



Magnolias, 31 Hunters Lane
Tattershall, Lincoln, Lincolnshire LN4 4PB

Offers in excess of £500,000
NO ONWARD CHAIN

BELL



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

(Distances are approximate)

A substantial home of some significant appeal pleasantly situated to the highly regarded Hunter's Lane. Internally the property is enhanced by a wide range of flexible and extremely spacious accommodation including four double bedrooms, three reception rooms, breakfast kitchen and conservatory. Outside there is ample parking for many vehicles, detached double garage and superb gardens of half an acre (subject to measured survey). The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the setting, size of accommodation and further possibility the property provides.



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 is gained through a uPVC door inset to pillared storm porch leading into:

Entrance Hall

A spacious hall with staircase to the first floor and having coved ceiling, radiator, power points and glazed panel double doors to: Please note, under the carpet is a well preserved Parquet flooring.



Lounge 16' 4" x 25' 10" (4.97m x 7.87m)

A superb triple aspect room including uPVC sliding patio door to the rear and bow window to the front. There is a gas coal effect fire set to decorative surround with inset shelving and tiled hearth. There are coved ceilings, two radiators, television point and power points. Please note under the carpet is well preserved parquet flooring to borders.

Sitting/Dining Room 17' 0" x 12' 5" (5.18m x 3.78m)

With bow window overlooking the front garden and having gas fire set to decorative surround with timber mantle and tiled hearth. There is coved ceiling, ceiling rose, two radiators, power points and serving hatch to kitchen. Please note under the carpet is well preserved parquet flooring to borders.

Home Office 8' 7" x 9' 4" (2.61m x 2.84m)

Overlooking the rear garden through uPVC patio doors and having fitted shelving to one wall, radiator, coving, ceiling rose and power points.

Breakfast Kitchen 10' 11" x 13' 1" (3.32m x 3.98m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel twin sink and twin drainer inset to work surface over base units including space and plumbing for dishwasher. There is an electric range double oven with five ring electric hob, wall mounted cupboards above and filter hood over the hob. There is a radiator, power points and door to:

Utility Room 5' 9" x 13' 1" (1.75m x 3.98m)

With views over the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a larger cupboard radiator, power points and glazed panel door to:

Conservatory 12' 7" x 11' 10" (3.83m x 3.60m)

A superb addition to the home providing most appealing views over both front and rear gardens. There is a radiator, tiled flooring, ceiling fan light and power points.

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard and a radiator.

First Floor Landing

A spacious landing overlooking the rear garden and having coving, ceiling rose, radiator, power points and door to:





Bedroom 1 16' 4" x 14' 1" (4.97m x 4.29m)

Overlooking the rear garden and having three full height fitted wardrobes, full length vanity unit, coving, ceiling rose, radiator and power points.

Bedroom 2 16' 8" x 12' 5" (5.08m x 3.78m)

Having two built-in double wardrobes, overhead storage, full length vanity unit, coving, ceiling rose, radiator and power points.

Bedroom 3 18' 5" max x 11' 5" (5.61m x 3.48m)

With two full height fitted double wardrobes, overhead storage, coving, ceiling rose, radiator and power points.

Bedroom 4 13' 4" x 13' 1" (4.06m x 3.98m)

With views over the rear garden and having two built-in full height fitted wardrobes, overhead storage and central vanity unit. There is coving, ceiling rose, radiator and power points.

Shower Room

With the possibility of providing the main bedroom with en-suite. Being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin, a low-level WC and radiator.

Bathroom

Being fully wall tiled and having a four-piece suite comprising paneled bath with shower over, low-level WC, pedestal wash hand basin and bidet. There is a built-in double airing cupboard and radiator.

Outside

The property is approached over a carriage driveway providing ample parking for several vehicles and leads to **Detached Double Garage**, with two up and over doors, power, lighting **Store Room** and service door to the side. The remaining front garden is laid to lawn with a wide variety of decorative shrubs and trees to borders. The large rear garden is mostly laid to lawn with paved patio area. There is a wide variety of shrubs and mature trees to borders. A particular feature of the garden is its excellent privacy.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

EPC RATING = D

Brochure prepared 26.03.2025







TOTAL AREA: APPROX. 239.8 SQ. METRES (2581.0 SQ. FEET)

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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.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>



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