



**'Brixham', 2 Thorpe Road,
Tattershall, LN4 4NR
Asking Price Of £325,000**



- Beautifully Presented Detached Bungalow
- Lounge/Diner, Conservatory
- 3 Double Bedrooms (1 En-suite)
- Gardens, Garage, Workshop
- Gas Central Heating, uPVC Windows
- NO UPWARD CHAIN

Situated in a prime location, conveniently positioned for the villages of Tattershall and Coningsby, with the popular in-land resort of Woodhall Spa, with its Kinema in the woods, Jubilee Park and cricket ground, just a short drive away, this well-presented and meticulously maintained detached three-bedroom bungalow offers comfortable and versatile living. Set within attractively maintained, manageable gardens, the property benefits from ample off-road parking, a garage, and a substantial workshop, making it ideal for a variety of buyers. Offered to the market with NO UPWARD CHAIN, an early viewing is highly recommended.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





OPEN PORCH With front entrance door to: RECEPTION HALL Having radiator, wall thermostat, door chimes, telephone point, access to the roof void, built-in cloaks cupboard and built-in airing cupboard with wall shelving and also housing the gas fired wall mounted combination boiler.

LOUNGE/DINER 20' 5" x 12' 4" (6.22m x 3.76m) (Max) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, feature bay window to the front elevation, TV and telephone points, wall and centre lights, uPVC sealed double glazed double doors to:



CONSERVATORY 10' 2" x 9' 7" (3.1m x 2.92m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, radiator, wall light, window and door blinds.

KITCHEN 13' 2" x 10' 7" (4.01m x 3.23m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan and light over. Integral fridge/freezer, space and plumbing

for washing machine, further space for a fridge under worktops, part-tiled walls, radiator, in-set ceiling lights and rear entrance door.

BEDROOM ONE 14' 7" x 10' 9" (4.44m x 3.28m) Having fitted range of 'his and hers' wardrobes with central dressing table having drawers under, radiator. **EN-SUITE SHOWER ROOM** having fully tiled walls with shower cubicle, folding doors, pedestal hand basin and low level WC. Radiator, wall mirror, cabinet, extractor fan, shaver point.

BEDROOM TWO 12' 3" x 9' 8" (3.73m x 2.95m) With radiator and built-in double wardrobe.

BEDROOM THREE 12' 3" x 8' 0" (3.73m x 2.44m) With radiator.

SHOWER ROOM 8' 8" x 6' 5" (2.64m x 1.96m) Having large walk-in shower cubicle with electric shower unit, vanity hand basin with cupboards under and low level WC. Wall mirror, shaver point, extractor fan, heated towel rail.

OUTSIDE - DETACHED BRICK BUILT GARAGE 16' 0" x 10' 7" (4.88m x 3.23m) Having up-and-over and side personal door with power and light connected.

TIMBER AND FELT WORKSHOP 13' 6" x 9' 6" (4.11m x 2.9m) Located in the rear garden, with fitted base cupboards and drawers under worktops, power and light connected.

THE GARDENS The property is approached over a gravel driveway with turning area to the front with block paved footpaths leading to the rear garden, where there is slabbed footpaths and patio areas, small lawn, raised circular flower bed, outside cold water tap, lights and power point.

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

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 through the Sole Selling Agent - Walters.





Approximate total area^m
1067 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1

Floor plans are to show layout only and 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		