



Wallcrest

North Road, Tattershall Thorpe, Lincolnshire LN4 4PQ

£278,000
NO ONWARD CHAIN





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Lincoln – 21 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

A three bedroom detached bungalow pleasantly situated along a single track lane to a semi-rural position. Inside the property is enhanced by dual aspect living room, multi-functional utility room, two shower rooms and conservatory. Outside there is ample parking for several vehicles, front and rear gardens and two separate garages, one having a workshop area. A particular feature of the property is its attractive views from the front over open countryside. The village of Tattershall Thorpe has a regular bus service connecting Boston and Lincoln and the historical public house The Blue Bell, believed to be frequented by the Dambusters post missions. Shopping, educational and further social facilities can be found with the nearby villages of Woodhall Spa and Coningsby. The property is in need of upgrading but offers an exciting opportunity to improve and reconfigure to one's own desire. A viewing is highly recommended to fully appreciate the setting and possibilities on offer.

Accommodation

Entrance into the property is gained through uPVC double doors leading into:

Sun Room 10' 6" x 20' 0" (3.20m x 6.09m)

A superb addition to the home overlooking the front garden and open countryside. There is parquet flooring, power points, sliding patio doors to the living room and uPVC door to:



Reception Hall

With full height cloaks cupboard and airing cupboard housing the hot water cylinder. There are coved ceilings, electric night storage heater, power points and door to:

Lounge 20' 1" x 11' 1" (6.12m x 3.38m)

A dual aspect room having feature open fireplace with stone surround extending to each side to provide shelving. There is a night storage heater and power points.

Breakfast Kitchen 9' 7" x 16' 2" (2.92m x 4.92m)

With rear aspect and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine and extends to provide a breakfast bar. There are wall mounted cupboards above, slot-in electric cooker and full height larder cupboard. There are power points and uPVC door to:

Utility Room

This room could provide multiple uses including home office, breakfast home etc, being dual aspect overlooking the rear garden and having wood effect flooring, strip lighting, power points, uPVC door to the rear garden and door to:

Shower Room 1

Being fully wall tiled and having a suite comprising shower cubicle, wash hand basin and a low-level WC. There and an electric heater and electric heated towel rail.

Bedroom 1 15' 6" x 12' 10" (4.72m x 3.91m)

With views over the rear garden and having power points and door to **Walk-In Wardrobe**.

Bedroom 2 11' 5" x 9' 0" (3.48m x 2.74m)

With views over the front garden and having built-in double wardrobe and over-head storage, coved ceiling and power points.





Bedroom 3 11' 5" x 8' 10" (3.48m x 2.69m)

Again, with views over the front garden and open countryside beyond. There is a built-in double wardrobe with shelving to side, coved ceiling and power points.

Shower Room 2

With a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, ceiling spotlights and a heated towel rail.

Outside

The property is approached over a driveway providing ample parking and leads to **Attached Garage One 18' 0" x 5' 0" (5.48m x 1.52m)** with electric up and over door, power and lighting. The drive continues to **Detached Garage Two/Workshop 21' 0" x 11' 0" extending in part to 16' (4.87m) (6.40m x 3.35m)** with up and over door, power, lighting and service door to the side. The remaining front garden is laid to lawn with decorative front wall to border. The rear garden is predominantly laid to lawn.

Further Information

Electric storage heating. uPVC double glazing. Septic tank

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 = E

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 26.03.2025





FLOOR PLAN INC GARAGES

TOTAL AREA: APPROX. 170.9 SQ. METRES (1840.0 SQ. FEET)

DISCLAIMER

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