

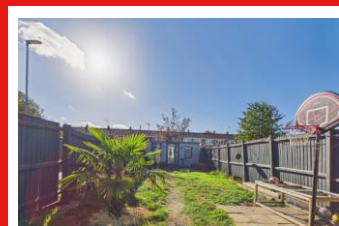
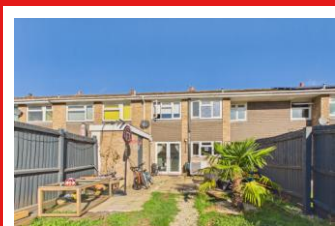
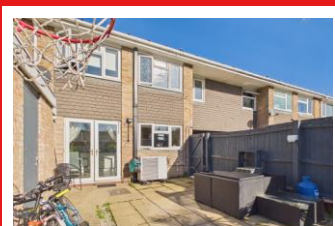


**22, Keble Court, Clinton Park,
Tattershall, LN4 4QY**
Asking Price Of £150,000



- Rarely Available Mid-Terrace House
- 4 Bedrooms, Bathroom
- Lounge, Dining Kitchen, Cloakroom
- Gardens with Large Workshop
- Garage & Allocated Parking
- NO UPWARD CHAIN

Walters are delighted to bring to the market this rare opportunity to purchase a four-bedroom mid-terrace property, situated within the desirable and much sought-after area of Keble Court, in the village. The property benefits from air-source heat pump heating, uPVC sealed double-glazed windows and doors, a single garage and allocated parking for one vehicle. Externally, there are conveniently sized gardens, complemented by a range of outbuildings and a large workshop, offering useful additional storage and workspace. The property is offered to the market with NO UPWARD CHAIN, and the Agent strongly recommends an internal inspection to fully appreciate the accommodation and potential on offer.





RECEPTION HALL Having open tread staircase to the first floor. Covered radiator, telephone point, uPVC sealed double glazed entrance door.

CLOAKROOM Low level WC, hand basin, heated towel rail, laminate flooring.

LOUNGE 13' 11" x 11' 10" (4.24m x 3.61m) Having feature fire surround and hearth housing the solid fuel room heater (no longer in use), radiator, laminate flooring.



DINING KITCHEN 17' 11" x 9' 7" (5.46m x 2.92m) Having 1½ bowl single drainer sink unit, range of base cupboards and drawers under worktops with wall cupboards over. Breakfast bar with radiator under, space and plumbing for washing machine and tumble dryer, space for electric cooker and fridge/freezer, uPVC sealed double glazed double doors to the rear patio and garden, tiled floor, part-tiled walls.

FIRST FLOOR LANDING Access to the roof void and built-in storage cupboard.

BEDROOM ONE 13' 3" x 9' 9" (4.04m x 2.97m) Having

radiator and built-in double wardrobe with double cupboard over.

BEDROOM TWO 11' 8" x 10' 5" (3.56m x 3.18m)
Having radiator, built-in shelved airing cupboard housing hot water tank, double cupboard over, further part-shelved double cupboard.

BEDROOM THREE 12' 11" x 8' 5" (3.94m x 2.57m)
Radiator, fitted double wardrobe with double cupboard over.

BEDROOM FOUR 7' 4" x 6' 7" (2.24m x 2.01m)
Radiator and fitted single wardrobe with cupboard over.

BATHROOM Panelled bath with electric shower over and side screen, pedestal hand basin, low level WC. Radiator, part-tiled walls.

THE GARDENS Small front garden with fully enclosed rear garden with gated access to side passage, slabbed patio area, two outside attached STORE SHEDS.

WORKSHOP 16' 0" x 8' 0" (4.88m x 2.44m) Power connected.
Lawn garden. There is also a GARAGE and car-parking to the front.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band A.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made by the Sole Selling Agent - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.