



31 High Street
Tattershall, Lincoln, Lincolnshire LN4 4NP

£525,000

BELL



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

(Distances are approximate)

A striking home of some significant appeal providing a wide range of versatile accommodation currently comprising four double bedrooms, two principal reception rooms and large breakfast kitchen. Internally this attractive Georgian house has undergone an extensive range of upgrading successfully blending with many character features including exposed timbers and cast-iron stoves. Outside the property is further enhanced by extensive parking, detached double garage with home office above and two timber outbuildings providing guest annex and recreation room. There is further rolled timber storage and outside WC. Further points of interest are electric entry gates, solar panels and CCTV. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.



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

Entrance into the property is via a composite door to the rear leading into:

Side Entrance Lobby

Having built-in cloaks cupboard, exposed ceiling beams, tiled under floor heating, stripped pine doors to living kitchen and to:



Ground Floor Bedroom 15' 1" x 9' 3" (4.59m x 2.82m)

A dual aspect room overlooking the rear and having exposed ceiling timbers, tiled under floor heating, wall lighting, television aerial point, power points and composite doors to rear.

Utility Room 9' 5" x 5' 1" (2.87m x 1.55m)

With side aspect and having stainless steel sink drainer inset to ample fitted work surface over matching base units, including space and plumbing for an automatic washing machine and dishwasher. There are wall mounted cupboards above, power points and stripped pine door to:

Cloakroom

Having low-level WC, pedestal wash hand basin and decorative wall tiling.

Living Kitchen The hub of this superb family home.

Kitchen Area 15' 1" x 16' 3" (4.59m x 4.95m)

A double aspect room including large skylight window providing excellent natural light and having a range of fitted units comprising one and a half sink drainer inset to Quartz worksurface, 'Stoves' range oven with five ring induction hob inset into open brick surround with tiled splash back. There is further work surface to one side over pine cabinet, a Quartz covered central island unit providing further work surface over base units and further storage cupboards. There are exposed ceiling beams, ceiling spotlights, tiled under floor heating Air conditioning unit and archway to:

Breakfast Area 14' 0" x 9' 10" (4.26m x 2.99m)

With uPVC patio doors to paved side courtyard, ceiling spotlights, tiled under floor heating, power points, television aerial point and stripped pine door to:

Reception Hall

With a balustrade staircase to first floor with storage below, deep molded ceiling cornice, dado rail, tiled flooring, radiator, power points, main composite entrance door to front of property, pine door to sitting room and door to:

Dining Room 14' 5" x 11' 6" (4.39m x 3.50m)

A dual aspect room to front of property and having cast iron multi-fuel stove set within open brick surround; deep molded ceiling cornices, ceiling rose, dado rail, radiator, television aerial point and power points.

Living Room 24' 3" x 14' 3" (7.39m x 4.34m)

A triple aspect room and having cast iron open fireplace with exposed timber floor boards hearth, fitted carved bookcase to full width of one wall, ceiling rose, dado rail, radiator, Air Condition Unit and power points.



First Floor

Family Bathroom 14' 0" x 9' 11" (4.26m x 3.02m)

With a white suite consisting roll top bath with ornate shower attachment taps, separate shower cubicle, pedestal wash hand basin, bidet, low-level WC, heated towel rail, built-in linen cupboard, and radiator.

Main Landing

With access to roof space via drop down timber ladder, dado rail, power point and door to:

Main Bedroom 14' 3" x 14' 0" (4.34m x 4.26m)

With front aspect and having, air conditioning unit, radiator, power points and door to **En-Suite** with a suite comprising of shower cubicle, low-level WC, wash hand basin over vanity cupboard, heated towel rail, decorative wall tiling, fitted mirror, air conditioning unit and ceiling spot lights.

Bedroom 2 14' 6" x 11' 6" (4.42m x 3.50m)

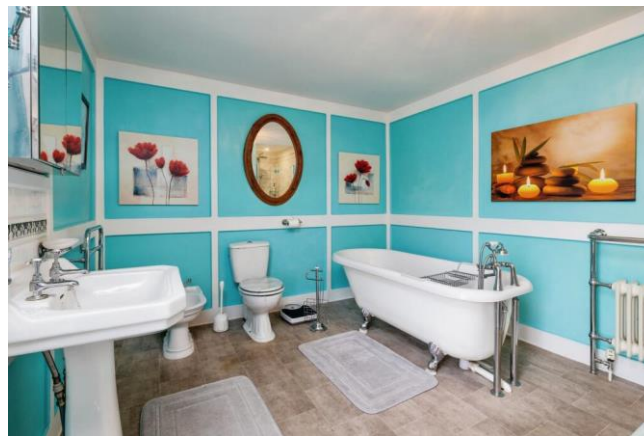
With rear aspect and having walk-in wardrobe, coved ceiling radiator and power point.

Bedroom 3 12' 5" x 11' 1" (3.78m x 3.38m)

A dual aspect room with radiator and power points.

Outside

The property is approached over a graveled driveway through electric solid double gates leading to extensive graveled parking for several vehicles giving turning area and leads to a **Detached Double Garage [17' 7" x 17' 6" (5.36m x 5.33m)]** having electric up & over door, power, lighting, hot & cold water and service door to side. An external staircase leads to above the garage through uPVC door to the **Home Office [17' 7" x 17' 6" (5.36m x 5.33m)]** a dual aspect room and having ceiling spot lights, separate telephone line, air conditioning unit and power points. There is a rolled timber-built garden store shed to one side of the garage and a gate leading to the rear gardens. The enclosed gardens are mostly laid to lawn with path to **Timber Guest Annex [22' 6" x 9' 11" (6.86m x 3.02m)]** having veranda with uPVC windows overlooking garden, to one end there is stainless steel sink drainer with work surface to one side over base units, four ring electric hob over electric oven, wall mounted cupboards above, ceiling spotlights, power points, air conditioning unit and door to shower cubicle. **Timber Recreation Room** with uPVC windows overlooking the garden, air conditioning unit an ideal family room currently used as a games room but could also be a gym, table tennis/pool table area. There is a timber-built WC with a low-level WC, wash hand basin, storage cupboard and heated towel rail. The rear garden has a wide variety of plants and shrubs to borders. There is also a paved courtyard patio off the breakfast kitchen.







Ground Floor



First Floor



Garage Ground Floor



Garage First Floor



Outbuilding



Total floor area 315.7 m² (3,398 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Further Information

All mains services. Gas central heating. UPVC double glazing. Owned solar panels.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

EPC RATING = B

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

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Brochure prepared 27.05.2025

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