



6 Thorpe Road
Tattershall, Lincoln, Lincolnshire LN4 4NR

Guide Price £395,000 - £400,000

BELL



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Lincoln – 22 miles
 Grantham – 28 miles with East Coast rail link to London
 Boston – 14 miles
 Woodhall Spa – 4 miles

(Distances are approximate)

A striking property of some significant appeal standing to grounds of around a third of an acre of lawned gardens. Internally the property is enhanced by superb living kitchen, sitting room, dining room/snug, and four bedrooms. Outside the property has a carriage in and out driveway providing ample parking and enclosed rear garden that enjoys excellent privacy. The shopping, social and educational facilities are all within easy walking distance.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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 inset to storm porch with storage to each side. A glazed panel door opens into:

Reception Hall

With tiled flooring, built-in cloaks cupboard, access to roof space having drop down ladder, radiator and power points. The reception hall leads to:

Dining Room/Snug

Overlooking the rear garden and having tiled flooring, storage cupboard, power points, door to lounge and door to:



Living Kitchen 22' 4" x 20' 0" (6.80m x 6.09m)

The 'Hub' of this most appealing home, ideal for the family to congregate or more formal entertaining. This dual aspect room has bi-folding doors to the rear garden and a wide range of stylish fitted units comprising one and a half sink drainer inset to ample work surface over base units including integral dishwasher, washing machine, tall fridge and freezer. There is a five-ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob and a central island unit providing further work surface and storage cupboards below. There is a walk-in pantry, built-in pan cupboard, tiled flooring, ceiling spot lights, coving, radiator and power points.

Sitting Room 15' 0" x 13' 2" (4.57m x 4.01m)

With views over the rear garden and having feature fireplace, coved ceiling, ceiling rose, radiator and power points.

Bedroom 1 13' 8" x 10' 0" (4.16m x 3.05m)

Overlooking the rear garden and having a range of full height fitted wardrobes, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and a heated towel rail.

Bedroom 2 14' 5" x 11' 11" (4.39m x 3.63m) max

With views over the front garden and having a range of full height fitted wardrobes, coving, ceiling rose, radiator and power points.

Bedroom 3 12' 0" max x 10' 0" (3.65m x 3.05m)

With front aspect and having full height fitted wardrobes, coved ceiling, ceiling rose, radiator and power points.

Bedroom 4 9' 8" x 6' 6" (2.94m x 1.98m)

With front aspect this room could also provide an ideal home office having coved ceiling, ceiling rose, radiator and power points.

Bathroom

With a white suite comprising bath with shower over, separate shower cubicle, wash hand basin over vanity cupboard, and a low-level WC. There is tiled flooring and a heated towel rail.

Outside

The property is approached over a gravelled carriage 'in and out' driveway providing ample parking for several vehicles. The remaining front garden is laid to lawn with mature hedging to front border. The enclosed rear garden is predominantly laid to lawn with paved patio area off the living kitchen providing a superb outside entertaining area. The garden enjoys excellent privacy with mature hedging to borders.





East Lindsey District Council

Tax band: C

EPC 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.

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Ground Floor



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