



11a Farriers Way  
Tattershall, Lincoln, Lincolnshire LN4 4NG

£195,000  
NO ONWARD CHAIN

BELL



# 11a Farriers Way

Tattershall, Lincolnshire LN4 4NG

Lincoln – 22 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 14.5 miles

(Distances are approximate)

A three bedroom mid terraced house pleasantly situated within this popular residential area. Internally this thoughtfully designed property is enhanced by dual aspect living room and en-suite to main bedroom. outside the property has off street parking, garage and enclosed rear garden. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy 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 with its storm porch over is gained through a uPVC door into:

## Reception Hall

With staircase to the first floor and having storage cupboard below, coved ceilings, radiator, power points and door to:



**Living Room 20' 5" x 10' 6" narrowing to 8' 6" (2.59m x 3.22m x 3.20m)**

A dual aspect room including uPVC patio doors to the rear garden. There are coved ceilings, two radiators and power points.

**Kitchen 11' 4" x 10' 5" (3.45m x 3.17m)**

With view over the rear garden 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 washing machine. There are wall mounted cupboards above, larder cupboard and filter hood over space for gas or electric cooker. There are coved ceilings, ceiling spot lights, radiator, power points and uPVC door to the rear garden.

**Cloakroom**

With a low-level WC, wash hand basin and radiator.

**First Floor  
Landing**

With built-in airing cupboard and doors to:

**Bedroom 1 13' 0" x 11' 1" (3.96m x 3.38m)**

Overlooking the rear garden and having radiator, power points and door to **En-Suite**, having a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC.

**Bedroom 2 15' 1" x 9' 0" (4.59m x 2.74m)**

With a front aspect and having power points and radiator.

**Bedroom 3 10' 0" x 9' 2" (3.05m x 2.79m) main area**

With front aspect and having radiator and power points.

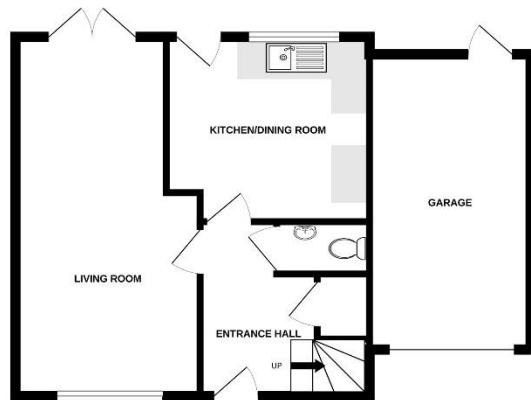
**Bathroom**

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

**Outside**

The property is approached over a block paved driveway providing off street parking and leads to garage with up and over door, power and lighting. The remaining front garden is laid to lawn. The enclosed rear garden is laid to lawn with paved patio area.

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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**East Lindsey 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.

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

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Brochure prepared 15.01.2025

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