



26 Johnson Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4QX

Offers in Excess Of £95,000
NO ONWARD CHAIN

BELL



26 Johnson Court

Clinton Park, Tattershall LN4 4QX

Lincoln – 22 miles
 Grantham – 29 miles with East Coast rail link to London
 Boston – 14 miles

(Distances are approximate)

A two double bedroom mid terrace house providing kitchen diner, living room to the front and first floor box room. Outside the property is enhanced by enclosed rear garden and allocated parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. The property would benefit from a range of updating.

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 inset to storm porch is gained through a uPVC door leading into:

Reception Hall

With open tread staircase to the first floor and having cloak hooks to one wall, radiator, power point, door to living room and door to:

Kitchen Diner 16' 11" x 9' 7" (5.15m x 2.92m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is an electric slot-in cooker, wall mounted cupboards above and larger cupboard. There is a radiator, power points, uPVC door to rear garden and door to:





Living Room 14' 1" x 10' 10" (4.29m x 3.30m)

With front aspect and having feature fire place, radiator, power points and door returning to the reception hall.

First Floor

Landing

With access to roof space, power point and door to:

Bedroom 1 13' 1" x 8' 9" (3.98m x 2.66m)

Overlooking the rear garden and having full height fitted double wardrobe, radiator and power point.

Bedroom 2 10' 8" x 8' 9" (3.25m x 2.66m)

With front aspect and having two full height fitted double wardrobes, radiator and power points.

Shower Room

With a suite comprising tiled shower cubicle and wash hand basin. There is a radiator and vanity unit.

Box Room 5' 9" x 5' 7" (1.75m x 1.70m)

With lighting.

Separate WC

With a low-level WC.

Outside

The property is approached over a footpath leading to main entrance door. The remaining front garden is laid to paving with graveled borders. The enclosed rear garden is laid mostly to lawn with two outbuildings and path leading to rear gate. The property has allocated parking.



East Lindsey District Council – Tax band: A

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.

19 Station Road, Woodhall Spa. LN10 6QL.

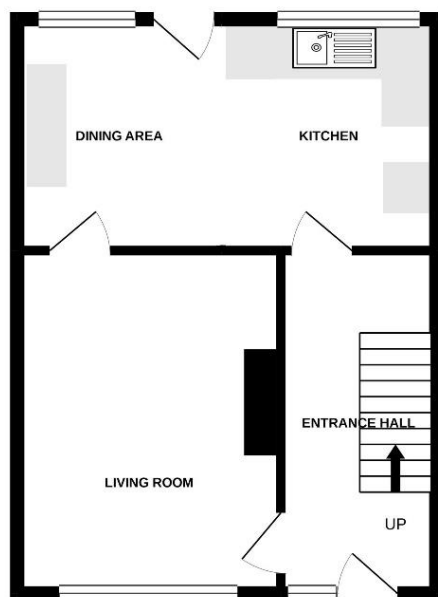
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

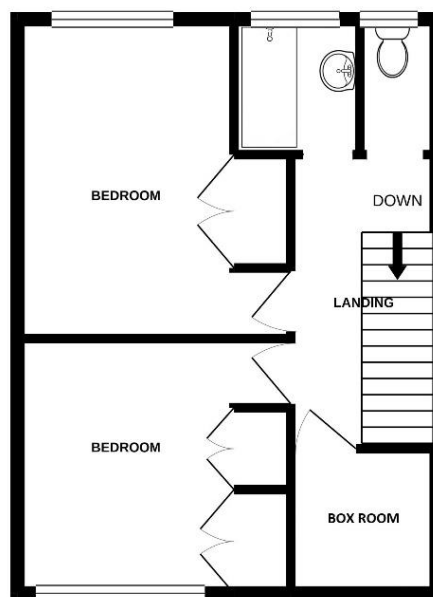
Website: <http://www.robert-bell.org>

Brochure prepared 24.11.2025

GROUND FLOOR



1ST FLOOR



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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