



19 Gayle Road
Tattershall, Lincoln, Lincolnshire LN4 4LZ

£165,000
NO ONWARD CHAIN

BELL

19 Gayle Road

Tattershall, Lincolnshire LN4 4LZ

Lincoln – 21 miles
Grantham – 28 miles with East Coast rail link to London
Boston – 15 miles

(Distances are approximate)

A three-bedroom semi-detached house pleasantly situated to a corner position within the ever-popular area of Castlefields. Internally the property is enhanced by living room and kitchen, both overlooking the rear garden. Externally the property enjoys south facing rear gardens, garage and ample parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable 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 into the property is gained through a uPVC door leading into:

Entrance Lobby

With staircase to first floor and having radiator, power points and door to:

Living Room 17' 7" x 13' 5" (5.36m x 4.09m)

Overlooking the rear garden and having feature fire fireplace, radiator, power points and door to:





Kitchen 13' 6" x 7' 4" (4.11m x 2.23m)

With rear aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for a washing machine. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator, power points, uPVC door to rear garden and door to:

Cloakroom

Being fully wall tiled and having wash hand basin over vanity cupboard and low-level WC. There is tiled flooring, heated towel rail, wall mounted cupboard and understairs storage.

First Floor

Landing

With built-in double airing cupboard housing combination gate gas boiler.

Bedroom 1 16' 0" x 9' 0" (4.87m x 2.74m)

Overlooking the rear garden and having full height built-in double wardrobe, radiator and power points.

Bedroom 2 12' 7" x 8' 9" (3.83m x 2.66m)

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

Bedroom 3 9' 0" x 7' 5" (2.74m x 2.26m)

Overlooking the rear garden and having full height fitted double wardrobe, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over and pedestal wash hand basin. There is wood effect flooring, wall mounted vanity unit and wood effect flooring.

Cloakroom

With a low-level WC and wood effect flooring.

Outside

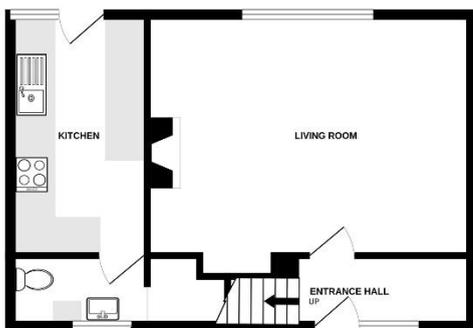
The property is approached from the side over a graveled driveway providing side by parking and leads to **Garage 15' 5" x 8' 0" (4.70m x 2.44m)** with up and over door, power, lighting and service door to garden. The remaining front garden is laid to lawn. The enclosed rear garden is laid to lawn with timber garden store.

**East Lindsey District Council – Tax band: A
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.



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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VIEWING: By arrangement with the agent's Woodhall Spa Office.

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Brochure prepared 11.03.2026

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