



23 High Street
Tattershall, Lincoln, Lincolnshire, LN4 4LE

£265,000

2 Bedroom Semi-Detached House

- Freehold
- 2/3 Bedrooms
- Semi Detached Home
- Off-Road Parking
- Annex To The Rear
- Large Conservatory Off The Kitchen
- EPC Rating For House - C, Council Tax Band For House - A
- Annex Council Tax Band - A

[Click here to access the Energy Performance Certificate for 23 High Street, Tattershall, Lincoln, Lincolnshire, LN4 4LE](#)



Overview

Situated in the heart of the popular village of Tattershall, this spacious and versatile two-bedroom semi-detached home offers an excellent blend of character, generous living accommodation and flexible annex space, making it ideal for families, those seeking multi-generational living or buyers looking for additional guest accommodation. Benefitting from off-road parking to the side, the property is perfectly positioned to enjoy the village's amenities while offering far more space than first meets the eye.

The ground floor welcomes you into a generous living room to the front of the property, featuring a bay window that fills the space with natural light. Beyond this is a well-appointed kitchen which leads through to an impressive dining room conservatory that benefits from full thermal insulation making it a great space all year round, creating the perfect setting for both everyday family life and entertaining. A practical utility room and ground floor WC add further convenience.



To the rear of the property is a substantial self-contained annex that seamlessly adjoins the main house while offering its own sense of independence. The annex comprises a comfortable lounge, fitted kitchen, spacious double bedroom and bathroom, providing a fantastic opportunity for extended family, visiting guests or those working from home who require separate accommodation.

The first floor of the main residence is dedicated to a generous principal bedroom complete with its own en-suite shower room, while the second floor offers a further double bedroom, also benefitting from an en-suite, creating two well-proportioned and private sleeping spaces within the main home.

Outside, the property enjoys off-road parking to the side, providing practical and convenient access. Combining versatile accommodation, a desirable village location and the added benefit of a fully equipped annex, this is a unique home that offers exceptional flexibility for a wide range of buyers. Early viewing is highly recommended to fully appreciate the size, layout and potential this impressive property has to offer

Agents note - The council tax for the annex and main home is paid together. The property also benefits from owned solar panels. For further information regarding the solar panels please speak to the Sleaford Branch.





High Street, Tattershall, Lincoln, LN4

Approximate Area = 1655 sq ft / 153.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Pygott & Crone. REF: 1495324



Location



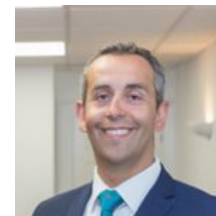
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is on the market with our Sleaford branch

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