



1 New Cottages
Tumby, Boston, Lincolnshire PE22 7TA

£185,000
NO ONWARD CHAIN





1 New Cottages

Tumby, Lincolnshire PE22 7TA

Lincoln – 23 miles
Grantham – 30 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

Set well back from the passing road stands this three bedroom semi-detached house providing living room to the front and dining kitchen overlooking the rear garden. Outside there is ample parking for many vehicles and enclosed rear garden with superb westerly views over open countryside, an ideal spot to enjoy the famous Lincolnshire countryside. Shopping, social and educational facilities can be found within the nearby and well serviced villages of Tattershall and Coningsby.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With staircase to first floor and having storage below. There is a radiator, power points, door to kitchen and door to:

Living Room 14' 10" x 10' 11" (4.52m x 3.32m)

With front aspect and having feature open brick fireplace, radiator and power points.

Dining Kitchen 16' 0" x 9' 6" (4.87m x 2.89m)

Overlooking the rear garden and the open Lincolnshire countryside beyond. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, filter hood over space for cooker and built-in larder cupboard. There is a radiator, wood effect flooring, radiator and door to:

Rear Lobby

With door to the side of property, radiator, power points and door to:





Cloakroom

With a low-level WC and wash hand basin.

First Floor

Landing

With side aspect and having built-in airing cupboard, access to roof space, power points and door to:

Bedroom 1 12' 3" x 10' 11" (3.73m x 3.32m)

With front aspect and having radiator and power points.

Bedroom 2 12' 4" x 9' 7" (3.76m x 2.92m)

Overlooking the rear garden and having superb views over open countryside. There is a built-in double wardrobe, radiator and power points.

Bedroom 3 10' 11" x 5' 11" (3.32m x 1.80m)

With front aspect and having built-in wardrobe, radiator and power points.

Bathroom 6' 10" x 6' 5" (2.08m x 1.95m)

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring and radiator.

Outside

The property is approached over a driveway providing ample parking for several vehicles with graveled turning area. The remaining front garden is laid to lawn with shrubs to border. The enclosed rear garden is laid to lawn with paved patio area and timber garden shed. **Please Note:** This property has a shared septic tank with the adjoining property.

East Lindsey District Council – Tax band: A

EPC RATING – E

Oil Fired Central Heating

Septic Tank Drainage - shared with the adjoining property (the costs of maintenance, repair or replacement to be shared equally with the neighbours).

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.

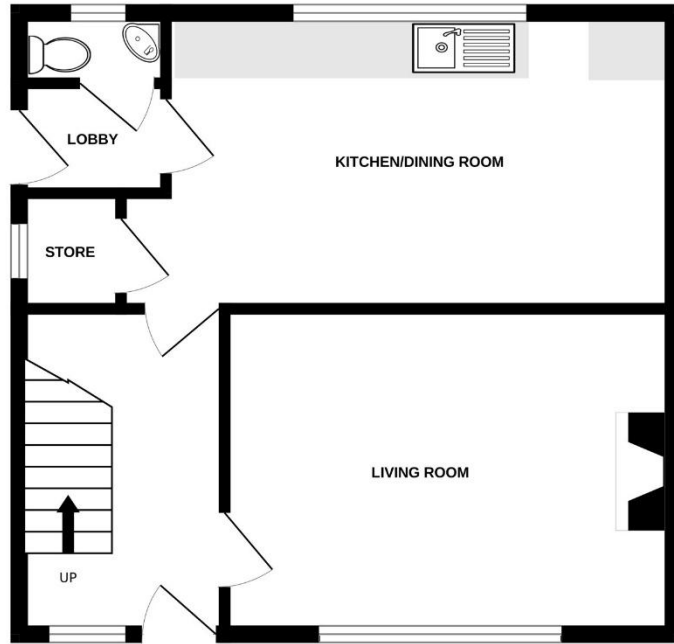
Tel: 01526 353333

Email: woodhallspa@robert-bell.org

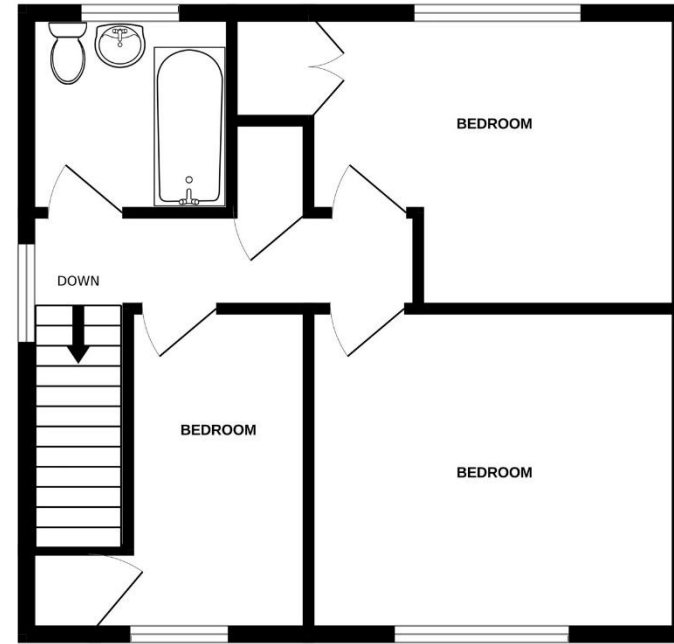
Website: <http://www.robert-bell.org>

Brochure prepared 08.05.2026

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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