



**West Drive, Tattershall, Lincoln**

**£135,000**

  
**MARTIN & CO**

West Drive, Tattershall, Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£135,000

Date Available:  
Deposit:  
null

- Two Double Bedrooms
- Long Galley Kitchen
- Open Plan Lounge Diner
- Modern Shower Room
- Rear Garden
- No Onward Chain
- Tenure - Freehold / Service Charge - £342.67 PA
- EPC Rating - D / Council Tax Band A

Two bedroom semi-detached home being located within an established residential area of Tattershall. Situated near to the country park lakes and neighbouring village of Coningsby. Comprising internally of an entrance hall, lounge diner, kitchen, two double bedrooms and a shower room. NO ONWARD CHAIN.



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Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D

**Entrance Hall**  
 PVC entrance door, carpet flooring and a radiator. Stairs rising to the first floor.

**Lounge / Diner**  
 17'7" x 13'9"  
 PVC windows to the front and rear, carpet flooring, two pendant fittings, Honeywell thermostatic control, radiator, under stairs storage cupboard and an electric feature fire with surround.

**Kitchen**  
 20'6" x 7'2" (max measurements).  
 Base and eye level units with roll edge work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven, electric hob and extractor over, space and plumbing for a washing machine with further space for a fridge freezer and another under counter appliance. PVC doors to the front and rear, PVC rear window, spot lit ceiling and feature under unit lighting, radiator, tiled flooring and mains consumer unit housed.

**Stairs / Landing**  
 Carpet flooring, pendant fitting, access to the loft, PVC window to the rear and a cupboard housing the Vaillant combination boiler.

**Bedroom**  
 17'10" x 8'8"  
 PVC windows to the front and rear, carpet flooring, two pendant fittings, two radiators and built in wardrobe space.

**Bedroom**  
 12'1" x 10'5" (max measurements).  
 PVC window to the front, carpet flooring, pendant fitting, radiator and built in wardrobe space.

**Shower Room**  
 7'4" x 5'6" (max measurements).  
 Fully tiled room with a low level WC, vanity sink and corner cubicle with a thermostatic shower. PVC window to the rear, heated towel rail, light and extractor.

**Outside**  
 To the front is a garden being mainly laid to lawn with concrete pathways leading to a rain canopy entrance and secondary porch with storage cupboard. On road parking is available. The rear boasts a good sized fully enclosed garden being mostly laid to lawn with gravel borders, patio area and gated access to the rear with an outlook to the communal green area.

**Fixtures & Fittings.**  
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

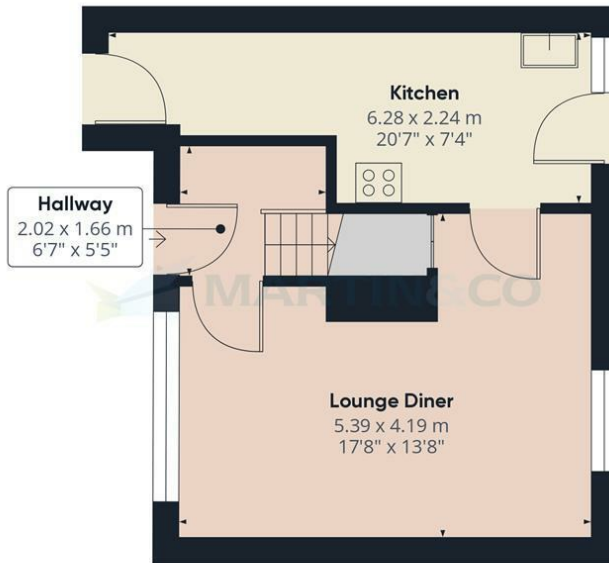
**Service Charge**  
 The agent has been made aware by the vendor that there is a service charge payable for upkeep of the communal areas.

Service Charge - £342.67 PA

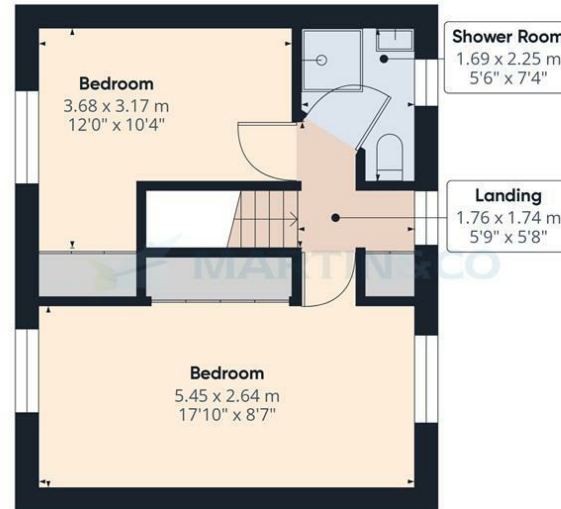


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
		<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
68.18 m<sup>2</sup>  
733.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.