



11 Farriers Way
Tattershall, Lincolnshire LN4 4NG

£245,000
NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



11 Farriers Way

Tattershall, Lincolnshire LN4 4NG

Lincoln – 22 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14.5 miles

Woodhall Spa - 4 miles

Distances are approximate

A three bedroom semi detached house pleasantly situated within this popular residential area of Tattershall, a well serviced Lincolnshire village. Internally the property is enhanced by en-suite to main bedroom and dining kitchen having patio doors to the rear garden. Outside the property has off street parking, garage and gardens to rear and side.

Coningsby and Tattershall, divided by the River Bain, are popular well-served 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 is gained through a UPVC door into:

Reception Hall

With staircase to the first floor and having tiled flooring, coved ceiling, radiator, power points and door to:





Dining Kitchen 19' 4" x 12' 4" (5.89m x 3.76m)

Overlooking the rear garden through UPVC patio doors and having a range of stylish fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher and extends to provide a central breakfast bar. There is a five-ring gas hob, 'Neff' electric double oven, full height larder cupboard, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, tiled flooring, radiator and power points.

Living Room 14' 6" x 11' 10" (4.42m x 3.60m)

With front aspect and having coved ceiling, radiator, television point and power points.

Cloakroom

With a low-level WC, wash hand basin, tiled flooring, coved ceiling and radiator.

First Floor

Landing

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

Bedroom 1 14' 1" x 8' 11" (4.29m x 2.72m)

Overlooking the rear garden and having built-in airing cupboard, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, wash hand basin and a low-level WC. There is a radiator and extractor fan.

Bedroom 2 13' 9" x 9' 2" (4.19m x 2.79m)

With front aspect and having radiator and power points.

Bedroom 3 9' 9" x 9' 5" (2.97m x 2.87m)

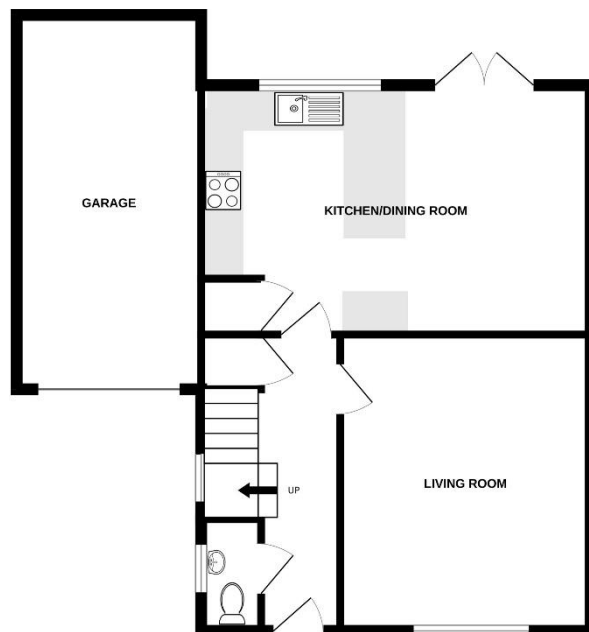
With front aspect and having built-in half height wardrobe, radiator and power points.

Bathroom 7' 4" x 6' 7" (2.23m x 2.01m)

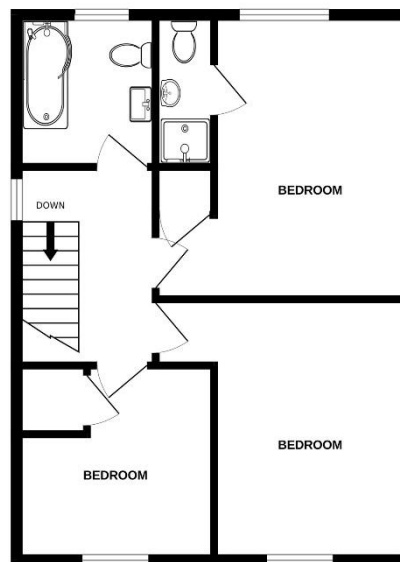
With a stylish suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a radiator and tiled flooring.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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.
Made with Metropix ©2023

Outside

The property is approached over a block paved driveway providing parking and leads to **Garage 18' 10" x 9' 4" (5.74m x 2.84m)** with up and over door, power, lighting and water tap. The remaining front garden is laid to lawn with path leading to rear and side of the property predominantly laid to lawn with paved patio area off the dining kitchen.

Further Information

All mains services. Gas central heating. 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 = 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.

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 SEPTEMBER 2023

Property Reference: WO0001 6348