



36 High Street, Tattershall, Lincoln, LN4 4NN **Offers In The Region Of £220,000**

Nestled on the charming High Street in Tattershall, Lincoln, this beautifully renovated detached bungalow offers a delightful blend of modern comfort and serene countryside living. Spanning an impressive 1,103 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The two well-appointed bedrooms provide ample space for rest, while the stylishly remodelled bathroom ensures a touch of luxury in your daily routine.

The heart of the home is undoubtedly the contemporary kitchen, which has been thoughtfully designed to meet the needs of today's discerning homeowner. With its modern finishes and functional layout, it is sure to inspire culinary creativity. The bungalow is further enhanced by oil-fired central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the seasons.

Outside, the property features a driveway that accommodates up to three vehicles, complemented by a garage and carport for additional convenience. The surrounding countryside views over open fields create a picturesque backdrop, allowing you to enjoy the tranquillity of rural life while still being within easy reach of local amenities.



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Location Location Location

The property is located in the desirable village of Tattershall which lies between RAF Coningsby and Woodhall Spa (9 mins drive) and has many shops and amenities on the door step ranging from the local Ford garage, Co-Op groceries store, electronics repair shop, pubs, fish and chip shop, pubs, schools and the famous Tattershall Lakes Country Park. It is a 21 min drive to Sleaford or 28 mins drive to Boston, both of which have even more great amenities.

Accommodation

The property is entered through either the front or side porch.

Back Door Porch

Window to front elevation, an upper glazed UPVC door from under the car port and a wooden upper glazed door into the kitchen, Kardean flooring with sockets and lighting.

Kitchen

10'10" x 9'4" (3.31m x 2.85m)

Window to front elevation, Kardean flooring, strip light on the ceiling, a range of cream gloss finished wall and base units, under counter fridge, freestanding electric cooker with stainless steel extractor hood above, dark grey laminate worktops with tiled splash-back, stainless steel sink with mixer tap, extractor fan, space and plumbing for one appliance.

Lounge/Dining Room

11'11" x 23'11" (3.62m x 7.28m)

A seven meter long room with two large windows to rear elevation over looking the countryside with two large radiators underneath, new grey carpet and curtains, two pendant lights and nicely tiled fire surround with inset electric fire, room thermostat, TV points and sockets.

Hallway

3'5" x 18'4" (1.03m x 5.59m)

A beautifully laid three tone effect Kardean flooring, storage cupboard, loft access, large radiator and pendant lighting.

Front Door Porch

Having UPVC Double doors opening into the the porch which has Kardean flooring and a wooden upper glazed door into the hallway.

WC

Window to front elevation with frosted glass, toilet with concealed cistern, Kardean flooring, radiator, extractor fan and pendant lighting.

Bathroom

6'11" x 7'4" (2.11m x 2.24m)

A luxury bathroom remodeled in 2021, having window to front elevation with frosted glass, paneled Jacuzzi bath with mixer shower tap with shower over, fully tiled floor to ceiling, storage cupboard housing hot water tank, sink unit with chrome mixer tap having vanity units underneath, anti-fog large mirror above sink, radiator, Kardean click flooring and spot lighting.

Bedroom 1

11'11" x 12'0" (3.62m x 3.66m)

Window to rear elevation with views over countryside with radiator underneath, new grey carpet, curtains and pendant lighting.

Bedroom 2

10'10" x 10'11" (3.31m x 3.34m)

A double bedroom with window to front elevation with radiator underneath, carpeted flooring, curtains and pendant lighting.

Garage

20'3" x 11'7" (6.16m x 3.53m)

Being a very large garage having two windows to side elevation an up and over door, glazed personnel door at the rear. Inside the garage there is a floor standing boiler at the rear behind a dividing wall, the new consumer unit for the house electrics is located in here which was all newly installed in 2023, the garage has power, lighting and plumbing for a washing machine.

Car Port and Driveway

The driveway is laid to tarmac and is large enough for three vehicles, there is also a car port in front of the garage with a gated area left of the garage leading to the rear garden.

Outside

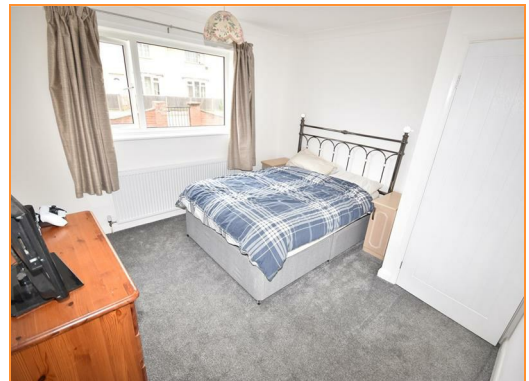
The rear of the property has some amazing views over countryside fields and includes a wooden shed and oil tank, a patio area with steps down to small graveled area, low level fencing, apple tree and beautiful wisteria, vegetable plot, with a pathway that runs around the perimeter of the bungalow, the side of the property has a reasonable sized lawn with a low level walled frontage across the front perimeter to the public footpath as well as another area which can be turfed.

Disclaimer 1

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