

BRUCE MATHER
INDEPENDENT ESTATE AGENT



49-51 Sleaford Road
Tattershall, Lincoln, LN4 4JG

Offers Invited £895,000



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Tattershall, Lincoln, LN4 4JG

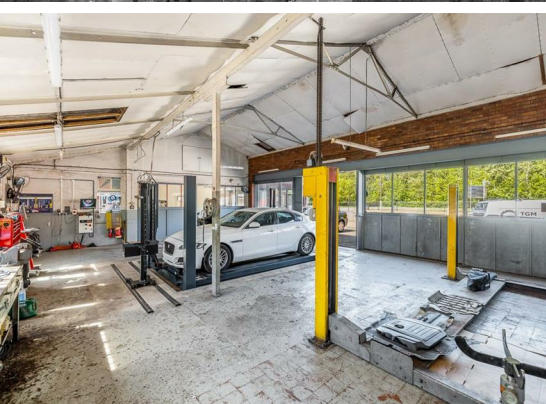
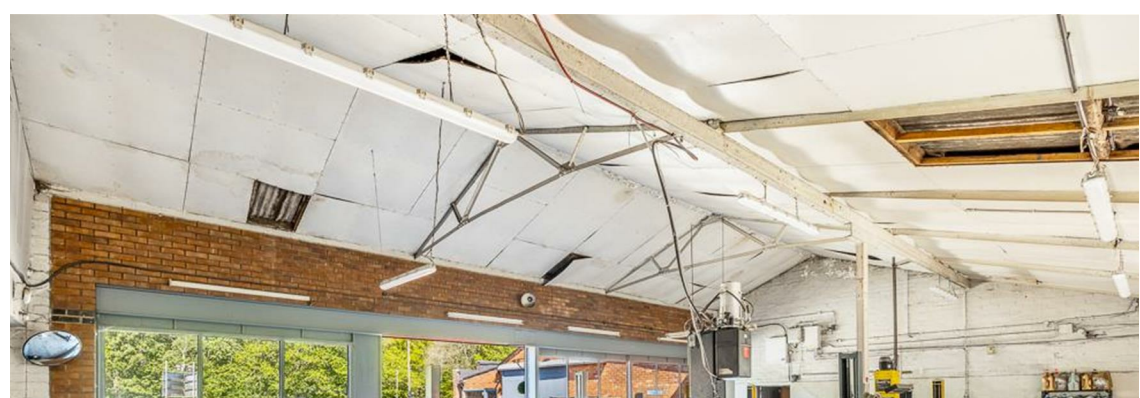
Large commercial and residential roadside site of approx. 0.714 acres with twin entrances directly onto the busy A153, a critical arterial route in Lincolnshire connecting Sleaford, Tattershall, Coningsby and Horncastle, and serving as a key route to east coast resorts such as Skegness. The road acts as a major artery for both local traffic and commuters heading towards Lincoln or the Fens.

The site consists of a well established Car Garage with MOT Station also having an attractive detached Chalet Bungalow with gardens.

The site is conveniently situated next door to the popular Tattershall Lakes Country Park, a bustling lakeside activity focused holiday resort.

Guide Price £995,000

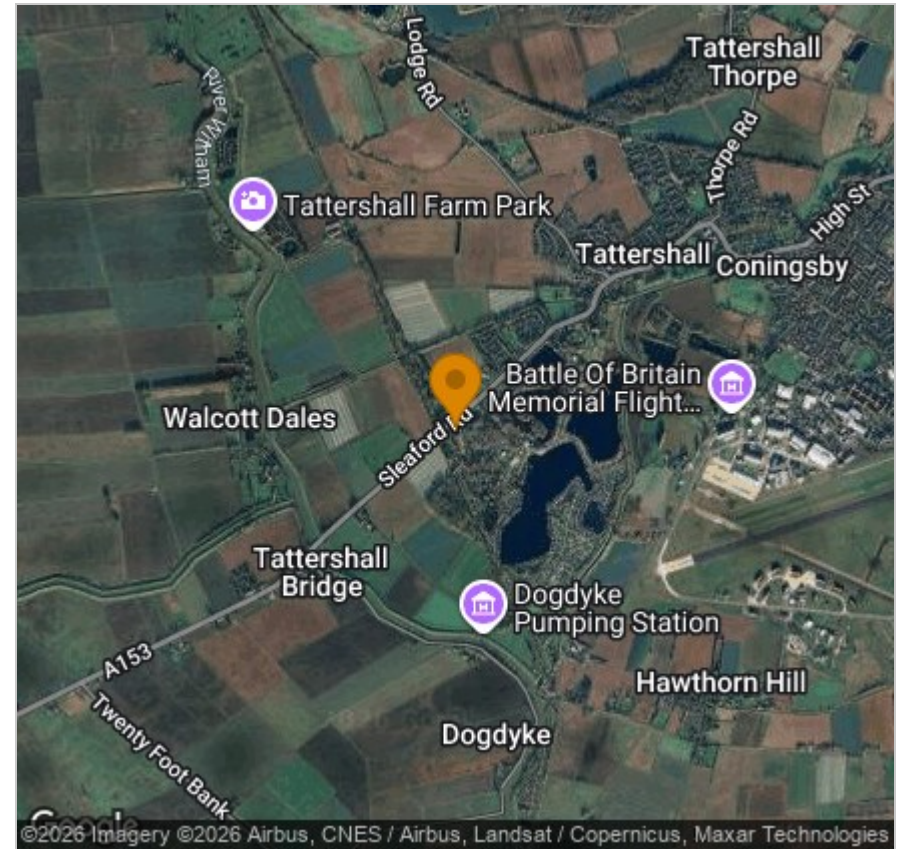




Floor Plan



Area Map



Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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