glazed leaded bay window to front, window to side aspect; carpeted floor, radiator, ceiling light and power points.

Lounge 15'2' x 14'3' max (4.52m x 4.34m) with uPVC double glazed window to side aspect; log burning stove to tile stand, wood effect flooring, radiator, TV point, ceiling light and power points. Wood glazed door to:





Dining Room 17' x 11' (5.18m x 3.35m) with uPVC double glazed leaded windows to side aspect; wood effect flooring, carpeted staircase to first floor, radiators and power points. Door to shower room, open archway to:

Kitchen (13'3 x 8'2 (4.04m x 2.49m) with uPVC double glazed window to rear aspect; storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop. Cooker. Wood effect flooring, ceiling light and power points. Wood glazed door to:

Garden Room 12'10 x 8'5 (3.91m x 2.56m) with uPVC double glazed leaded windows to side and rear aspects and French doors to rear; carpeted floor, radiator and wall light.

Shower Room 9'10 x 4'10 (2.99m x 1.47m) with wood double glazed window to rear aspect; walk in shower cubicle with board surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light. Door to:

Utility 4'9 x 4'9 (1.45m x 1.45m) with wood double glazed window to rear aspect; storage units to wall, floor standing boiler, space and connections for washing machine, tile effect flooring and ceiling light.

First Floor

Landing with carpeted floor, loft access hatch and ceiling light. Doors to:

Bedroom 13'10 x 10'2 (4.21m x 3.10m) with skylight to rear aspect; carpeted floor, TV point, ceiling light and power points.

Bathroom 14'9 x 8'3 max (4.49m x 2.51m) with skylight to front aspect; corner bath with shower over. Pedestal wash hand basin and low level WC. Tiled to walls, tile effect flooring, radiator and ceiling light.





OUTSIDE

The property is approached to the front; via a gravel driveway providing substantial parking and leading through gates to the garage. The front south west facing garden is laid to lawn with a range of mature trees including a flourishing monkey puzzle.

There are a range of **Outbuildings**, including: a prefabricated garage with up and over door to front approx 16 x 10'6 (4.87m x 3.20m); L shaped corrugated sheet and timber **Workshop / Storage / Kennel space** - width 45' x depth 40' (13.71m x 12.18m). There is a further brick store to one side.

The rear garden space is laid to paving with a central lawn.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

Oil fired heating

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

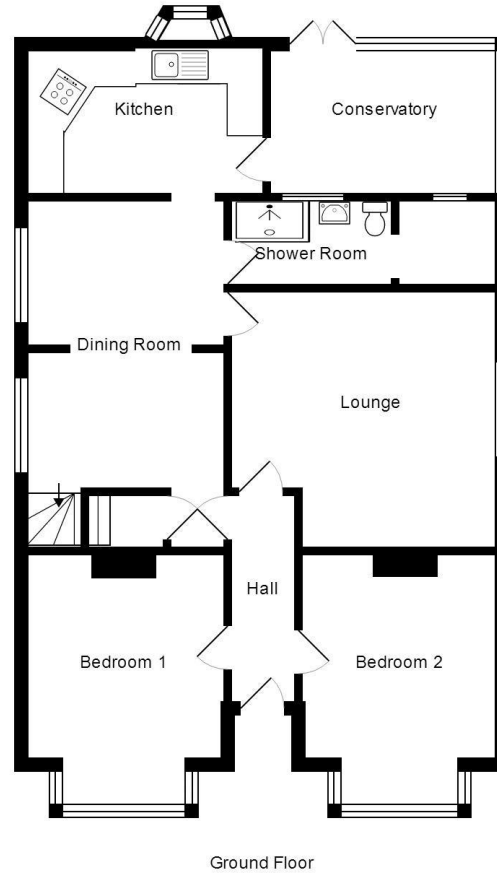
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Links2Lincs floor plans are for guide use only and should not be relied upon as decision making information.

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