



**35 High Street**  
Tattershall, Lincoln, Lincolnshire LN4 4NP

**£200,000**  
NO ONWARD CHAIN

**BELL**



# 35 High Street

Tattershall, Lincolnshire LN4 4NP

Lincoln – 21 miles  
Grantham – 28 miles  
Boston – 14 miles

(Distances are approximate)

35 High Street is a three bedroom semi-detached house boasting a large garden alongside garage and spacious driveway. Located centrally in the well serviced village of Tattershall. The property provides family accommodation across three floors with kitchen, dining room, living room, boiler room and cloakroom to the ground floor; two bedrooms and bathroom to the first and further bedroom to the second.

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 to the side through uPVC double glazed obscure door into:

## Kitchen

With uPVC double glazed window to rear and having a good range of units to base and wall levels including sink drainer inset to roll edge worktop and space and connections for under counter washing machine, dryer, upright fridge and freezer. There is a radiator, multiple power points, tiled flooring, wooden door to boiler room and open archway to:

## Dining Room

Having radiator, multiple power points and television aerial point. There is staircase to first floor, wooden flooring, and double doors to:



### Living Room

With uPVC double glazed window to front and gas fire inset to stone surround with oak over mantle. There is a radiator, multiple power points and television aerial point.

### Boiler Room

With wall mounted gas fired Baxi boiler, tiled flooring and wooden door to:

### Cloakroom

With uPVC double glazed obscure window to rear and having low-level WC, radiator and tiled flooring.

### First Floor

#### Gallery Landing

With uPVC double glazed window to front and having multiple power points, radiator, doors to bedroom and bathroom.

#### Bedroom

With uPVC double glazed windows to front and side and having radiator, multiple power points and telephone point.

#### Bathroom

With low-level WC, pedestal wash hand basin, panel bath with tiled surround and shower over. There is a fan, vinyl flooring, radiator and wooden door to storage space.

#### Bedroom

With uPVC double glazed window to rear and having double and single doors to a series of built-in wardrobe storage spaces, radiator and multiple power points.

### Second Floor

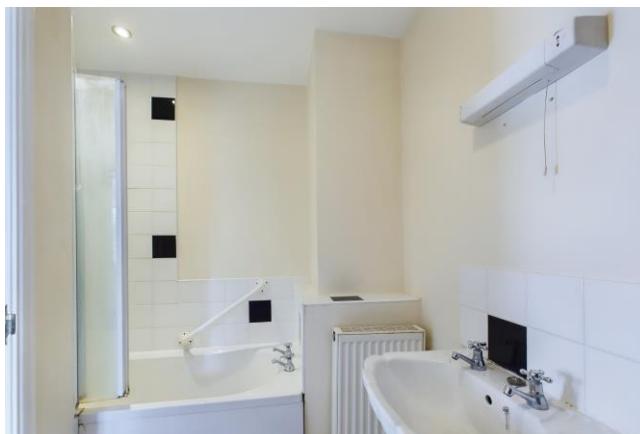
#### Bedroom

With uPVC double glazed window to side and having Velux ceiling light, wooden doors to eaves to storage spaces, radiator, wooden flooring and multiple power points.

#### Outside

The property is approached to the front through wrought iron vehicles gates along a gravelled driveway and through timber gates to the rear driveway parking area with turnaround and leading to the **Single Detached Garage**.

The front garden is laid to paving stones and contained by wrought iron fencing. The rear garden is laid to lawn with a timber garden shed to the rear corner.



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



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19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

