TES PROPERTY



THACKERS LANE, TATHWELL, LOUTH, LN11

OFFERS IN EXCESS OF £350,000


HELLO SPRING

It is a pleasure for TES Property to offer for sale this delightful semi-detached cottage located in the popular village of Tathwell, approximately only three miles south from the market town of Louth. With uninterrupted views overlooking open fields and a sizeable rear garden along with ample off road parking to the front.

This property provides the perfect family home to suit everyone's needs, a lovely kitchen with a vaulted ceiling and wooden beaming, dining room, two reception rooms, bright and airy sun room and a downstairs W.C. There are three/four bedrooms with an en-suite shower room to bedroom one and an additional family bathroom.



Location - Tathwell
Tathwell is a small village located in the East Lindsey district of Lincolnshire, England. The village is situated approximately 5 miles east of Louth and is surrounded by beautiful countryside. Tathwell is a peaceful and quiet village, with a population of around 100 people. The village is known for its historic church, St Vedast, which dates back to the 12th century.

The village of Tathwell has a rich history, with evidence of human habitation dating back to the Bronze Age. The village was mentioned in the Domesday Book of 1086, where it was recorded as "Tatewelle". The name Tathwell is believed to have originated from the Old English words "tad" meaning "toad" and "wella" meaning "spring". The village was once a thriving agricultural community, with many farms and smallholdings in the area.

Today, Tathwell is a peaceful and picturesque village, with many beautiful walks and cycle routes in the surrounding countryside. The village is home to a small number of businesses, including a farm shop and a bed and breakfast. The village also has a village hall, which is used for community events and activities. Tathwell is a charming and welcoming village, with a strong sense of community spirit.

School Catchment Area
This property is in the catchment area for many primary schools, including Louth Kidgate Primary Academy and St Michael's Church of England School, Louth.
As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Entrance Hall
Welcoming hallway with staircase leading to the first floor landing with a useful storage cupboard below, access to downstairs bedroom/ living room and dining room. There is a smoke alarm, tiled flooring and a radiator.

Kitchen/Breakfast Room
19'6" (max) x 11'3" (max)
Fitted with a range of wooden wall, base and drawer units with worksurface over, integrated dishwasher, 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, space for double oven with extractor above and fridge freezer. There is a uPVC double glazed window to the side, continuation of the tiled flooring, fitted island with breakfast bar and cupboards, feature wooden beam to the ceiling, wall lighting, radiator, door into the W.C and opening into sun room and snug.

Garden Room
14'3" x 16'6"
Bright and airy room with roof lantern, continuation of tiled flooring, radiator, uPVC double glazed window to the side and uPVC patio doors leading out to the rear garden.

Dining Room
7'8" x 18'3" (max)
With tiled flooring, uPVC double glazed window to the rear, thermostat, radiator and a door into the kitchen,.

Lounge
16'7" x 9'9"
With feature wood burner on a raised brick hearth with tiled surround, continuation of tiled flooring, bricked corner unit, T.V aerial point, spotlights to the ceiling, uPVC double glazed window to the front and a radiator.

W.C
3'1" x 6'5"
Tiled flooring continues, there is a W.C and wash hand basin with tiled splashback, uPVC double glazed window to the side and a radiator.

Bedroom / Sitting Room
11'11" x 12'4" (max)
Multiuse room which could be a lovely double bedroom or a cosy living space with a feature fireplace with bricked surround, wood effect flooring, wall lighting, uPVC double glazed window to the front and a radiator.

First Floor Landing
L- shape landing with access to all bedrooms and the bathroom, access to the party boarded loft, smoke alarm, spotlights to the ceiling and a radiator.

Bedroom 1
11'11" x 11'1"
Double bedroom with uPVC double glazed window to the front, built in wardrobes to one wall, a radiator and door into the en-suite.

En-suite
4'8" x 5'4"
Fitted with a modern three piece suite consisting of a corner shower cubicle with sliding glass door, W.C and wash hand basin with mixer tap. The walls are fully tiled, there is a uPVC double glazed privacy glass window to the front, extractor and a radiator.

Bedroom 2
7'10" (max) x 16'6" (max)
Double bedroom with two uPVC double glazed windows to the rear, built in wardrobe to one wall and a radiator.

