



18 Gayle Road
Tattershall, Lincoln, Lincolnshire LN4 4LZ

£117,500

BELL



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Lincoln – 21 miles
 Grantham – 28 miles with East Coast rail link to London
 Boston – 15 miles

(Distances are approximate)

A two-bedroom mid terraced house pleasantly situated within the ever-popular Castlefield's residential area. Internally the property is enhanced by its dual aspect living room, stylish breakfast kitchen with utility room off. Outside the property has an enclosed rear garden and lawned front garden. The village of Tattershall has a range of shopping, social and educational facilities and public transport.

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 main entrance door with storm porch over leading into:

Entrance Lobby

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

Living Room 19' 9" x 10' 7" (6.02m x 3.22m) extending to 13' 9" (4.19m)

A dual aspect room providing views from the front and overlooking the rear garden. There is an understairs cupboard, radiator, power points and door to:





Breakfast Kitchen 12' 9" x 7' 2" (3.88m x 2.18m)

Overlooking the rear garden through uPVC door and having 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. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is a breakfast bar to opposite wall, wood effect flooring, radiator, power points and doorway to:

Utility Room/Front Lobby 7' 5" x 4' 7" (2.26m x 1.40m)

With uPVC door to the front of the property and having fitted worksurface over base units, wood effect flooring and power points.

First Floor

Landing

With views over the rear garden and having built-in airing cupboard housing gas central heating boiler which is 3 years old and serviced regularly. There is access to roof space and doors to two bedrooms and bathroom.

Bedroom 1 17' 10" x 8' 8" (5.43m x 2.64m)

A dual aspect room with views from the front and overlooking the rear garden. There is an open fronted double full height wardrobe, radiator and power points.

Bedroom 2 12' 2" x 7' 2" (3.71m x 2.18m) extending to 10' 3" (3.12m)

With front aspect and having open fronted wardrobe, radiator and power points.

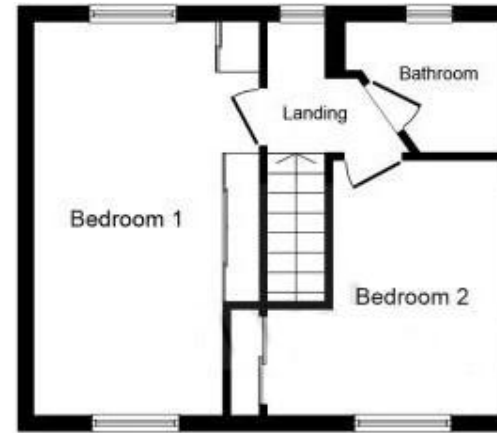
Bathroom

With a white suite comprising panelled bath with shower over, wash hand basin and a low-level WC, there is a radiator and appropriate wall tiling.

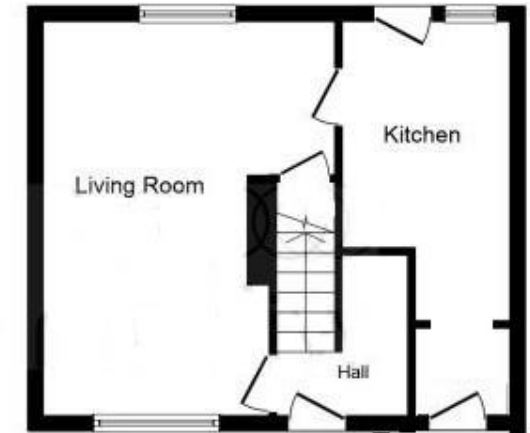
Outside

The property is approached over a path leading to main entrance door and further door to side with built-in storage and door into utility room, the remaining front garden is laid to lawn with decorative shrubs and picket fencing to borders. The enclosed rear garden is laid to lawn with a variety of shrubs to borders, paved patio and timber garden shed.





First Floor



Ground Floor

East Lindsey District Council – Tax band: A
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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