6 Farriers Way

Tattershall, Lincoln, Lincolnshire LN4 4NG

£375,000

BELL

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Lincoln – 21 miles
Grantham – 28 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

6 Farriers Way is a substantial, four-bedroom family home: modernised and enhanced in recent years to provide a comprehensive open-plan living-dining-kitchen space to the rear, stepping out to an attractive patio and lawned rear garden. With further sitting room space, and cloakroom to the ground floor, the first floor includes a family bathroom and main bedroom with dressing room and en-suite shower room. The garage has been converted into an enviable games room with corner bar.

The property is within convenient distance of a wide range of services, amenities and schooling in the village of Tattershall, and adjacent Coningsby.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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, to:

Reception Hall ***14' 3" x 8' 0" (4.34m x 2.44m) max***
With wood effect flooring, radiator, wooden door to dining room and to:

Sitting Room ***18' 0" x 11' 4" (5.48m x 3.45m)***
With uPVC double glazed window to front and lights to ceiling and wall. There is an oak fireplace with electric fire inset to stone surround, multiple power points and radiator.

Living/Dining/Kitchen ***27' 5" x 22' 2" (8.35m x 6.75m)***
With bi-fold doors to patio to rear and having window to rear and skylights to ceiling. There are lights to ceiling throughout and feature lights over island, television point, radiators and multiple power points. Tiled flooring throughout.

The kitchen has an excellent range of units to base and wall levels plus full height pantry cupboards with power connected and sink to bevel edged worktop with drainage furrows. There is an AEG hob, Samsung oven and grill and space and connection for upright American style fridge-freezer. Wooden door to:

Utility Room ***9' 2" x 8' 2" (2.79m x 2.49m)***
With uPVC double glazed obscure window to side and patio door to rear. There is a sink and drainer to bevel edge worktop, storage units to base and wall levels and space and connections for washing machine and dryer. There is a radiator, tiled flooring and wooden door to:

Games Room (former Garage)
With multiple power points, television point and 'Bar' to corner with power connected. There is a radiator and wall mounted gas fired Worcester boiler.

Cloakroom
With uPVC double glazed obscure window to front and having low-level WC, hand wash basin to storage unit, radiator and tiled flooring.

First Floor Gallery Landing
With uPVC double glazed window to front, radiator and wooden doors to storage space. There are wooden doors to bedrooms and bathroom, including:

Main Bedroom ***18' 6" x 11' 5" (5.63m x 3.48m) max***
With uPVC double glazed window to front, radiator and multiple power points. **Dressing Area** with wooden door to **En-Suite Shower Room** with uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit and corner shower cubicle with tile surround. Vinyl flooring and radiator.

Bedroom ***11' 4" x 11' 3" (3.45m x 3.43m)***
With uPVC double glazed window to rear, radiator, multiple power points and mirror fronted wardrobe storage.

Bathroom ***8' 0" x 5' 6" (2.44m x 1.68m)***
With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit with light up mirror over and panel bath with shower over and tiled surround. There is a radiator and tile effect flooring.

Bedroom ***15' 8" x 8' 1" (4.77m x 2.46m)***
With uPVC double glazed windows to rear, radiators, wood effect flooring, multiple power points and a television point.

Bedroom ***15' 9" x 11' 3" (4.80m x 3.43m)***
With uPVC double glazed window to front, radiator, wood effect flooring and multiple power points.

Outside
The property is approached to the front, with a wide brick paved driveway to the front and longer, gravelled drive to the side providing ample off-road parking space for multiple vehicles. Gates down the sides ensure a child and pet friendly and secure rear garden.

The rear garden has been recently enhanced to now provide a sleeper-edged lawn, an array of mature flower beds with shrubs throughout and paved patio paths and seating spaces flanked by gravelled beds. The patio continues across the rear and around the side of the property, where a further garden space is found, with lawn to be established.

Further Information

All mains services. Gas central heating. UPVC double glazing.

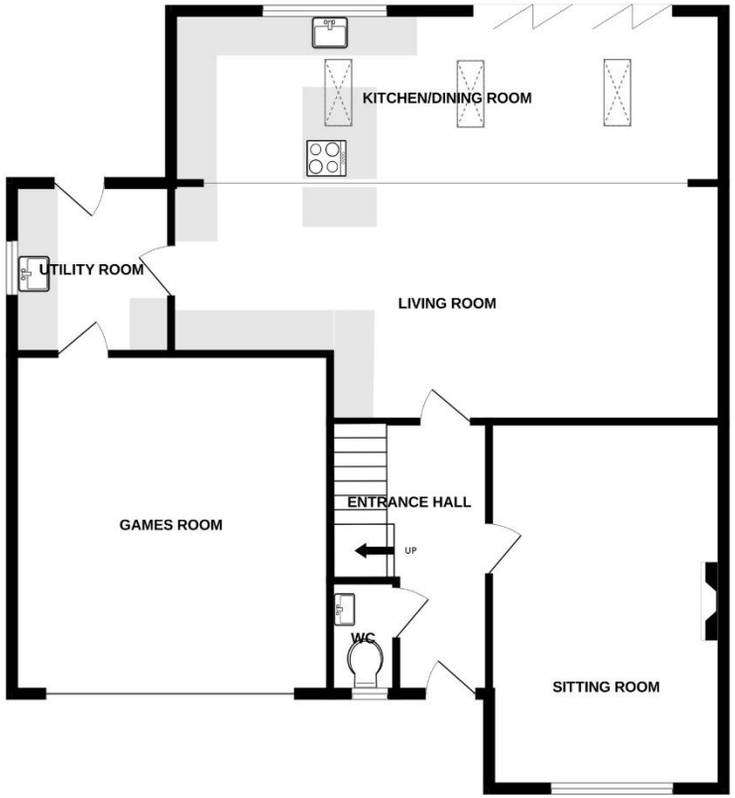
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
DISTRICT COUNCIL TAX BAND = D
EPC RATING = C

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.

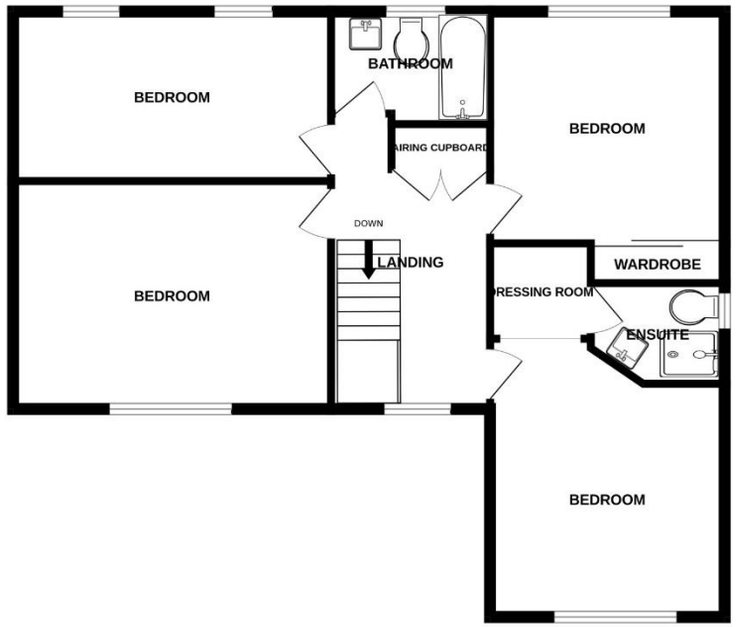
VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: http://www.robert-bell.org

Brochure prepared 03.02.2026

GROUND FLOOR



1ST FLOOR



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