



1 West Drive
Tattershall, Lincoln, Lincolnshire LN4 4ND

£174,950

BELL



1 West Drive

Tattershall, Lincolnshire LN4 4ND

Lincoln – 21 miles

Grantham – 28 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

1 West Drive is an attractive, three-bedroom semi detached family home with generous front and rear garden spaces and driveway plus further parking. Located within walking distance for most of Tattershall's services, amenities and leisure facilities; the property will suit a range of potential purchasers and presents with a modern style throughout.

Accommodation comprises entrance hallway, large sitting/dining room; kitchen and front home study & store to the ground floor, with three generous bedrooms and family bathroom above.

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.



Entrance Hallway

With uPVC double glazed obscured window and composite door to front. There is wood effect flooring, radiator, multiple power points and carpeted stairs with oak handrail to first floor.



Sitting/Dining Room 17' 7" x 13' 3" (5.36m x 4.04m)

Having uPVC double glazed sliding door to rear and having multi fuel stove to tiled stand with oak overmantle, alcove display shelving, wood effect flooring, tv point and multiple power points.

Kitchen 12' 4" x 7' 4" (3.76m x 2.23m)

With uPVC double glazed window to rear and obscure glazed door to side. There are modern units to base and wall levels and sink and drainer to roll edge worktop. There is an oven, electric hob beneath extractor canopy, integrated dishwasher and integrated fridge-freezer. There is tiled flooring, radiator and space and connections for under counter washing machine.

Home Study 7' 5" x 5' 0" (2.26m x 1.52m)

With uPVC double glazed obscure window to side and window to front. There is tiled flooring, radiator and multiple power points.

First Floor Landing

Having uPVC double glazed obscured window to front and having loft access hatch, wooden doors to airing cupboard and wooden doors to bedrooms and bathroom.

Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

With uPVC double glazed obscured windows to front, and having spotlights to ceiling, low-level WC, hand wash basin to drawer's unit and P shaped bath with electric shower over. There is a heated towel rail and tiled flooring.

Bedroom 3 9' 0" x 7' 5" (2.74m x 2.26m)

Having uPVC double glazed window to rear, radiator; multiple power points and built-in wardrobe and cupboard storage.

Bedroom 1 13' 4" x 9' 0" (4.06m x 2.74m) plus built-in storage

Having uPVC double glazed window to rear and having radiator, multiple power point, sliding doors with mirrored front to bank of wardrobe storage space and further built in storage.





Bedroom 2 8' 9" x 10' 8" (2.66m x 3.25m) max plus built-in storage

Having uPVC double glazed window to front and having radiator, multiple power points, sliding doors with mirrored front to bank of wardrobe storage space and further built in storage.

Outside

The property is approached to the side, with one allocated parking space to the 'shared' area plus a gravelled driveway parking area adjacent to the side wall of the property.

The front garden is laid to lawn with timber post and rail fence to the front, and mature flower beds plus a low-level hedge to the front. A gate leads through to the side outbuildings: a store (with power connected) and open fronted fuel store, stepping through to the rear garden.

The rear garden, a child and pet friendly secure, fenced space, is laid to lawn with attractive flower beds throughout, and paved patio seating areas to two corners. A timber potting shed offers useful storage, and outside power sockets are also connected.

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 = B

EPC RATING = C

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

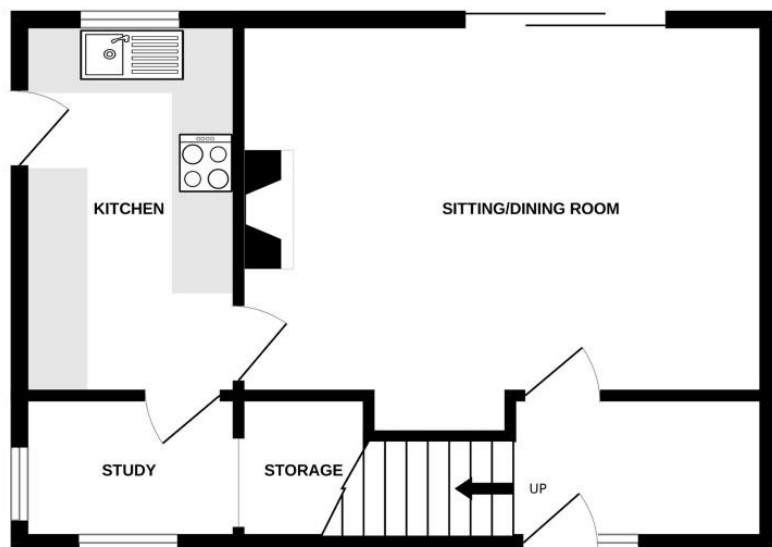
Website: <http://www.robert-bell.org>

Brochure prepared 29.07.2026

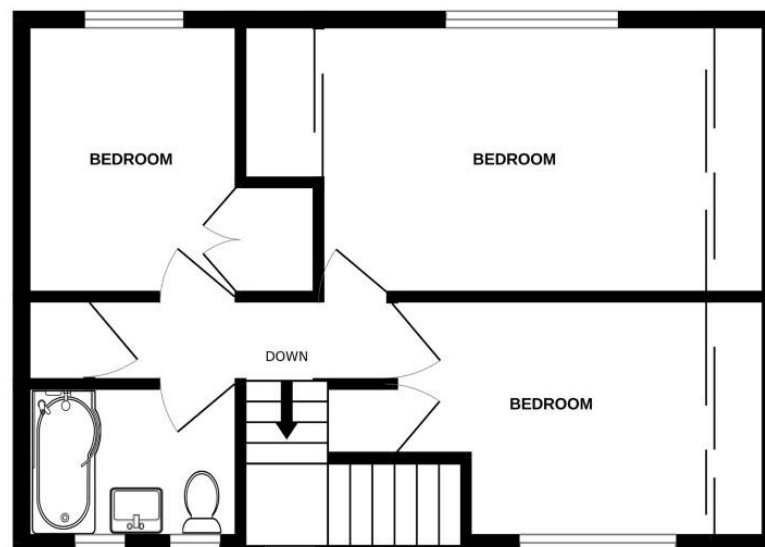




GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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