Bedroom 3
9'8" x 8'4"
Double bedroom with uPVC double glazed window to the front, access to the partly boarded loft and a radiator.

Bathroom
9'8" (max) x 7'8" (max)
Fitted with a modern three piece suite consisting of a free standing bath, W.C and wash hand basin with mixer tap. There is a uPVC double glazed privacy glass window to the side, tiled splashbacks, extractor and a radiator.

Rear Garden
The rear garden which measures approximately 0.48 of an acre and enjoys the peace and tranquillity of open fields to the side and rear and features a range of mature trees, shrubs and hedging throughout. The garden is mainly laid to lawn with a patio area overlooking the garden with several areas of planters and gravelling with a secure gate to the side. There are multiple garden sheds, oil tank, external power points and lighting.

Front Garden
The property is fronted with a large gravelled driveway which provides ample off road parking and leads down to the side of the property. There are two additional areas laid to lawn for further parking if needed or a pleasant garden space with hedging and mature shrubs to the side. There is external lighting.

Services
Mains water and electricity are understood to be connected. Oil fired central heating and drainage is via a shared septic tank with the neighbouring property. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area
123m² / 1,324ft²

Council Tax Band
East Lindsey Council Tax Band B

Brochure Prepared
June 2024.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm






HELLO SPRING











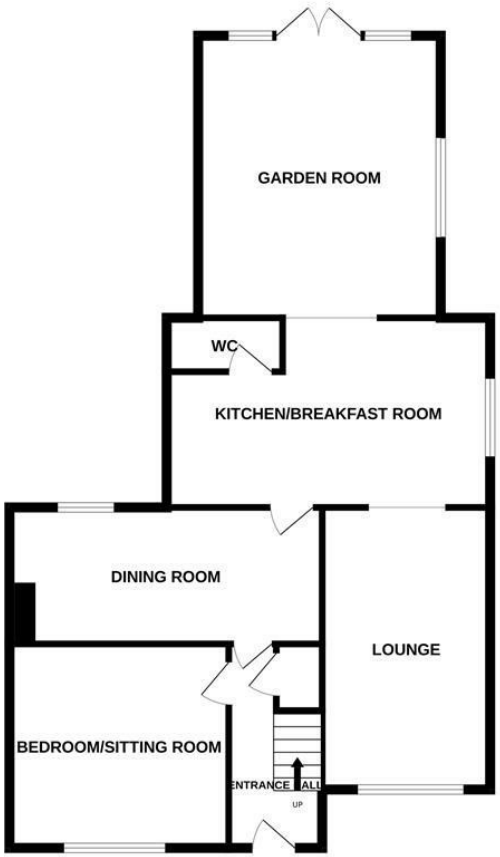




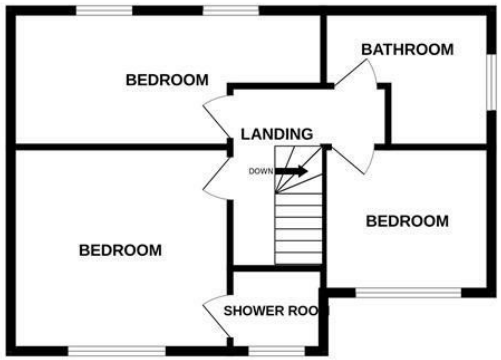


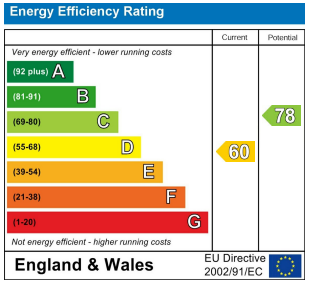


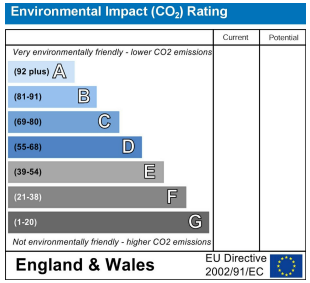
GROUND FLOOR



1ST FLOOR









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.
Made with Metropix ©2024

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

TES PROPERTY