



2 Browning Court
Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4PP

£125,000

BELL



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Tattershall, Lincolnshire LN4 4PP

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

(Distances are approximate)

Pleasantly situated to the fringe of this popular residential area this two double bedroom mid terrace house enjoys lounge overlooking the green space to the front, kitchen diner overlooking the rear garden and first floor home office. Outside the property is enhanced by enclosed rear garden and allocated 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 with storm porch over is gained through a uPVC door leading into:

Reception Hall

With an open tread staircase to the first floor and having radiator, power points, door to living room and door to:



Kitchen Diner 17' 0" x 9' 6" (5.18m x 2.89m)

Overlooking the rear garden through sliding patio door and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot in electric cooker, wall mounted cupboards above a larger cupboard. There is a radiator, power points and door to:

Lounge 14' 0" x 10' 10" (4.26m x 3.30m)

With front aspect, radiator, power points and door returning to reception hall.

First Floor Landing

With access to roof space and having power points and door to:

Bedroom 1 13' 0" x 8' 8" (3.96m x 2.64m)

Overlooking the rear garden and having built-in double wardrobe, radiator and power points.

Bedroom 2 10' 9" x 8' 9" (3.27m x 2.66m)

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

First Floor Office 5' 7" x 5' 8" (1.70m x 1.73m)

With front aspect and having radiator and power points.

Bathroom

With a stylish suite comprising paneled bath with shower over and shower attachment taps. There is a radiator and wood effect flooring.

Separate WC

With a low-level WC and wall mounted vanity unit.

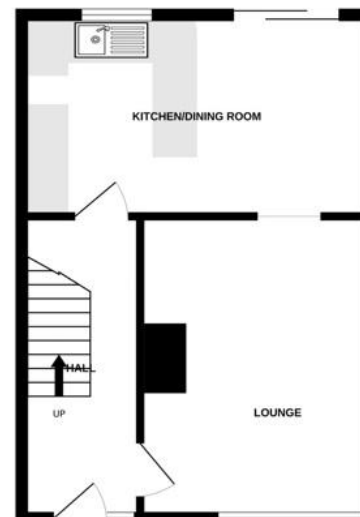
Outside

The property is approached over a path leading to main front door. The remaining front garden has decorative shrubs and a range of built-in timber storage cupboards. The enclosed rear garden is predominantly laid to lawn with raised flower beds. There are two adjoining outbuildings, timber gate to rear and allocated parking.

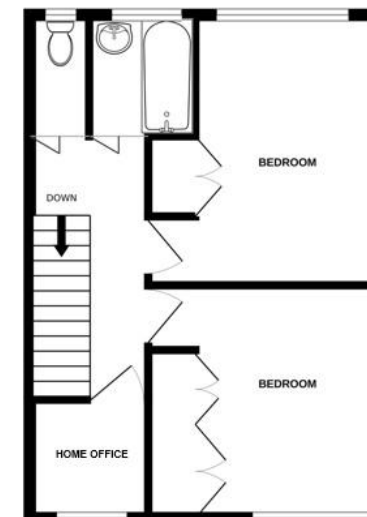




GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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.
Made with Metrepro 12/2015

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

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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