



Granary Lodge

Granary Row, Tattershall, Lincolnshire LN4 4LP





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Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14 miles

Woodhall Spa – 4 miles

(Distances are approximate)

Pleasantly tucked away down a long driveway stands Granary Lodge, a bespoke property of some considerable charm providing a most appealing and extremely well-presented accommodation including triple aspect living room, large kitchen/diner, office/bedroom four and three first floor double bedrooms all with feature vaulted ceilings. The property has been thoughtfully designed with all the main rooms able to capture its superb position, overlooking the 'Gibson Cut' canal and glimpses of the medieval Tattershall Castle through the trees beyond. Built in 2013 by a local and well-respected builder known for his excellent quality build and attention to detail this property can only be fully appreciated by a formal viewing. The shopping, social and educational facilities of this popular 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 Hall with solid timber staircase leading to the first-floor galleried landing, having built-in storage below and doors to accommodation:

Study/Bedroom 4 [10'11" x 8'10" (3.32m x 2.69m)] currently used as an office however could also be used as a ground floor bedroom. Having front aspect and built-in full height cupboard, access to roof space with loft ladder and is boarded.

Cloakroom comprising low level WC, corner wash hand basin, extractor fan and tiled flooring.

Living Room [22' x 12'3" (6.70m x 3.73m)] a superb triple aspect room including views over the rear garden; feature open brick chimney breast with cast iron log burner set to stone hearth and TV points to each end.

Dining Kitchen [20' x 13'5" (6.09m x 4.09m)] a large room overlooking the rear garden through patio doors; having an extensive range of stylish fitted units comprising 'Schock' sink unit inset to ample work surface over matching base units with built in water softener, integral dishwasher, fridge, freezer and drinks chiller. There is a range oven having five ring gas hob with filter hood over, wall mounted cupboards with downlighting above. Ceiling spot lights, tiled flooring and door to:

Utility Room [13' x 7'2" (3.96m x 2.18m)] with a stainless steel sink and drainer inset to work surface over base units, space with plumbing for washing machine. There are wall mounted cupboards above with downlighting, tiled flooring and wooden door to side of property.

First Floor

Gallery Landing with doors to:

Main Bedroom [14'4" x 12'4" (4.37m x 3.76m)] a striking room with a vaulted ceiling and an extensive range of 'Hammonds' fitted wardrobes with hanging rails, integral drawers and sliding shoe drawers. There is a deep walk in walk-in cupboard, TV point and door to: **En-Suite** being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin, low level WC and vanity cupboards. Tiled flooring, extractor fan and heated towel rail.

Bedroom 2 [13'6" x 9'10" (4.11m x 2.99m)] a room with a vaulted ceiling and views over the rear garden towards the canal and through the trees to Tattershall Castle.

Bedroom 3 [13'6" x 9'10" (4.11m x 2.99m)] with the property's trademark vaulted ceiling and also views over the rear garden.

Bathroom [8'1" x 7'5" (2.46m x 2.13m)] with a white suite comprising panelled bath with shower attachment taps, wash hand basin over vanity cupboard, tiled flooring and heated towel rail.

OUTSIDE

The property is situated down a quiet, private unadopted lane (which is maintained by the owner of the lane) and is approached through ornate automatic gates with intercom system, over a long gravel drive leading to ample parking for several vehicles including a motorhome/caravan, turning area and access to **Detached Garage**, with up and over door power lighting and service door to the rear. The rear garden is mostly laid to lawn and leads down to the water's edge of 'The Gibson Cut' a former canal that connected the rivers Bain and Witham to the Granary. There are a wide variety of ornamental shrubs to borders and a path leading to a seating area next to the canal. There are two timber garden sheds, summerhouse, greenhouse and log store.

ENERGY PERFORMANCE 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

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TOTAL FLOOR AREA - 1643 sq.ft. (152.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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