



**TATTERSHALL ROAD, LINCOLN, LINCOLNSHIRE, LN4**

**£169,950 FREEHOLD**

**\*NO CHAIN\*** This Three Bedroom characterful home sits on an edge of village location, just a short walk from amenities.

The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Cloakroom, Utility/Study, Three Bedrooms and a Shower Room.

To the rear of the property, is a low maintenance garden laid to paving enjoying views over open fields.

Come and have a look!

**Sleaford** | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



# ACCOMMODATION

## Entrance Hall

Lounge - 12' x 11'2" (3.66m x 3.4m)

Dining Room - 12' x 9'4" (3.66m x 2.84m)

Kitchen - 14'4" x 5' (4.37m x 1.52m)

Utility/Study - 6'3" x 5' (1.9m x 1.52m)

## Downstairs Cloakroom

Bedroom One - 11'9" x 11'7" (3.58m x 3.53m)

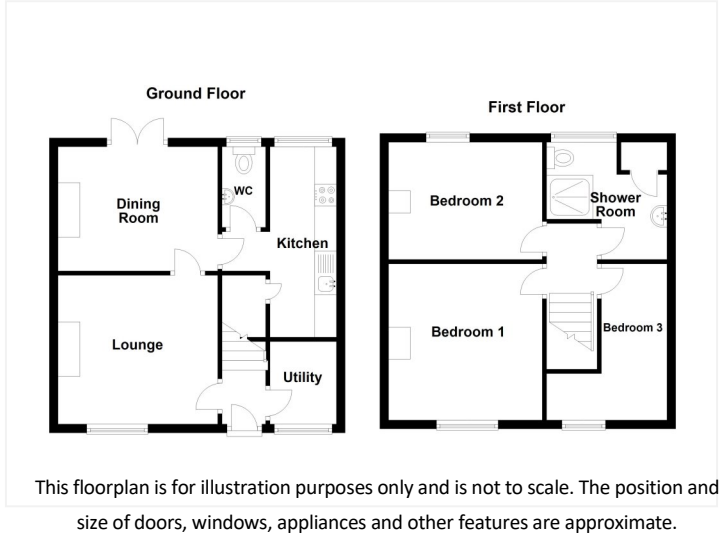
Bedroom Two - 11'7" x 8'10" (3.53m x 2.7m)

Bedroom Three - 11'9" x 9'1" (3.58m x 2.77m)

## Shower Room

**Agents Note** - Please be aware that the property has previously been flooded. Speak to the agent for more details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Sleaford | 01529 303 377 | sleaford@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.