



Longfellow

Thorpe Road, Tattershall Thorpe, Lincolnshire. LN4 4PE

£275,000

BELL
ROBERT BELL & COMPANY



Longfellow, Tattershall Thorpe

Lincoln – 21 miles

Grantham – 30 miles with East Coast rail link to London

Boston - 15 miles

Woodhall Spa - 3 miles

Coningsby – 2 miles

(Distances are approximate)

A three bedroom detached bungalow situated in an appealing position, enjoying private rear gardens and attractive countryside views. Internally the accommodation comprises; living room, kitchen diner and conservatory, three bedrooms and shower room. Outside there is ample parking for several vehicles, garage, brick outbuilding and covered patio area.

The shopping, social and educational facilities can be found within the nearby villages of Coningsby, Tattershall and Woodhall Spa. A viewing is highly recommended to fully appreciate the setting on offer

ACCOMMODATION

Reception Hall with uPVC main entrance door, built-in cloaks cupboard, built-in airing cupboard, coving, wood effect flooring, two radiators and power points. Door to

Living Room 16'6" x 12' (5.03m x 3.65m) a dual aspect room including views over the front garden; having an open fireplace set to decorative surround extending to one side for a TV stand. There is wood effect flooring, two radiators and power points.

Dining Kitchen 15'7" x 9' (4.75m x 2.74m) overlooking and having uPVC door to the rear garden; a range of fitted units comprising one and a half bowl sink drainer inset to work surface over base units including space and plumbing for automatic washing machine. There is a slot-in electric oven, wall mounted cupboards above, tiled flooring, radiator and power points.





Bedroom 1 12'6" x 10' (3.81m x 3.05m) with front aspect; having a range of fitted wardrobes, wood effect flooring, radiator and power points.

Bedroom 2 12'6" x 7'4" (3.81m x 2.23m) with front aspect; radiator and power points.

Bedroom 3/Dining Room 11'2" x 8'5" (3.40m x 2.56m) with built-in wardrobe, radiator, power points and uPVC door to:

Conservatory 12'3" x 8'9" (3.73m x 2.66m) overlooking the rear garden and open countryside beyond; radiator, power points and uPVC doors to garden.

Shower Room 8'3" x 8'3" (2.51m x 2.51m) being fully wall tiled and having a suite comprising shower cubicle, pedestal wash hand basin and a low level WC, heated towel rail and tiled flooring.

OUTSIDE

The property is approached over a driveway providing parking for several vehicles and access to **Garage** 16'6" x 8'10" (5.03m x 2.69m) with up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with a variety of mature shrubs/plants to borders. The rear garden is mostly laid to lawn with a wide variety of shrubs to borders. There is a covered patio and **Detached Brick Outbuilding** 22' x 13' (6.70m x 3.96m) average of a irregular shaped room], in need of some repair. A feature of the garden is its privacy and attractive views over open countryside towards woodland.

Further Information

Mains water, electric, oil central heating, UPVC double glazing, septic tank drainage

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

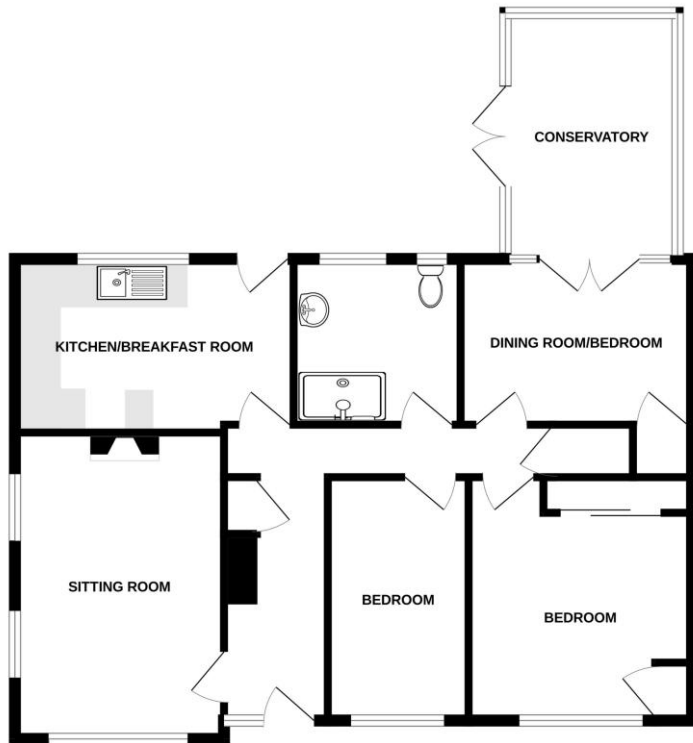
DISTRICT COUNCIL TAX BAND = C

EPC Rating = D

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.

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 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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