



30 Fortescue Close
Tattershall, Lincoln, Lincolnshire LN4 4LN

£265,000





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Lincoln – 22 miles
Grantham – 28 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

A well-presented and modernized, three bedroom detached bungalow pleasantly situated to a cul-de-sac position within easy walking distance of the shopping, social and educational facilities of this well served Lincolnshire village. The property has recently undergone a range of updating and redecoration, including the addition of solar panels. Externally the property is further enhanced by a single garage, driveway parking, attractive enclosed rear patio and lawn to the side. The property benefits from bathroom and kitchen underfloor heating.



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

Entered into the side through composite double glazed obscure door with full height panel alongside into:

Reception Hall

With loft access hatch, multiple power points, wood effect flooring and wooden doors to storage space and accommodation including:



Living / Dining Room

With uPVC double glazed windows to front and side and having log burning stove to exposed brick surround with tiled hearth, multiple power points, television point and wood effect flooring.

Breakfast Kitchen

With uPVC double glazed windows to front and side and under unit lighting. There is 1 1/2 Blanco sink and drainer set to square edge worktop and an excellent range of modern units to base and wall levels. There is an integrated fridge-freezer and dishwasher, Neff oven and grill and four ring induction hob beneath extractor canopy. Also having breakfast bar, multiple power points and tiled flooring.

Bathroom

With uPVC double glazed obscure window to side and light up mirror. There is a low-level WC and hand wash basin set to extensive storage unit with roll edge counter top and bath set to tiled surround with triton T80 electric shower over. There is a heated towel rail and wood effect flooring.

Bedroom 1

With uPVC double glazed French doors and full height panels alongside to rear, television point, multiple power points and wall mounted heater.

Bedroom 2

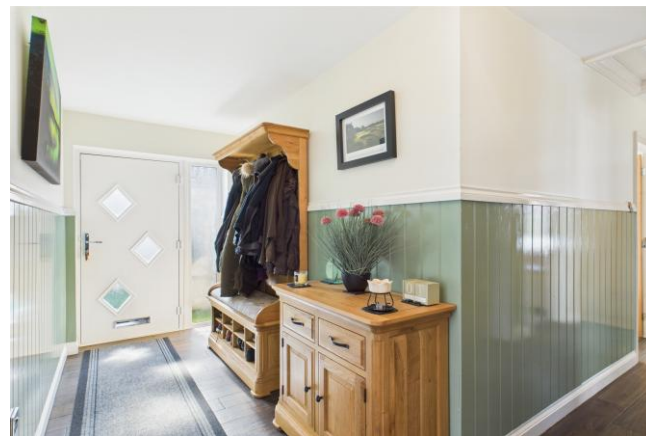
With uPVC double glazed window to rear, multiple power points and wall mounted heater.

Bedroom 3 / Office

With uPVC double glazed window to side and multiple power points.

Outside

The property is approached to the front over a concrete driveway with adjacent parking space, continuing down beneath a car port and to a **Single Garage**, with up and over door, light and power. The front garden is laid to low maintenance gravel, with path through side gate and to the child and pet friendly side lawn. To the rear is an attractive, south-facing patio seating space with raised planters and a useful store, plus access to the garage.





Further Information

Mains electric, water and drainage. Electric 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 = C

EPC RATING = D

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

Tel: 01526 353333

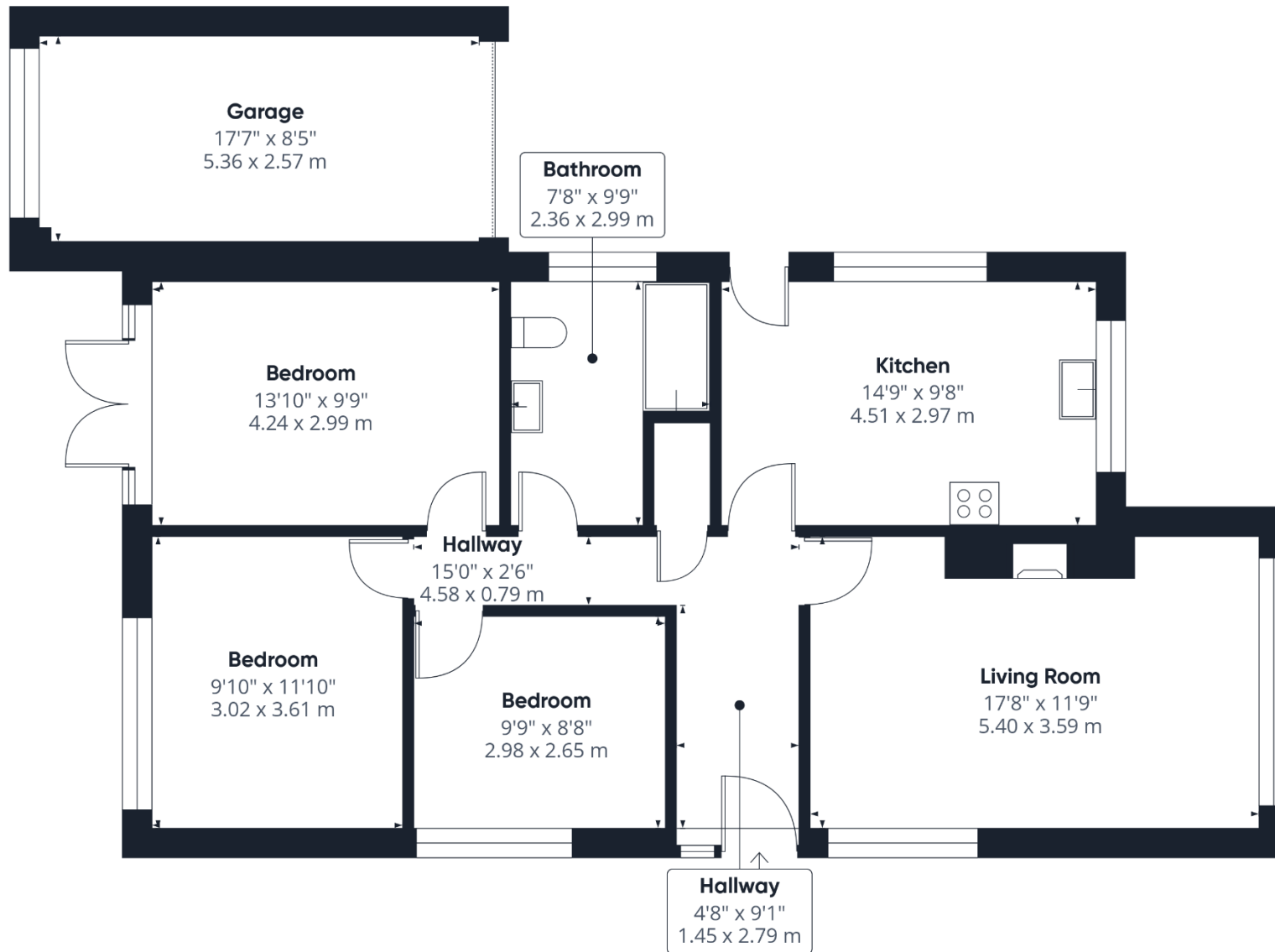
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 13.05.2025







Approximate total area⁽¹⁾

1000 ft²
92.9 m²

(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.

GIRAFFE360

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