



69 High Street
Tattershall, Lincoln, Lincolnshire LN4 4NN

£269,000

BELL



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Lincoln – 22 miles
Grantham – 28 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

69 High Street is a well-presented, 3/4 bedroom family home enjoying a long garden and south-facing position. Accommodation comprises: an excellent, flowing space at the back comprising a dining room, family room and kitchen, stepping out to the rear garden and alongside a utility and shower room; plus, versatile ground floor bedroom / lounge, with three bedrooms and family bathroom to the first floor. The property is set with brick paved driveway suitable for multiple vehicles at the front, while the rear provides lawned and seating spaces. Tattershall is a popular village, offering alongside the adjacent Coningsby a wide range of services, amenities and schooling: including the secondary Barnes Wallis Academy opposite this property, with a (new) pelican crossing offering ideal access.



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

Entered into the front, through composite double-glazed door with window above and obscured window alongside, into:



Reception Hall

With radiator, multiple power points and tile effect flooring. There is a wooden door to under stairs boiler store and wooden doors to ground floor accommodation including:

Lounge 13' 0" x 10' 2" (3.96m x 3.10m) plus bay

Currently used as a guest bedroom. With uPVC double glazed bay window to front, radiator and multiple power points.

Family Room 12' 6" x 12' 0" (3.81m x 3.65m)

With log burning stove to tiled stand, television point, multiple power points and radiator. Open to:

Dining Room 11' 5" x 9' 9" (3.48m x 2.97m)

With uPVC double glazed French doors to rear and skylights to ceiling. There is a radiator, multiple power points and wood effect flooring. Open to:

Kitchen 20' 0" x 7' 0" (6.09m x 2.13m)

With uPVC double glazed windows to side and having Belling range cooker beneath extractor canopy and an excellent range of storage units to base and wall levels. There is 1 1/2 sink and drainer to square edge worktop, wood effect flooring and radiator.

Utility Room 13' 3" x 6' 7" (4.04m x 2.01m)

With uPVC double glazed window and patio door to side and having circular sink to roll edge worktop, space and connections for under counter washing machine and dryer and upright fridge-freezer. There is tiled flooring, radiator, multiple power points and wooden door to:

Shower Room

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin and triton electric shower. There are tiled walls and floor and heated towel rail.

First Floor Gallery Landing

With uPVC double glazed window to side, power point and wooden doors to bathroom and bedrooms.

Bedroom 3 8' 8" x 7' 6" (2.64m x 2.28m)

With uPVC double glazed window to front and having television point, multiple power points and radiator.





Bedroom 1 12' 6" x 11' 6" (3.81m x 3.50m)

With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 2 10' 1" x 9' 11" (3.07m x 3.02m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bathroom 9' 0" x 6' 0" (2.74m x 1.83m)

With uPVC double glazed windows to rear and having low-level WC, pedestal sink and P shaped bath with monsoon and regular shower heads over. There are board to walls, tiled flooring and heated towel rail.

Outside

The property is approached to the front over a double width blocked paved driveway providing off street parking for several vehicles being flanked by a mature flower bed and low-level hedging.

The rear garden begins with a brick paved seating area beneath timber pergola, then opens out to lawned space leading down to the rear and accompanied by a wealth of mature flowers and shrubs. There is a further, timber decked, seating space and another pergola cover dividing the initial and rear lawned areas.

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 = B

EPC RATING = D

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

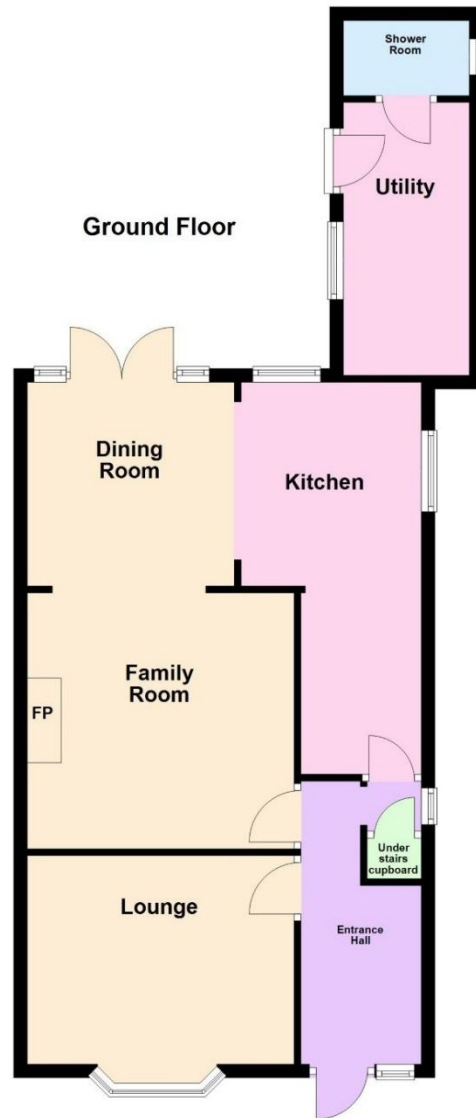
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