

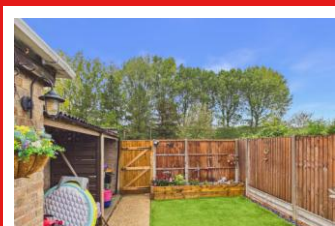
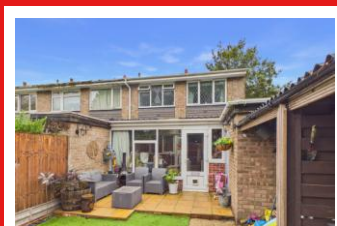


**1 Goldsmith Court,
Tattershall, LN4 4QT
Asking Price Of £139,950**



- Rarely Available End Terrace Home
- Lounge, Dining Kitchen, Garden Room/Utility
- 2 Double Bedrooms, Box Room, Bathroom
- Convenient Sized Gardens, Outbuildings
- Garage, Off-Road Parking
- Gas Central Heating. uPVC Units

RARELY AVAILABLE END-TERRACE HOME Brought to the market is this rarely available end-terrace home, occupying an enviable position on the outskirts of this popular development and enjoying attractive views towards adjoining woodland. The property benefits from gas fired central heating and uPVC sealed double glazed units throughout. Externally, the property offers the considerable benefit of a single garage together with additional parking, whilst the rear garden enjoys gated access onto the adjoining communal grassed areas, providing an attractive open aspect and a pleasant degree of privacy, with no direct overlooking.





RECEPTION HALL 5' 9" x 14' 6" (1.75m x 4.42m) Having covered staircase to the first floor with under stairs storage cupboards, laminate floor, radiator, telephone point.



LOUNGE 10' 9" x 13' 9" (3.28m x 4.19m) Having feature fire surround and hearth with fitted coal-effect gas fire, radiator, laminate floor, TV aerial point, wall and centre lights, glazed door to the dining kitchen.

DINING KITCHEN 17' 0" x 9' 6" (5.18m x 2.9m) Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over, concealed lights. Built-in electric fan assisted double oven and grill, four ring electric ceramic hob, extractor fan and light, space and plumbing for dishwasher, central breakfast bar, fitted seating area to one corner, storage under. Laminate floor, radiator, door to:

GARDEN/UTILITY ROOM 14' 3" x 8' 2" (4.34m x 2.49m) Having worktop with space and plumbing under for washing machine, space for dryer, double wall cupboard over, storage area off to one end, insulated roof, door to the rear garden.

FIRST FLOOR LANDING Fitted storage cupboard and access to the roof void, which is part-boarded.

BEDROOM ONE 8' 8" x 13' 1" (2.64m x 3.99m) Having radiator, TV aerial point, built-in double wardrobe with sliding mirror doors.

BEDROOM TWO 8' 7" x 10' 7" (2.62m x 3.23m) Radiator and built-in storage cupboards.

BOX ROOM 8' 0" x 5' 9" (2.44m x 1.75m) Radiator, window, gas fired wall mounted combination boiler.

BATHROOM 7' 10" x 6' 9" (2.39m x 2.06m) P-shaped panelled bath with shower over, side screen, vanity hand basin with cupboards under, mirror medicine cabinet over, low level WC. Fully tiled walls and floor, in-set ceiling lights.

THE GARDENS Small front garden. The rear is fully enclosed and private with a gated access to the communal lawn area, and has an attached GARDEN STORE SHED, LEAN-TO STORAGE AREA & BIN STORE, slabbed patio area, footpath and artificial lawn.

SINGLE GARAGE with space in front for parking.

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 through the Sole Selling Agent - Walters.





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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		