



Pow Cottage

27 High Street, Tattershall, Lincoln, Lincolnshire LN4 4NP

£250,000
NO ONWARD CHAIN

BELL



Pow Cottage

27 High Street, Tattershall LN4 4NP

Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Pow Cottage is a charming, three-bedroom cottage located to the heart of Tattershall. With character throughout, including beams to walls and ceilings; the property is – perhaps surprisingly – not subject to listed status. With driveway parking, a garage and timber workshop plus generous rear garden, the property is well-positioned in the well-served village of Tattershall, with amenities, services and schooling available here and in adjacent Coningsby.

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

Entered into the rear, through wooden door into:

Reception Area 14' 8" x 13' 2" (4.47m x 4.01m) max
With wooden windows to front and rear and having wooden flooring, electric heater, stove to brick stand and wooden doors to hallway and to:





Lounge 12' 3" x 11' 11" (3.73m x 3.63m)

With wooden windows to front and rear and wooden door to front and having tv point, multiple power points and wooden flooring. There is a log burning stove to brick surround and stand, with wooden overmantle, electric heater and ladder access to bedroom two.

Hallway

With wooden flooring and having wooden doors to kitchen, bathroom and stairs to initial two bedrooms.

Shower Room 9' 6" x 5' 0" (2.89m x 1.52m)

With wooden obscure single glazed window to rear and having low-level WC, hand wash basin to storage unit and corner shower cubicle. There is a heated towel rail and tiles to walls and floor.

Breakfast Kitchen 13' 0" x 13' 0" (3.96m x 3.96m)

With wooden sash windows to front and side and having modern kitchen units to base and wall levels plus central island and ceramic butlers style sink to bevel edge worktop with drainage furrows. There is a Bosch oven and Neff induction hob, integrated dishwasher and fridge, redundant stove to brick stand, wood flooring, multiple power points and wooden door to:

Utility Room

With wooden door to side and wooden windows to side and rear. There are storage units to base level, bevel edge worktop with space and connection beneath for washing machine, quarry tiled flooring, light to wall and multiple power points.

First Floor

Landing

With loft access to ceiling and wooden doors to bedrooms.

Bedroom 1 14' 10" x 13' 2" (4.52m x 4.01m) max

With wooden window to front and having electric heater to wall and wooden door to storage space.

Bedroom 3 12' 7" x 11' 10" (3.83m x 3.60m) max

With wooden window to front, built-in storage space, wooden flooring and electric heater.





Bedroom 2 11' 11" x 11' 10" (3.63m x 3.60m) max

With wooden window to side, multiple power points and wooden door to storage space.

Outside

Approached to an initially shared access to the side, vehicle gates continue through to a gravelled rear parking space, continuing to the **Brick and Tiled Single Garage** with roller shutter door. Opposite is a **Timber Framed Workshop/Store**; with the garden being laid to lawn and home to a series of mature flowers, shrubs and trees.

Further Information

Mains water, electric and drainage. Electric heating

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = B

EPC RATING = tbc

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>

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FLOORPLAN

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