



***Kingsway, North Road,
Tattershall Thorpe, LN4 4PQ
Offers In Region Of £425,000***



- Surprisingly Spacious Bungalow
- Fully Renovated Throughout
- 3 Bedrooms, Shower Room
- Large Car-port, Garage & Workshop
- Large Gardens, Rural Rear Views
- New Oil Fired Boiler. uPVC Units Throughout

This recently fully renovated detached bungalow, has surprisingly spacious accommodation with a new oil fired central heating boiler installed and all electrics are finished with a Nappit guarantee. The property is set within large gardens with some lovely rural views to the rear over the adjoining farmland and has a useful range of outbuildings including large car-port, garage and workshop. Tattershall Thorpe won best East Midlands Village in Bloom in 2023.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having radiator, wall thermostat, telephone point, access to the roof void and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

LOUNGE 15' 4" x 14' 8" (4.67m x 4.47m) Having feature stone open fireplace and tiled hearth with matching side TV plinth, radiator, TV aerial point and ceiling fan light.

KITCHEN 9' 9" x 9' 8" (2.97m x 2.95m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring ceramic hob, integral fridge/freezer, integral dishwasher, door to the side entrance porch with door to cupboard housing the newly installed oil fired boiler. Open access to:

DINING AREA 11' 0" x 10' 4" (3.35m x 3.15m) With radiator and uPVC sealed double glazed double doors to the conservatory.

CONSERVATORY 21' 4" x 9' 3" (6.5m x 2.82m) With a utility area to one end with stainless steel single drainer sink unit with mixer taps and range of base cupboards under worktops, space and plumbing for washing machine and tumble dryer under, uPVC sealed double glazed double doors to the rear gardens.



BEDROOM ONE 13' 0" x 11' 9" (3.96m x 3.58m) Having radiator, two fitted double wardrobes with central dressing table with drawers under, wall mirror and light, wall cupboards above.

BEDROOM TWO 13' 3" x 9' 9" (4.04m x 2.97m) Having two fitted double wardrobes with cupboards over bed head, radiator.

BEDROOM THREE 12' 0" x 6' 7" (3.66m x 2.01m) With radiator.

SHOWER ROOM 6' 6" x 6' 6" (1.98m x 1.98m) Having large walk-in shower cubicle with vanity hand basin with cupboards under, low level WC. Radiator, in-set ceiling lights.

CLOAKROOM Having radiator, low level WC.

OUTSIDE - CAR-PORT 20' 0" x 13' 0" (6.1m x 3.96m) (Approx) With in-set ceiling lights, access to the rear garden, up-and-over door to the garage and side access to the workshop.

GARAGE 19' 0" x 9' 0" (5.79m x 2.74m) Having up-and-over door and with power and light connected and range of base cupboards and drawers with worktops and wall cupboards.

WORKSHOP 20' 0" x 13' 5" (6.1m x 4.09m) Behind the garage and having double wooden doors to the side, workbench, storage area for logs and with power and light connected.

THE GARDENS The property is approached over a good sized gravel driveway with ample parking space, lawn garden and flower and shrub beds. To the rear are large lawn gardens with lovely rural views over adjoining farmland, apple and pear trees, three garden store sheds to the far side of the property.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWINGS - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

EPC GRAPH TO FOLLOW

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