



5 Kestrel Close
Tattershall, Lincoln, Lincolnshire LN4 4GP

Offers in Excess Of £220,000

BELL



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Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 14 miles
Woodhall Spa – 5 miles

(Distances are approximate)

5 Kestrel Close is a well-presented two-bedroom bungalow, pleasantly positioned within a quiet cul-de-sac on the edge of the popular village of Tattershall. The accommodation includes a bright entrance hallway, two double bedrooms, a modern bathroom, and a fitted contemporary kitchen. To the rear, the property features a spacious lounge enjoying views over the generous rear garden, creating a light and welcoming living space. The larger-than-average rear garden is a particular highlight — fully enclosed, non-overlooked, and bordered with mature shrubs, offering a good degree of privacy and a lovely rural feel. Ideally suited to a range of buyers, including those looking to downsize or seeking single storey living, the property is conveniently located close to a full range of amenities in Tattershall and Coningsby. The historic village of Woodhall Spa is just a short distance away, with regular bus services also connecting to Woodhall Spa and the Cathedral City of Lincoln. The area is rich in heritage, with Tattershall Castle nearby and the well-known Battle of Britain Memorial Flight based locally, adding to the character and appeal of this desirable location.



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

Hallway with composite double glazed front entrance door and having wood effect flooring, loft access hatch and multiple power points. There are doors to storage cupboards and accommodation including:



Kitchen 10'6" x 7'6" (3.20m x 2.28m) having uPVC double glazed window to front and having modern units to base and wall levels, Smeg oven and hob, Blanco sink and drainer to roll edge worktop, integrated fridge-freezer, space and connections for under counter washing machine. There is a gas fired boiler to unit, tile effect flooring, radiator and multiple power points.

Bathroom 6'8" x 5'7" (2.03m x 1.70m) having uPVC double glazed obscure window to side; panel bath with shower over and tiled surround, pedestal wash hand basin and low-level WC. There is tiled flooring and heated towel rail.

Bedroom 2 11'3" x 9'4" (3.43m x 2.84m) With uPVC window to rear, overlooking the bright & spacious rear garden and having wood effect flooring, radiator and multiple power points.

Lounge 16'6" x 11'6" (5.03m x 3.50m) Views via French doors overlooking the generous sized rear garden, with access to the main patio area. There is a Dimplex electric fire to stone effect surround, wood effect flooring, radiator, TV point and multiple power points.

Bedroom 1 10'10" x 9' (3.30m x 2.74m) with uPVC double glazed window to front, radiator and multiple power points.

Outside

The property is approached via a tarmac driveway leading to a **Single Garage** with up and over door, with light and power (four double sockets with fuse board), workbench and shelving. The front garden is predominately laid to lawn with shrub borders and contained by hedging, with mature shrub border to side of driveway. Pathway leading to front entrance door and fully gated rear access to both sides of the property to a child and pet friendly secure rear garden that is beautifully maintained, offering a high degree of privacy and ideal for both families and pet owners. The garden is fully enclosed and non-overlooked, creating a safe and secure outdoor space that can be enjoyed with confidence. Thoughtfully designed, the garden features a patio extending across the full length of the bungalow, seamlessly connecting the indoor and outdoor living space and providing an excellent area for entertaining or al fresco dining. Beyond the patio, the garden is mainly laid to lawn and bordered by mature shrubs, which enhance the sense of seclusion while adding colour and interest throughout the year. A summerhouse with its own patio area provides a versatile space, ideal for relaxation, hobbies, or entertaining guests, while a separate garden potting shed with an additional patio area offers practical storage and hobby space for keen gardeners. The refuse bin area is discreetly camouflaged, maintaining the garden's clean and attractive appearance. Overall, this is a private, child- and pet-friendly garden, combining functionality with a peaceful, well-established setting — perfectly suited to those seeking an attractive and usable outdoor space.





East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE 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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