



22 The Covert
Tattershall, Lincoln, Lincolnshire LN4 4GN

£195,000

BELL



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Pleasantly situated within this popular residential area this two double bedroom semi-detached dormer bungalow benefits from well-presented accommodation including lounge, ground floor bedroom, breakfast kitchen and first floor bedroom and bathroom. The rear garden is laid to lawn with ample off-street parking.

The shopping, social and educational facilities of this well served Lincolnshire village are all within reasonable walking distance.

Accommodation

Storm Porch over main glazed panel front entrance door into:

Reception Hall with staircase to first floor and having under stairs storage, built-in double airing cupboard, coving, telephone point, radiator, power points and door to:

Kitchen 12' 8" x 8' 4" (3.86m x 2.54m) overlooking the rear garden and having a range of fitted units comprising 1½ stainless steel sink drainer inset to ample worksurface over matching base units including electric oven, space and plumbing for washing machine and dishwasher. There are wall-mounted cupboards above including filter hood over four-ring gas hob. There are tiled splashbacks to all worksurfaces, coved ceiling, ceiling spotlights, power points and glazed panel door to side of property.

Lounge 12' 8" x 11' 1" (3.86m x 3.38m) overlooking the rear garden through UPVC patio doors and having coved ceiling, radiator, TV aerial point and power points.

Cloakroom comprising low-level WC and wash hand basin; coving, radiator and extractor fan.

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m) currently used as a second reception room. With front aspect and having built-in double wardrobe, coved ceiling, radiator and power points.





First Floor

Landing with radiator, power points and door to:

Bedroom 1 13' 3" x 13' 2" (4.04m x 4.01m maximum dimensions) with sloping ceiling and having two built-in double wardrobes, radiator and power points.

Bathroom having a suite comprising panelled bath, tiled shower cubicle, low-level WC and pedestal wash hand basin. There is a radiator and shaver light over sink.

Outside

The property is approached over a driveway providing ample parking for several vehicles with car port. The remaining front garden is laid to lawn. The south-facing rear garden is mostly laid to lawn with paved patio area off the lounge and large shed with mains electric connected.

The Area

Coningsby and Tattershall are well-serviced villages with shops, schools, post office and library. There is a Leisure Centre and the Battle of Britain Memorial Flight. The market towns of Horncastle and Boston are close by and the historic city of Lincoln and the East Coast are both within easy driving distance

East Lindsey District Council – Tax band: B

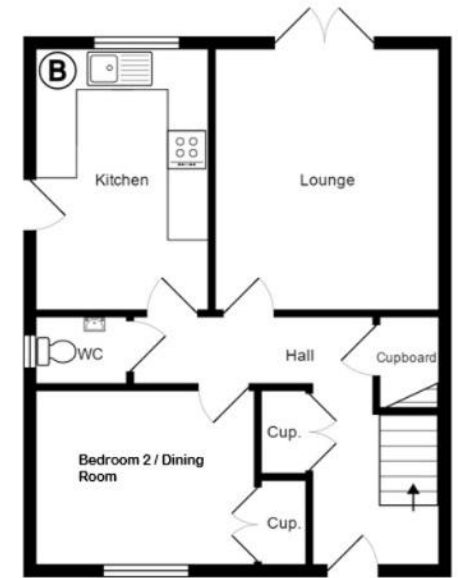
ENERGY PERFORMANCE RATING: tbc

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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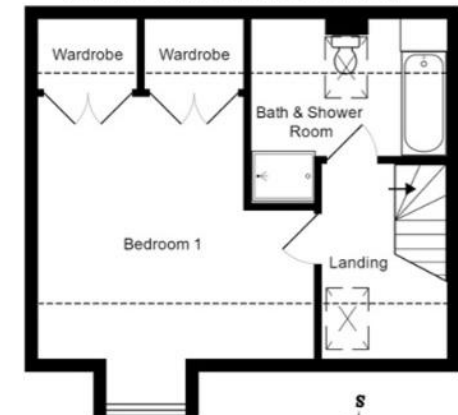
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Ground Floor

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



First Floor



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