



3 Railway Cottage

Lodge Road, Tattershall, Lincolnshire LN4 4JS

£149,950

BELL
ROBERT BELL & COMPANY



3 Railway Cottage

Lodge Road, Tattershall LN4 4JS

Lincoln – 25 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 16 miles

Woodhall Spa - 3 miles

(Distances are approximate)

A former railway cottage for the long since departed railway line pleasantly situated to a semi-rural position mid-way between Woodhall Spa and Tattershall. The property has had some uplifting in recent times and provides three bedrooms, living room and kitchen diner. There is off street parking and surprising gardens laid to lawn with a nature garden and shady woodland area. A viewing is recommended to fully appreciate the setting on offer.



The nearby villages of 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 to:

Entrance Lobby

With staircase to first floor and having cloak hooks to one wall and door to:



Lounge 11' 10" x 10' 3" (3.60m x 3.12m)

With front aspect and having coved ceiling, radiator, power points and door to:

Kitchen/Diner 15' 1" x 12' 0" (4.59m x 3.65m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above, radiator, power points and door to:

Rear Lobby

With deep built-in airing cupboard, UPVC door to rear garden and door to:

Bathroom 8' 3" x 6' 7" (2.51m x 2.01m)

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and extractor fan.

First Floor

Landing

With doors to:

Bedroom 1 11' 10" x 10' 3" (3.60m x 3.12m)

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

Bedroom 2 8' 4" x 7' 5" (2.54m x 2.26m)

Overlooking the rear garden and having radiator and power points.

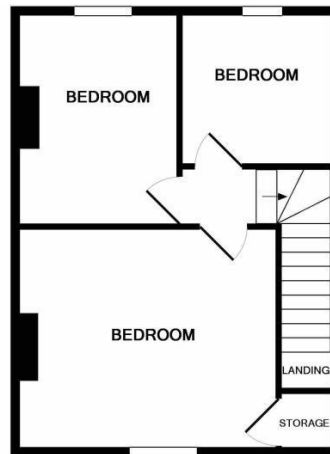
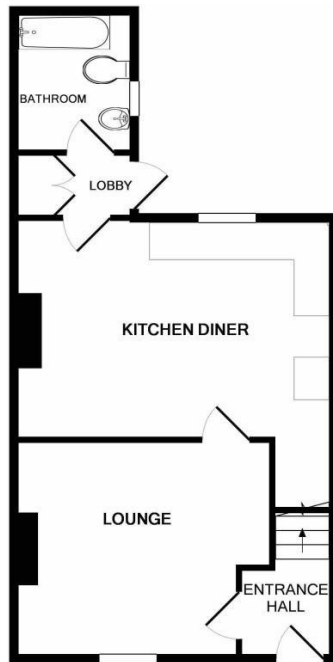
Bedroom 3 12' 1" x 7' 2" (3.68m x 2.18m)

With rear aspect and having radiator and power points.

Outside

The property is approached over a driveway providing off-street parking. The rear garden has a 'Courtyard' patio area leading to lawn. The garden continues to an area left to nature with wild flowers and shady woodland area.





Further Information

Mains water and electricity. Oil fired central heating. UPVC double glazing. Drains to shared private system.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel: 01507 601111

DISTRICT COUNCIL TAX BAND = A

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 JULY 2022

Property Reference: WO0001 5859



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