



## Market Place, Tattershall, Lincoln, LN4 4LH

- TWO bedroom DETACHED property with NO 'upward CHAIN'
- PETS ALLOWED including dogs, at site owners' discretion
- SOUTH WEST facing and enclosed GARDEN incl raised beds, paved PATIO and double fronted metal SHED, remainder of outside PICKET fence enclosed WRAP AROUND path/garden
- Triple aspect LOUNGE including BOW window, Enclosed entrance PORCH with light, power and radiator
- SHOWER ROOM with DOUBLE WIDTH shower, also having pedestal hand basin, low level close coupled toilet, heated towel rail
- Macadam style TANDEM off road PARKING for TWO cars, ONLY a council tax band 'A'
- Literally IN CENTRE of WELL SERVICED historic LARGE VILLAGE within WALKING DISTANCE to SHOPS and BUS STOP
- UPVC double glazed incl external doors, PVC fascias, Gas CENTRAL HEATING with 5 year old WORCESTER boiler serviced annually, recently repainted externally, outside light and water
- Dual aspect fitted KITCHEN with OAK fronted wall and base cabinets, Bush stainless steel and smoke glass electric fan assisted oven, Belling stainless steel 4 ring gas hob, fridge space
- TWO BEDROOMS, master and the second bedroom currently having multi-function use as craft room and having plumbing

**Guide Price £50,000**





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## DESCRIPTION

This is a two bedroom detached property with macadam style tandem off road parking for two cars and south west facing and enclosed garden including raised beds, paved patio and double fronted metal shed, remainder of outside picket fence enclosed wrap around path/garden, all on a select site for retired and semi-retired couples or singles over 50 years of age, pets allowed including dogs (subject to the site owners discretion), literally in the centre of the well serviced historic large village of Tattershall, walking distance to shops including Co-Op supermarket, post office service, public house, fish and chips shop, sweet shop, hairdresser and local bus stop, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors, PVC fascias, gas central heating with 5 year old Worcester boiler that is serviced annually, recently repainted externally, outside light and water supplies and the council tax band is only an 'A'.

The property consists of an enclosed entrance porch (with window, light, power and radiator), hall, triple aspect lounge (including bow window), dual aspect fitted kitchen (including oak fronted wall and base cabinets, Bush stainless steel and smoke glass fronted electric fan assisted oven, Belling stainless steel 4 ring gas hob, fridge space), shower room (with double width shower, also having pedestal hand basin, low level close coupled toilet, heated towel rail), master bedroom and the second bedroom (currently having multi-function use as craft room and having plumbing).

The property is an Homeseeker 40 ft x 10ft park home, site fees are £201 per month, mains electricity and water/drainage are charged via the site, and propane gas cylinders are connected. All utilities are billed and paid individually.

The well serviced historic large village of Tattershall facilities also include a National Trust castle, country park and water sports centre.









# Lodge Parks Homes, Market Place, Tattershall, Lincoln, LN4

Approximate Area = 421 sq ft / 39.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1284189

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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