



24 Hunters Lane
Tattershall, Lincolnshire LN4 4PB

£365,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 22 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 14 miles

Woodhall Spa – 4 miles

(Distances are approximate)

A deceptively spacious and well-presented four bedroom detached bungalow pleasantly situated within the highly regarded 'Hunters Lane'. Externally the property is further enhanced by its large and most appealing south-facing rear gardens, predominantly laid to lawn and providing attractive views towards St Michael's Church and the village centre. The property has an energy efficiency rating of B, due to its solar panels, providing low electricity bills and also a financial income. The shopping, social and educational facilities of Coningsby and Tattershall are within easy walking distance. **A viewing is highly recommended to fully appreciate the accommodation and setting on offer.**



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 inset to storm porch leading to:

Entrance Hall

A spacious open hallway with built-in double cloaks cupboard, delph shelving, two radiators, telephone point, power points and door to:

Lounge 18' 0" x 15' 0" (5.48m x 4.57m)

With bow window overlooking front garden and having feature fireplace, coved ceiling, TV aerial point, radiator, wall and ceiling lights to dimmer switch and power points.

Breakfast Kitchen 18' 0" x 9' 0" (5.48m x 2.74m)

With most appealing south-facing views over the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to ample worksurface over matching base units including integral dishwasher. There are wall-mounted cupboards above with downlighting, electric oven and four-ring gas hob with filter hood over. There are tiled splashbacks to all worksurfaces, built-in double larder cupboard, built-in airing cupboard housing the boiler, coved ceiling, radiator, power points, UPVC door to side of property and door to:

Utility Room 14' 8" x 7' 5" (4.47m x 2.26m)

With stainless steel sink drainer inset to worksurface over matching base units and space and plumbing for washing machine. There is radiator, power points, service door to garage and door to:

Cloakroom

With a low-level WC and cloak hooks to one wall.

Bedroom 1 11' 8" x 9' 9" (3.55m x 2.97m)

Overlooking the front garden and having a range of fitted wardrobes with sliding doors, coved ceiling, radiator and power points.

Bedroom 2 13' 10" x 9' 3" (4.21m x 2.82m)

With side aspect and having built-in double wardrobe, coved ceiling, radiator and power points.





Bedroom 3 13' 11" x 7' 11" (4.24m x 2.41m)

With rear aspect and having built-in double wardrobe, radiator and power points.

Bedroom 4/Study 10' 6" x 9' 0" (3.20m x 2.74m)

With side aspect, built-in double wardrobe, radiator and power points.

Shower Room

Being fully wall tiled and having a white suite comprising shower cubicle, low-level WC and wash hand basin. There is a radiator and wood effect flooring.

Outside

The property is approached over a driveway providing ample parking for several vehicles, turning area and leads to **Car Port** and **Integral Garage** with up-and-over door, power, lighting, service door to property and door to rear garden.

The remaining front garden is mostly laid to lawn with a variety of decorative shrubs to borders.

The rear garden has a large paved terrace with outside lighting and steps to garden which is predominantly laid to lawn and having kitchen garden providing vegetable plots, two greenhouses and two timber garden sheds. A picket fence with gate leads to yet further lawned gardens, having ornamental shrubs to borders and a variety of fruit trees. This spectacular garden is south-facing, leads down to a flowing stream and enjoys pleasing views of St Michael's Church.

Further Information

All mains services. Gas central heating. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND = C

EPC RATING = B

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.







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