



2 Grange Drive
Tattershall, Lincoln, Lincolnshire LN4 4GJ

£330,000

BELL



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

(Distances are approximate)

An exceptionally well presented four bedroom detached house pleasantly situated within this attractive residential area. Internally the property is further enhanced by two reception rooms, conservatory and en-suite to main bedroom. Outside there are most appealing enclosed gardens, double garage and side by side off street parking. 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-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 composite entrance door leading into:

Reception Hall

With staircase to the first floor and having coved ceiling, radiator, power points and door to:



Dining Room 11' 3" x 10' 7" (3.43m x 3.22m)

A dual aspect room having wood effect flooring, coved ceiling, radiator, power points and glazed panel double doors opening to:

Lounge 17' 3" x 12' 0" (5.25m x 3.65m)

With multi fuel stove having wooden mantel above, coved ceiling, radiator, power points, wood effect laminate flooring and bi-folding doors to:

Conservatory 11' 5" x 11' 3" (3.48m x 3.43m)

Overlooking the rear garden and having wood effect laminate flooring flooring and power points.

Breakfast Kitchen 15' 11" x 8' 10" (4.85m x 2.69m)

A triple aspect room with a stylish range of fitted units comprising of porcelain one and half sink drainer inset to worksurface over base units including integral fridge and freezer. There is a four-ring gas hob, electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is a radiator, coved ceiling, power points and door to:

Utility Room

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base unit and space with plumbing for washing machine and dishwasher. There are wall mounted cupboards above, coved ceiling, radiator, power points and composite door to rear garden.

Cloakroom

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

First Floor

Landing

With coved ceiling and having airing cupboard with radiator. There are power points, radiator and door to:

Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m)

A dual aspect room having fitted wardrobes, overhead storage, fitted vanity unit, radiator, power points, coved ceiling and door to **En-Suite** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and coved ceiling.

Bedroom 2 12' 1" x 8' 1" (3.68m x 2.46m)

Having fitted wardrobes and a built-in wardrobe, radiator, coved ceiling and power points.





Bedroom 3 9' 9" x 9' 0" (2.97m x 2.74m)

A dual aspect room with radiator, coved ceiling, radiator and power points.

Bedroom 4 9' 0" x 5' 9" (2.74m x 1.75m)

With rear aspect and having fitted wardrobe, coved ceiling radiator and power points.

Bathroom

Having a suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is coved ceiling and radiator.

Outside

The property is approached over a double width driveway providing double width side by side off street parking and leads to **Double Garage 18' 0" x 18' 0" (5.48m x 5.48m)** with two up and over doors, power, lighting, fitted work bench and service door to the rear. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with mature shrubs to borders. To one side is an appealing 'Courtyard' laid to paving.

Further Information

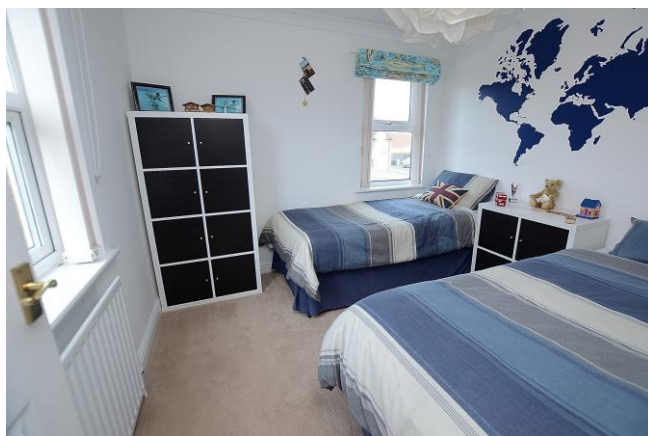
All mains' services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

EPC RATING = tbc

Brochure prepared 26.05.2026



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Grange Drive, Tattershall, Lincoln, LN4



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