



***4 Goshawk Way,
Tattershall, LN4 4GL
Asking Price Of £189,950***



- Semi-Detached Cottage Style Home
- Beautifully Presented Throughout
- Lounge, Conservatory, Fitted Kitchen
- 2 Bedrooms, Shower Room, Downstairs WC
- Colourful Gardens & Parking
- Gas Central Heating, uPVC Units. NO CHAIN

Offered to the market with the benefit of NO UPWARD CHAIN, is this immaculately presented and maintained semi-detached two bedroom cottage style residence situated in a quiet and discreet location having a shared private driveway with three other properties. Ideally located for all the village amenities is set within attractive and colourful convenient sized low maintenance gardens with parking for two vehicles. The Agent's fully recommends a viewing on this property.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having staircase to the first floor with under stairs shelved storage cupboard, laminate flooring, radiator, controls for the central heating and hot water, door chimes, telephone point and built-in double shelved airing cupboard with radiator.

LOUNGE 13' 3" x 11' 0" (4.04m x 3.35m) Having feature fire surround with electric coal effect fire, double radiator, laminate flooring, TV point and uPVC sealed double glazed double doors leading to:

CONSERVATORY 15' 0" x 10' 0" (4.57m x 3.05m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear south-facing private garden. Ceiling fan light, tiled floor, TV aerial point, window and door blinds.



BREAKFAST KITCHEN 12' 6" x 8' 3" (3.81m x 2.51m) Having 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 with microwave oven over, four ring ceramic hob with extractor fan and light over, integral fridge and separate

freezer, integral dishwasher, breakfast bar with radiator under. Part-tiled walls, tiled floor, in-set ceiling lights and uPVC sealed double glazed stable side entrance door.

CLOAKROOM Having laminate flooring, low level WC, hand basin with tiled splashback, extractor fan and radiator.

BEDROOM TWO 10' 7" x 8' 6" (3.23m x 2.59m) With radiator and built-in double wardrobe.

FIRST FLOOR LANDING With radiator, access to eaves storage space, access to the roof void and part-sloping ceiling with Velux window.

BEDROOM ONE 13' 5" x 10' 9" (4.09m x 3.28m) Having double radiator, TV aerial point, two built-in double wardrobes and further access to the eaves storage space.

SHOWER ROOM 8' 5" x 7' 0" (2.57m x 2.13m) Having fully tiled walls and floor with large walk-in shower cubicle, waterfall shower head, hand basin with illuminated wall mirror over, low level WC. Heated towel rail, wall cabinet, extractor fan and part-sloping ceiling with Velux window and in-set ceiling lights.

THE GARDENS The property is approached over a shared tarmac driveway for three other properties with private driveway and parking for at least two vehicles. Footpaths and gravel front garden for ease of maintenance and gated access to the fully enclosed and private south-facing garden with patio area and footpaths, gravelled gardens flanked by well stocked flower and shrub beds. Outside lights and power point, cold water tap.

TIMBER AND FELT GARDEN STORE SHED 8' 0" x 6' 0" (2.44m x 1.83m) On a concrete base.

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

POSSESSION - Vacant possession will be given on completion.

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

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





Floor plans are to show layout only and 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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