



12 Hunters Lane
Tattershall, Lincoln, Lincolnshire LN4 4PB

OIEO £325,000
NO ONWARD CHAIN

BELL



12 Hunters Lane

Tattershall, Lincolnshire LN4 4PB

Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

A three bedroom detached bungalow pleasantly situated along the highly desirable Hunters Lane. The property has recently undergone an extensive range of upgrading and thoughtfully reconfigured to provide a superb home. Internally the property is enhanced by two reception rooms, two new bathrooms and stylish new kitchen. Outside there is ample parking for several vehicles, detached garage and south facing rear garden with views towards St Micheals Church. The shopping and social facilities of this well serviced Lincolnshire village are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



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 entrance door leading into:

Reception Hall

An attractive entrance with wood effect flooring, ceiling spot lights, radiator, power points, access to roof space, built-in cupboard housing central heating boiler with space with plumbing for washing machine. There solid glazed panel solid oak double doors to:



Dining Room 12' 5" x 10' 8" (3.78m x 3.25m)

Overlooking the rear garden through uPVC patio doors and having radiator, power points, solid oak door returning to reception hall and wide-open doorway to:

Living Room 15' 0" x 11' 10" (4.57m x 3.60m)

A dual aspect room including views over the rear garden and having ceiling spot lights, radiator and power points.

Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)

A dual aspect room having a new stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units, four ring electric hob, electric double oven. Integral fridge over freezer, integrated dishwasher, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, feature radiator, power points and uPVC door to the rear garden.

Bedroom 1 10' 10" x 9' 11" (3.30m x 3.02m)

With views from the front of the property and having built-in double wardrobe having solid oak doors, radiator, power points and door to **En-Suite 8' 5" x 7' 7" (2.56m x 2.31m)** with a new fitted suite comprising easy access shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Bedroom 2 12' 5" x 10' 7" (3.78m x 3.22m)

A dual aspect room with radiator and power points.

Bedroom 3 9' 11" x 7' 1" (3.02m x 2.16m)

With front aspect and having built-in double wardrobe having solid oak doors, radiator and power points.

Bathroom

With a new white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There are ceiling spot lights and a heated towel rail.

Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles, turning area and leads to **Detached Garage**, with up and over door, power, lighting and service door to the side. The remaining front garden is laid to lawn. The south facing rear garden is laid to grass with a wide variety of shrubs to borders and recently laid paved patio area.





East Lindsey District Council – Tax band: C
EPC Rating: D

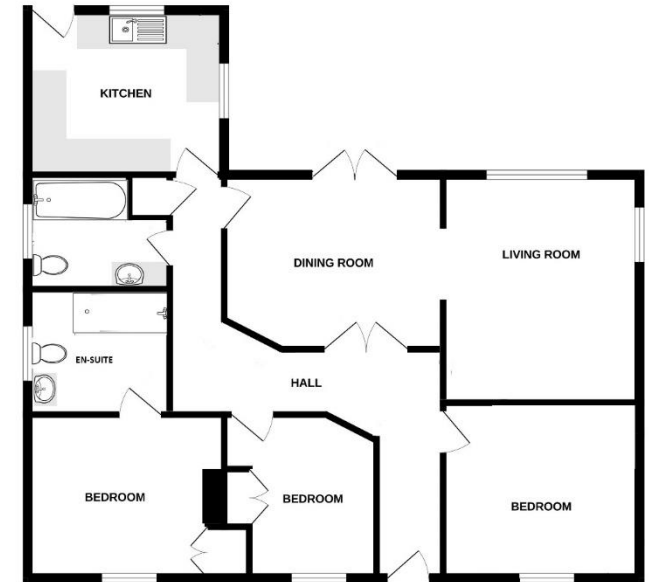
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.
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Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 27.11.2024

GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurement of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and equipment shown are not intended and to guarantee any level of performance or efficiency can be given.
Marked with reference 10/24

DISCLAIMER

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