



31 Keble Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4QY

£129,950
NO ONWARD CHAIN

BELL



31 Kebble Court

Clinton Park, Tattershall, Lincolnshire LN4 4QY

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Pleasantly situated to the fringe of this ever-popular residential area. This three bedroom mid terrace property provides living room and full width kitchen diner overlooking and with access to the rear garden. There is allocated parking and off-street parking to front. The shopping, social and educational facilities of this well service Lincolnshire village are all within easy walking distance.

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

Entrance into the property with storm porch over is gained through a uPVC door leading into:

Reception Hall

With staircase to the first floor and having useful storage cupboard below, parquet effect flooring, radiator, power points and door to:

Living Room 14' 2" x 10' 7" (4.31m x 3.22m)

With front aspect and having electric coal effect fire set to decorative surround, radiator, power points.



Kitchen Diner 16' 9" x 9' 4" (5.10m x 2.84m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points and uPVC door to rear garden.

First Floor Landing

With access to roof space, radiator, power points and door to:

Bedroom 1 13' 0" x 8' 6" (3.96m x 2.59m)

Overlooking the rear garden and having, radiator and power points.

Bedroom 2 10' 0" x 8' 5" (3.05m x 2.56m)

With front aspect and having radiator and power points.

Bedroom 3 8' 1" x 5' 8" (2.46m x 1.73m)

With front aspect, radiator and power points.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. There is wood effect flooring and radiator.

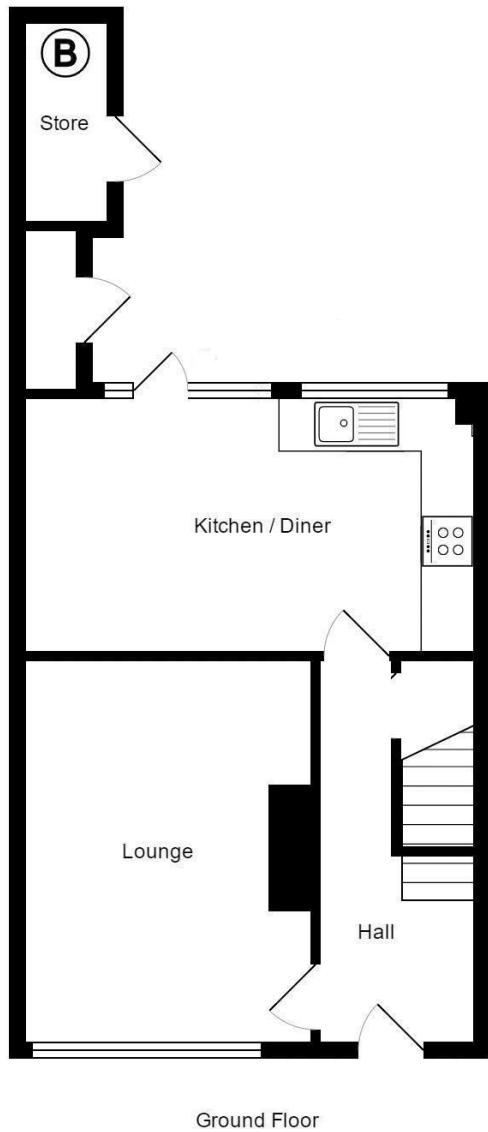
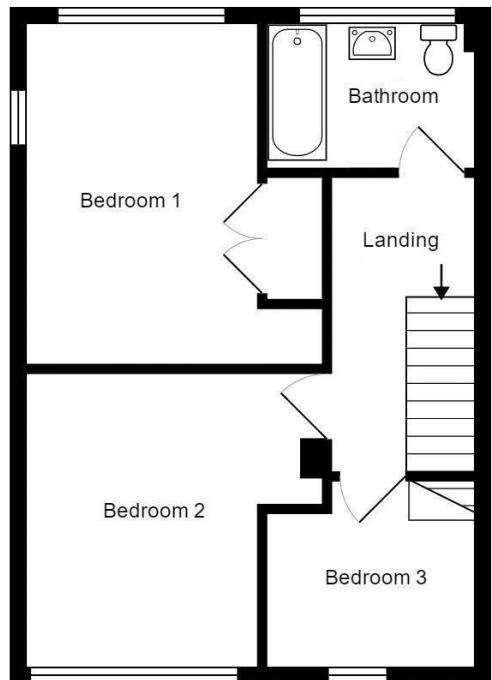
Outside

The property is approached over a path leading to main entrance door. The remaining front garden is laid to gravel. The enclosed rear garden is predominantly laid to slate shingle with lawn and a variety of decorative shrubs to borders. There are two adjoining outbuildings and allocated parking.

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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
Email: woodhallsa@robert-bell.org;
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