



**11 Thorpe Road,  
Tattershall, LN4 4NR  
Asking Price Of £220,000**



- Detached Family Residence
- In Need of Updating
- 2 Reception Rooms, Kitchen & Utility
- 3 Bedrooms, Bathroom
- Good Sized Gardens
- Ample Scope to Extend (Subject to PP)

Situated on the outskirts of the village, this detached three-bedroom family home offers excellent potential and is set within generous, well-proportioned gardens, providing ample scope for extension (subject to the necessary PP). The property requires some modernisation and features oil-fired central heating, uPVC windows throughout, and is offered to the market with the added advantage of NO UPWARD CHAIN.



**Woodhall Spa - 01526 353185  
www.waltersestateagents.co.uk**





**RECEPTION HALL** Having staircase to the first floor with under stairs storage cupboard, radiator, telephone point.

**LOUNGE** 14' 8" x 11' 0" (4.47m x 3.35m) Having feature tiled open fireplace and hearth, double radiator.

**DINING ROOM** 9' 9" x 9' 8" (2.97m x 2.95m) Having recessed storage cupboards, double radiator, views over the rear garden.

**KITCHEN** 10' 8" x 9' 8" (3.25m x 2.95m) Having stainless steel single drainer sink unit with cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine, space under worktops for a fridge and separate freezer, part-tiled walls, uPVC sealed double glazed rear entrance door, recess housing the oil fired boiler with cupboards over. Side cupboard housing the hot water tank.

**FIRST FLOOR LANDING** With access to the roof void.

**BEDROOM ONE** 13' 0" x 11' 9" (3.96m x 3.58m) (Plus access) having radiator, two built-in double wardrobes with



cupboards over.

**BEDROOM TWO** 14' 9" x 9' 7" (4.5m x 2.92m) With radiator.

**BEDROOM THREE** 8' 8" x 7' 9" (2.64m x 2.36m) With radiator.

**BATHROOM** 6' 4" x 6' 4" (1.93m x 1.93m) Having an enclosed bath, pedestal hand basin, low level WC. Part-tiled walls and double radiator.

**OUTSIDE** The property is approached over a concrete driveway with gravel front garden providing ample parking space. To the side is further gravel parking with ample room for an extension to create a garage with bedroom over if required, subject to Planning Permission and Building Regulations. To the rear are good sized lawn gardens mainly laid to lawn with footpaths, oil storage tank, and timber and felt garden **STORE SHED** (included in the sale).

**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.

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





Approximate total area<sup>(1)</sup>  
905 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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**

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.