



21 The Covert
Tattershall, Lincoln. LN4 4GN

£245,000

BELL



21 The Covert Tattershall

An exceptionally well presented two double bedroom bungalow providing two reception rooms, conservatory, stylish kitchen and en-suite to main bedroom. Externally the property is further enhanced by its attractive south facing rear garden, off street parking and garage. The shopping, social and educational facilities are all within easy walking distance.

A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

ACCOMMODATION

Reception Hall having uPVC main entrance door, built in airing cupboard, wood effect flooring, radiator, coving and power points. Door to:

Living Room a dual aspect room including uPVC patio doors to the rear garden; gas coal effect stove set to granite hearth and timber surround, coving, radiator and power points.

Dining Room having rear aspect; wood effect flooring, radiator, coving and power points. Door to kitchen and uPVC and double doors to:

Conservatory 10 x 8'2 (3.05m x 2.49m) overlooking the rear garden with uPVC patio doors; with tiled floor and power points.

Kitchen having a garden aspect; a stylish range of fitted units comprising one and a half bowl sink with drainer inset to ample work surface over base units. There is a four ring gas hob with filter hood over electric oven, wall mounted cupboards above with downlighting.





Wood effect flooring, radiator, coving and power points. Door retuning to reception hall and door to:

Utility Room having a side aspect; sink with drainer inset to work surface over base unit and space with plumbing for washing machine and tumble dryer. There is a wall mounted gas boiler (installed 2024), wood effect flooring, radiator and power points. Door to rear garden and door to:

Cloakroom comprising low level WC, wash hand basin, wood effect flooring, coving and radiator.

Bedroom 1 having double aspect from the front; radiator, coving and power points. Door to En-Suite with a white suite comprising shower cubicle, pedestal wash hand basin and low level WC; tiling to half height, coving and radiator.

Bedroom 2 with side aspect; radiator, coving and power points.

Shower Room with a stylish white suite comprising large shower cubicle, wash hand basin over vanity cupboard with mirror and lighting over, and a low level WC. There is coving, radiator and ceiling spotlights

OUTSIDE

The property is approached from the side over a driveway providing off street parking and access to the **Garage** with up and over door, power, lighting and service door into the rear garden. The front garden is attractively landscaped having mature hedging to front and a variety of decorative shrubs to borders.

The enclosed rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders.

East Lindsey District Council – Tax band: B

EPC Rating:

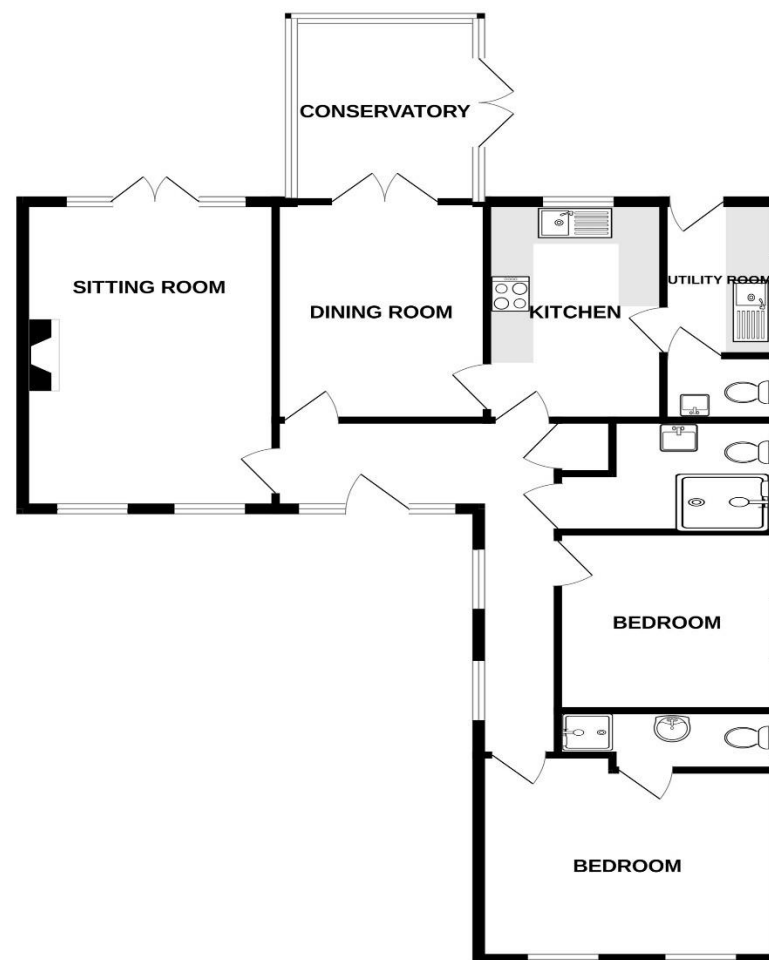
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 29.09.2025





GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



DISCLAIMER

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which

TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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