



34 Castleview  
Tattershall, Lincoln, Lincolnshire LN4 4JD

£210,000

BELL



## 34 Castleview

Tattershall, Lincolnshire LN4 4JD

Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

34 Castleview is a three-bedroom semi-detached house situated within this ever-popular cul-de-sac location. The property benefits from bay fronted reception room and dining kitchen overlooking the rear garden. Complete with ample off-street parking, a garage, outside bar/store and decking alongside; the property is an excellent family home. The shopping, social and educational facilities of Tattershall and Coningsby, are within easy reach.

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 side through uPVC double glazed obscure door into:

### Reception Hall

With uPVC double glazed window to front, tile effect flooring; carpeted stairs to first floor and wooden door to:

### Lounge 14' 0" x 12' 10" (4.26m x 3.91m) plus bay

With uPVC double glazed bay window to front and having television point, multiple power points, radiator and open archway to:



### Dining Room 11' 2" x 7' 0" (3.40m x 2.13m)

With uPVC double glazed French doors to rear and having radiator, multiple power points, wooden door to under stairs storage space and open door to:

### Dining Kitchen 11' 6" x 7' 10" (3.50m x 2.39m)

With uPVC double glazed windows to rear and patio door to rear. There are a good range of storage units to base and wall, sink and drainer set to roll edge wood effect worktop and space and connections for upright fridge-freezer, under counter fridge-freezer and dishwasher. There is a wall mounted gas fired Viessmann boiler, radiator, multiple power points and wood effect flooring.

### First Floor Landing

With uPVC double glazed window to rear and having loft access hatch, radiator, wooden door to storage space, doors to bathroom and bedrooms.

### Bedroom 3 11' 4" x 6' 6" (3.45m x 1.98m)

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

### Bedroom 2 12' 6" x 8' 9" (3.81m x 2.66m)

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

### Bedroom 1 13' 0" x 8' 9" (3.96m x 2.66m) max

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

### Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

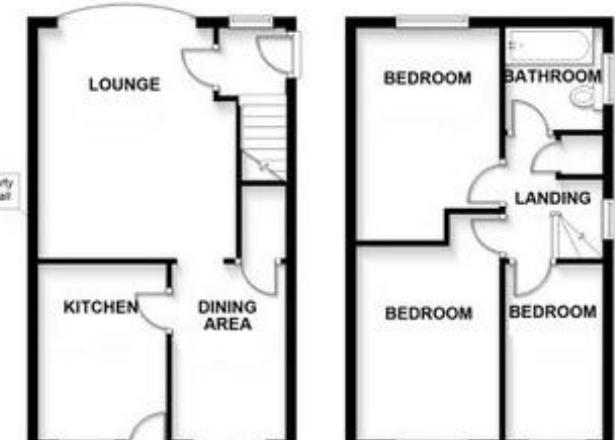
With uPVC double glazed obscure window to side and having low-level WC, hand wash basin set to storage unit and bath with triton electric shower over with tiled surround. There is a heated towel rail and wood effect flooring.

### Outside

The property is approached over a long gravel driveway, providing ample off-road parking for multiple vehicles and continuing through double vehicle gates to the **Single Detached Garage 16' 8" x 9' 0" (5.08m x 2.74m)**. The front garden is laid to lawn.



The rear garden, a child and pet friendly, secure space, is predominately laid to lawn with a timber decked seating space to the rear, served by a **Timber Framed 'Bar'** off the back of the garage. There is a further, paved, seating area immediately off the back of the property, with stepping stone path down the garden.



FLOOR PLAN INC GARAGE



TOTAL AREA: APPROX. 92.5 SQ. METRES (995.5 SQ. FEET)

**East Lindsey District Council – Tax band: B**  
**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.  
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