



Greenfields, 38 High Street  
Tattershall, Lincolnshire LN4 4NN

£167,500  
NO UPWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY



# Greenfields

38 High Street, Tattershall, LN4 4NN

Lincoln – 22 miles

Grantham – 28 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

A two-bedroom detached bungalow providing kitchen/dining room, living room and sun room. Externally the property is enhanced by its most appealing rural outlook, yet it is still within easy walking distance from the shopping and social facilities of this well serviced Lincolnshire village. The property would benefit from a range of updating. A viewing is highly recommended to fully appreciate the potential on offer.



## Accommodation

Entrance into the property is gained through UPVC double doors to:

### Entrance Lobby

With glazed panel door to:

### Kitchen/Dining Room 20' 1" max x 9' 7" (6.12m x 2.92m)

A dual aspect room with a range of fitted units comprising 1½ stainless steel sink drainer inset to worksurface over base units with wall mounted cupboards above. There are tiled splashbacks to all worksurfaces, coved ceiling, night storage heater, power points, glazed panel door to rear lobby, door to inner hall and sliding double doors to:



### **Living Room 12' 0" x 12' 0" (3.65m x 3.65m)**

With front aspect and having open fireplace set to decorative surround, coved ceiling, night storage heater and power points.

### **Rear Lobby**

With glazed panel door to:

### **Sun Room 10' 2" x 5' 10" (3.10m x 1.78m)**

Overlooking the rear garden and rural aspect beyond.

### **Inner Hall**

With built-in double cloaks cupboard, power point and door to:

### **Bedroom 1 9' 8" x 11' 10" (2.94m x 3.60m)**

With front aspect, built-in double wardrobe, night storage heater and power points.

### **Bedroom 2 12' 5" x 7' 5" (3.78m x 2.26m)**

With most appealing rear aspect, built-in double wardrobe, night storage heater and power point.

### **Shower Room**

With corner shower cubicle and pedestal wash hand basin. There is a built-in airing cupboard and electric heated towel rail.

### **Separate WC**

With a low-level WC and wash hand basin.

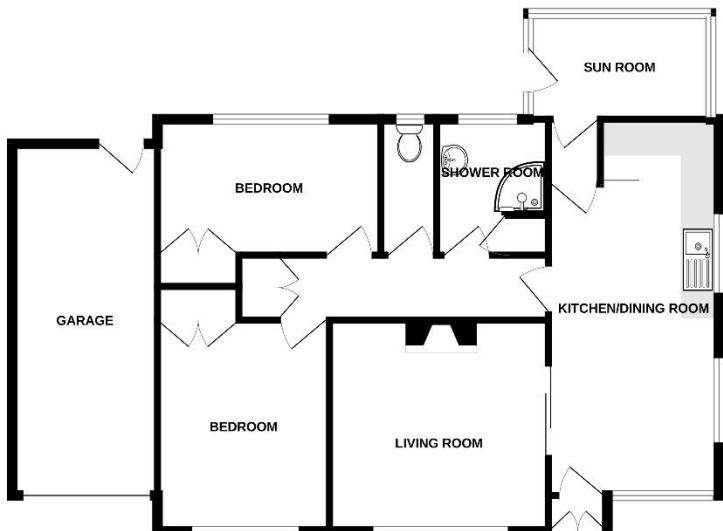
### **Outside**

The property is approached over a driveway providing parking, turning area, and leads to **Garage** with up-and-over door and UPVC service door to rear. The rear garden is laid to wild flowers and grass. This centrally located property benefits from open views over neighbouring fields.





GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.  
Whilst every care has been made to draw the floor plan accurately to scale, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. The service is for the convenience of the vendor and any prospective purchaser. The service, systems and appliances mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Viewers and Prospective Buyers

### Further Information

Mains electric, water and drainage. Electric storage heaters. 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 = B  
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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

**THESE PARTICULARS WERE PREPARED JULY 2023**

Property Reference: WO0001 5478

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.