



11 The Covert

Tattershall, Lincoln, Lincolnshire LN4 4GN

£165,000
NO ONWARD CHAIN

BELL



11 The Covert

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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

NO ONWARD CHAIN! 11 The Covert is a spacious, two-bedroom semi-detached property with dedicated parking space and private rear garden, situated to a no-through road position. With a generous lounge to the front and breakfast kitchen to the rear, the property will suit a range of potential purchasers.

Tattershall is a popular village, offering – alongside the adjacent Coningsby - a wide range of services, amenities and schooling: including the secondary Barnes Wallis Academy opposite this property, with a (new) pelican crossing offering ideal access. The market town of Horncastle provides further schools and amenities within close proximity, while the city of Lincoln with rail links to London is approximately 20 miles away.



Hallway 6' 9" x 3' 6" (2.06m x 1.07m)

With wooden double-glazed obscure door and having multiple power points and wooden doors to cloakroom and lounge.

Cloakroom

With a low-level WC and hand wash basin. There is wood effect flooring, radiator and a mirror fronted storage unit.

Lounge 15' 6" x 10' 6" (4.72m x 3.20m) plus staircase

With uPVC double glazed window to front and having multiple power points, radiator, tv point and wooden door to kitchen.



Breakfast Kitchen 14' 0" x 9' 2" (4.26m x 2.79m)

With uPVC double glazed French doors to rear and spotlights to ceiling. There is a good range of storage units to base and wall levels, CDA oven, four ring hob and extractor canopy. There is space and connections for appliances, radiator, tiled flooring and gas fired wall mounted Worcester boiler.

Gallery Landing

With loft access hatch, multiple power points and wooden doors to bedrooms and bathroom.

Bedroom 2 11' 4" x 8' 8" (3.45m x 2.64m) max

With uPVC double glazed window to front and having radiator, multiple power points and wooden doors to storage spaces.

Bathroom 6' 8" x 6' 6" (2.03m x 1.98m)

With low-level WC and hand wash basin to storage unit. There is a shower above bath with tiled surround, tile effect flooring and radiator.

Bedroom 1 12' 0" x 9' 4" (3.65m x 2.84m)

With uPVC double glazed window to rear, radiator and multiple power points. There is a mirror fronted bank of varied storage, with wardrobe, cupboard and shelving spaces.

Outside

The property has use of a single, tarmac parking space to the front, while the fenced rear garden is laid to lawn with paved patios, timber potting shed and stone chipped borders with mature shrubs.

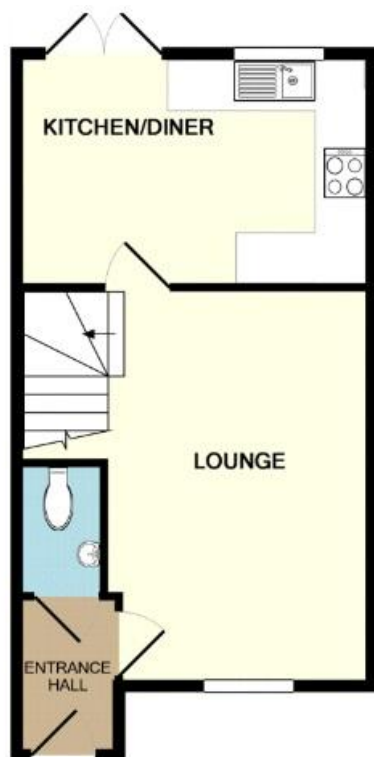


East Lindsey District Council – Tax band: A
EPC Rating: tbc

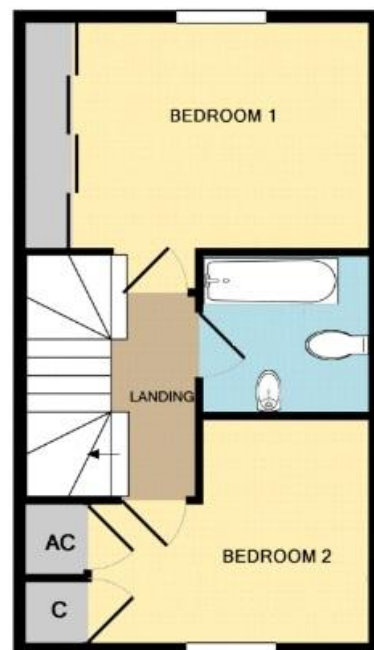
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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Brochure prepared 21.07.2026



GROUND FLOOR
APPROX. FLOOR
AREA 32.5 SQ.M.
(350 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.5 SQ.M.
(339 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.1 SQ.M. (690 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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