



18 Goshawk Way
Tattershall, Lincoln, Lincolnshire LN4 4GL

£165,000

BELL



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A three bedroom mid terrace home pleasantly situated to the fringe of the ever popular 'Hunters Chase'. The property is enhanced by thoughtfully designed accommodation including lounge to the front and kitchen diner overlooking the enclosed rear garden. There is off street parking and the many shopping, social and educational facilities of this well serviced Lincolnshire village are within walking distance.

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

Entrance into the property is gained through a uPVC door into:

Reception Hall

With staircase to the first floor and having wood effect flooring, coved ceiling, radiator, power points and door to:

Cloakroom

With a low-level WC, wash hand basin, coved ceiling and radiator.





Lounge 16' 4" x 12' 0" (4.97m x 3.65m)

With front aspect and having built-in understairs cupboard, coved ceiling, radiator, power points and door to:

Kitchen Diner 15' 1" x 9' 8" (4.59m x 2.94m)

Overlooking and having door to the enclosed garden. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine and dishwasher. There is a slot-in gas oven with a four-ring gas hob, wall mounted cupboards above with filter hood over the hob. There is coved ceiling, ceiling spot lights, radiator and power points.

First Floor Landing

With access to roof space, coved ceiling, radiator, power points and door to:

Bedroom 1 15' 5" x 9' 0" (4.70m x 2.74m)

With front aspect and having coved ceiling, radiator and power points.

Bedroom 2 10' 10" x 7' 7" (3.30m x 2.31m)

Overlooking the rear garden and open countryside beyond. There is a radiator, coved ceiling and power points.

Bedroom 3 7' 7" x 7' 2" (2.31m x 2.18m)

Also, with attractive rural views and having coved ceiling, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a built-in airing cupboard, coved ceiling and radiator.

Outside

The property has off street parking to the front, with the remaining front garden laid to lawn.

The enclosed rear garden is laid to lawn with paved patio area.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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East Lindsey District Council – Tax band: B
EPC Rating: C

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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Brochure prepared 22.10.2025

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