



15 Fitzgerald Court  
Tattershall, Lincoln, Lincolnshire LN4 4PU

£119,950

**BELL**



# 15 Fitzgerald Court

Tattershall, Lincolnshire LN4 4PU

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

(Distances are approximate)

A three-bedroom mid terraced house pleasantly situated to the heart of this popular residential area. Internally the property is enhanced by thoughtfully designed accommodation including living room to the front and kitchen diner overlooking and having access to the rear garden. The property has good sized rear garden and allocated parking.

The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable 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 Lobby** with main uPVC entrance door having built-in storage cupboard and glazed panel door to:

**Reception Hall** with staircase to the first floor, radiator and power points. Doors to:

**Cloakroom** comprising low-level WC and wash hand basin.



**Dining Kitchen** 17'2" x 9'8" (5.23m x 2.94m) overlooking the rear garden and having a range of fitted units comprising stainless steel sink with drainer inset to work surface over base units including space and plumbing for washing machine. There is a four-ring electric hob with filter hood above, over electric oven and wall mounted cupboards above. There is part tiled flooring, radiator and power points. uPVC door to rear garden and door to:

**Living Room** 14'2" x 11'2" (4.31m x 3.40m) with front aspect and having feature fireplace, radiator and power points. Door returning to the reception hall.

#### **First Floor**

**Landing** with built-in storage cupboard, linen cupboard, access to roof space and power points. Doors to:

**Bedroom 1** 13'4" x 8'9" (4.06m x 2.66m) overlooking the rear garden and having built-in double wardrobe with sliding mirrored doors, coved ceiling, radiator and power points.

**Bedroom 2** 11'3" x 10'7" (3.43m x 3.22m) inclusive of wardrobes) with front aspect and having two built-in wardrobes, radiator and power points.

**Bedroom 3** 10' x 8'6" (3.05m x 2.59m) with front aspect and having radiator and power points.

**Bathroom** with white suite comprising panel bath with shower over, wash hand basin over vanity unit and a low-level WC; electric wall mounted heater and radiator.

#### **Outside**

The property is approached over a path leading to main front door. The rear garden has two adjoining outbuilding and gate to rear.

**East Lindsey District Council – Tax band: A**

**ENERGY PERFORMANCE 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  
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## Ground Floor



## First Floor



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