



46 Castleview

Tattershall, Lincoln, Lincolnshire LN4 4JD

£350,000
NO ONWARD CHAIN

BELL



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Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Pleasantly situated to the far end of a cul-de-sac stands this well presented three double bedroom detached bungalow. Internally the property is further enhanced by two reception rooms, conservatory, stylish breakfast kitchen and en-suite bathroom to main bedroom. Outside, the property has most appealing private rear gardens and enjoys far reaching southerly views over open countryside, ample off-street parking and garage. The shopping and social facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting 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 gained through a uPVC door leading into:

Entrance Lobby

With tiled flooring and glazed panel timber door to:



Reception Hall

With covered ceiling, built-in airing cupboard, access to roof space, radiator, telephone point, power points and door to:

Living Room 17' 10" x 12' 10" (5.43m x 3.91m)

With views overlooking the front garden through bay window and having cast iron stove set to tiled hearth. There are coved ceilings, TV aerial point, radiator, power points and glazed panel double doors to:

Dining Room 12' 9" x 9' 8" (3.88m x 2.94m)

With rear aspect through conservatory and having coved ceiling, radiator, power points, and sliding patio door to:

Conservatory 9' 1" x 8' 2" (2.77m x 2.49m)

Overlooking the rear garden and open countryside beyond and having power points, ceiling fan light and UPVC door to rear garden patio.

Breakfast Kitchen 14' 7" x 12' 8" (4.44m x 3.86m)

With pleasing garden views and having a stylish range of fitted units comprising one and a half sink drainer inset to work surface over base units including integral dishwasher, freezer, washing machine, tumble drier and built-in microwave. There is a four-ring electric hob, wall mounted cupboards above with down lighting and filter hood over the hob. To opposite wall is a range of full height larder cupboards, integrated full height fridge, and two electric fan ovens. There is a central island unit providing further work surface and breakfast bar over further base cupboards. There are ceiling spot lights, radiator, power points and uPVC door to the rear garden.

Bedroom 1 13' 5" x 16' 5" (4.09m x 5.00m)

An L-shaped room enjoying views over rear garden and open countryside beyond. There is a full height range of fitted wardrobes with central sliding mirrored door, coved ceilings, radiator, telephone point, power points and door to **En Suite 8' 5" x 5' 8" (2.57m x 1.73m)** being fully wall tiled and having a white suite comprising paneled bath with shower over, wash hand basin over vanity unit and low-level WC. There is a heated towel rail and mirror over the sink.





Bedroom 2 12' 8" x 10' 4" (3.86m x 3.15m)

With front aspect and having fitted wardrobe to one wall, further cupboards and bedside cabinets to opposite wall, coved ceiling, radiator and power points.

Bedroom 3 10' 5" x 9' 3" (3.17m x 2.82m)

With front aspect, coved ceiling, telephone point, radiator and power points.

Shower Room

With a suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is appropriate wall tiling and heated towel rail.

Outside

The property is approached over a block-paved driveway providing parking and leads to **Garage** with up-and-over door, power and lighting. The remaining front garden is mostly laid to lawn with a wide variety of ornamental plants and shrubs to borders. The rear garden is mostly laid to lawn with decorative plants and shrubs to borders. There is a paved patio off the conservatory. To the far side there is a summer house, two timber garden sheds, greenhouse, two wooden sheds and a variety of fruit bushes.

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

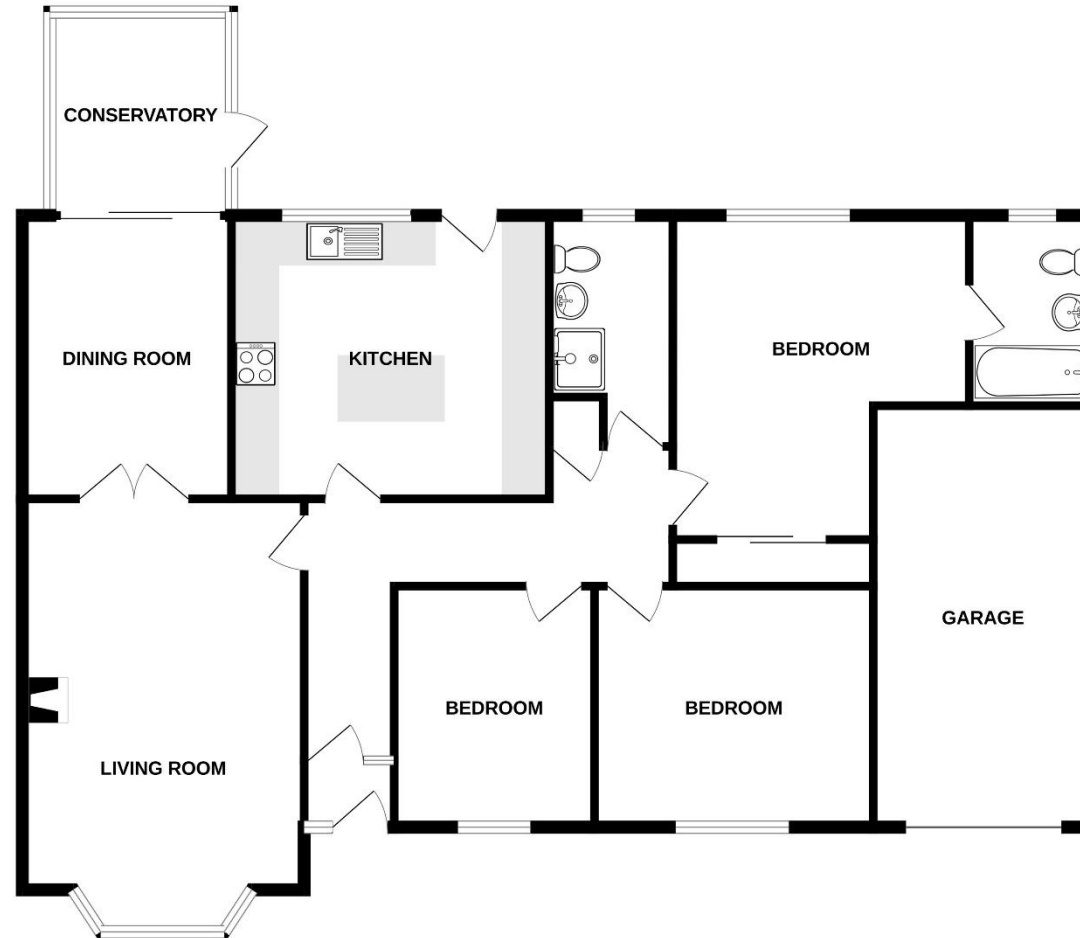
Website: <http://www.robert-bell.org>

Brochure prepared 24.06.2026





GROUND FLOOR
1472 sq.ft. (136.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

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