



Hawthorne House
Chapel Lane, Tattershall Thorpe, Lincoln, Lincolnshire LN4 4PG

£470,000





Hawthorne House

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Lincoln – 21 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Hawthorne House is a spacious, four-bedroom detached family home with flowing, versatile ground floor accommodation and large garden to the rear. Complete with an integral double garage and large off-road parking space, the property enjoys a quiet position. Accommodation comprises: a wide entrance hallway; living room to the front with double doors to dining room leading through to the garden room; kitchen, utility and cloakroom to the ground floor; four bedrooms including main with en-suite, plus family bathroom to the first.

Accommodation

Entered into the front through uPVC double glazed obscure door with matching side panel into:

Porch

With wood flooring and wooden glazed door to:

Entrance Hall

With radiator, multiple power points and wooden flooring. There are wooden doors to cloakroom, garage, glazed doors to kitchen and into:

Living Room

With uPVC double glazed window to front and having feature fireplace, radiator, tv point, multiple power points, wooden flooring and glazed double doors to:

Sitting/Dining Room

With wooden flooring, multiple power points, tv point, radiator and wooden door to kitchen, opening to:





Sun Room

With uPVC double glazed windows to side and rear and having French doors to side and high-level windows to opposite side. There is a log burning stove to tiled stand, wood effect flooring and multiple power points.

Kitchen

With uPVC double glazed window to rear and having 1 1/2 sink and drainer to square edge worktop and good range of storage units to base and wall levels plus full height cupboards; breakfast bar. There is a Range cooker with extractor canopy over, integrated dishwasher, fridge-freezer, wood effect flooring and wooden door to:

Utility Room

With uPVC double glazed window to rear, obscure glazed door to side and having roll edge worktop with space and connections for appliances beneath and tile effect flooring.

Cloakroom

With uPVC double glazed obscure window to side, low-level WC, hand wash basin, wooden flooring and radiator.

First Floor

Gallery Landing

With loft access hatch, wooden flooring, doors to bedrooms, bathroom and airing cupboard.

Main Bedroom

With uPVC double glazed window to front, radiator, wooden flooring, multiple power points and wooden door to:

En-Suite Shower Room

With uPVC double glazed obscure window to front and having low-level WC, hand wash basin and walk-in shower cubicle with tiled surround. There are tiles to walls and floor and heated towel rail.

Bedroom

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





Bathroom

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to vanity unit; panel bath with shower attachment and separate shower cubicle with monsoon and regular heads over. There are tiles to walls and floor and heated towel rail.

Bedroom

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

Bedroom

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

Outside

The property is approached to the front over a gravelled driveway providing ample off-road parking space for multiple vehicles and leading to the **Double Garage 20' 10" x 18' 6" (6.35m x 5.63m) max** with up and over doors to front and having lights and wooden door to hallway. The front garden is laid to lawn with hedged front and fenced side panels.

The rear garden is a child and pet friendly, secure space; largely laid to lawn with paved patio seating, a timber store and further space to the side.

Further Information

Mains electric and water. Oil fired central heating. Drains to a private system. 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 = D

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

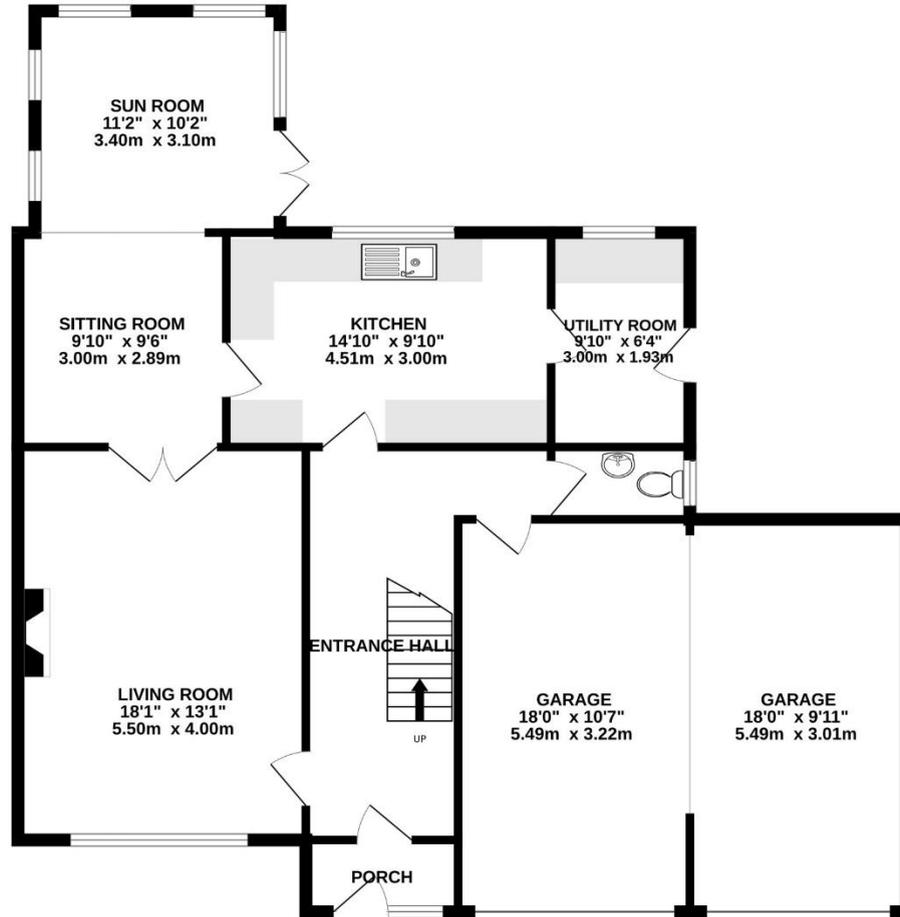
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

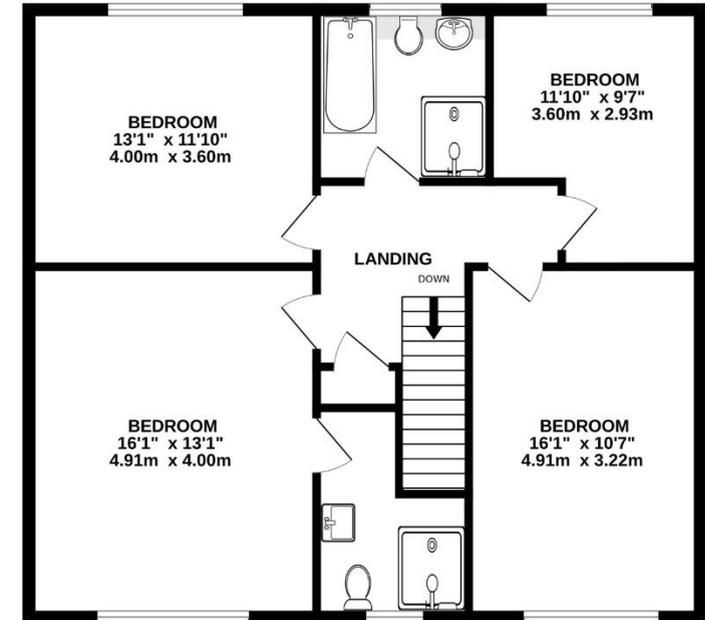
Brochure prepared 10.11.2025



GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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