



8 Horseshoe Close  
Tattershall, Lincoln, Lincolnshire LN4 4HA

£245,000

**BELL**





## 8 Horseshoe Close

Tattershall, Lincolnshire LN4 4HA

Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

8 Horseshoe Close is a three-bedroom semi-detached property enjoying garden space, driveway and garage parking to a quiet, no-through road position. Within convenient distance of a wide range of services, amenities and schooling in the village of Tattershall, and adjacent Coningsby, the property will suit a range of prospective purchasers. Accommodation comprises an entrance hallway, generous living room, dining kitchen, utility and cloakroom to the ground floor with three bedrooms, including master with shower room, plus family bathroom to the first.

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 into the front through uPVC double glazed obscure door into:

### Reception Hallway

With radiator, wood effect flooring and wooden door to:

### Living Room 14' 7" x 11' 9" (4.44m x 3.58m)

With uPVC double glazed bay window to front and having wooden effect flooring, radiator, tv point and multiple power points. There is carpeted stairs to first floor and wooden door to:







#### **Dining Kitchen 15' 2" x 10' 0" (4.62m x 3.05m)**

With uPVC double glazed French doors to rear, window to rear and having a good range of storage units to base and wall levels and 1 1/2 sink and drainer to roll edge worktop. There is an oven and ceramic hob beneath extractor canopy, space and connections for upright fridge-freeze, tile effect flooring, radiator and wooden door to:

#### **Utility Room**

With uPVC double glazed obscure door to rear and having storage units to base and wall levels and sink and drainer to roll edge worktop. There is space and connections for under counter washing machine and dryer; radiator, tile effect flooring and wooden door to:

**Cloakroom** with low-level WC and hand wash basin.

#### **First Floor**

##### **Landing**

With loft access hatch (with drop down ladder), radiator and multiple power points. Having wooden doors to bedrooms and bathroom, including:

#### **Bedroom 2 14' 10" x 12' 7" (4.52m x 3.83m) max**

With uPVC double glazed windows to front and having built-in wardrobe storage space, radiator, multiple power points and wooden door to over stairs storage space.

#### **Bedroom 3 12' 1" x 7' 10" (3.68m x 2.39m)**

With uPVC double glazed window to rear, radiator and multiple power points.

#### **Bathroom 6' 7" x 6' 0" (2.01m x 1.83m)**

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, bath with shower over and tiled surround. There is tile effect flooring and radiator.

#### **Bedroom 1 14' 9" x 9' 11" (4.49m x 3.02m)**

With uPVC double glazed window to front, multiple power points, radiator and wooden doors to storage space and **En-Suite Shower Room** with uPVC double glazed obscure window to rear, low-level WC, hand wash basin to storage unit and corner shower cubicle with tiled surround. There is a radiator and tile effect flooring.

#### **Outside**

The property is located to the end of a brick paved no through road with driveway and garage parking - the **Garage** with electric roller shutter door, water softener and an EV charging points being accessible from the drive.

The rear garden, contained by sheet fencing, is predominantly laid to lawn with mature borders and a corner patio space.





**East Lindsey District Council – Tax band: B**  
**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](mailto:woodhallspa@robert-bell.org);  
 Website: <http://www.robert-bell.org>

Brochure prepared 29.12.2025

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

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

