



10 The Park

Coningsby, Lincolnshire LN4 4SN

£215,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 13 miles

Woodhall Spa - 4 miles

Distances are approximate

Pleasantly situated to a corner position in this popular residential area stands this well presented two bedroom detached bungalow. The property has recently undergone a wide range of updating and reconfiguring to provide a superb kitchen diner. Externally the property is enhanced by low maintenance rear gardens, ample parking and detached garage. The shopping and social facilities are within easy walking distance.



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.

Accommodation

Entrance into the property with its storm porch over is gained through a UPVC door into:



Reception Hall

With built-in airing cupboard, coved ceiling, radiator, telephone point, power points and door to:

Lounge 12' 9" x 12' 2" (3.88m x 3.71m)

With bay window to front aspect and having coved ceiling, radiator, telephone point and power point.

Dining Kitchen 16' 1" x 12' 6" (4.90m x 3.81m)

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral fridge and freezer. There is a four-ring electric hob, waist height double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There are ceiling spot lights, radiator, power points and UPVC door to rear courtyard garden.

Bedroom 1 10' 9" x 9' 4" (3.27m x 2.84m)

With rear aspect, coved ceiling, radiator and power points.

Bedroom 2 10' 4" x 8' 9" (3.15m x 2.66m)

With front aspect, coved ceiling, radiator and power points.

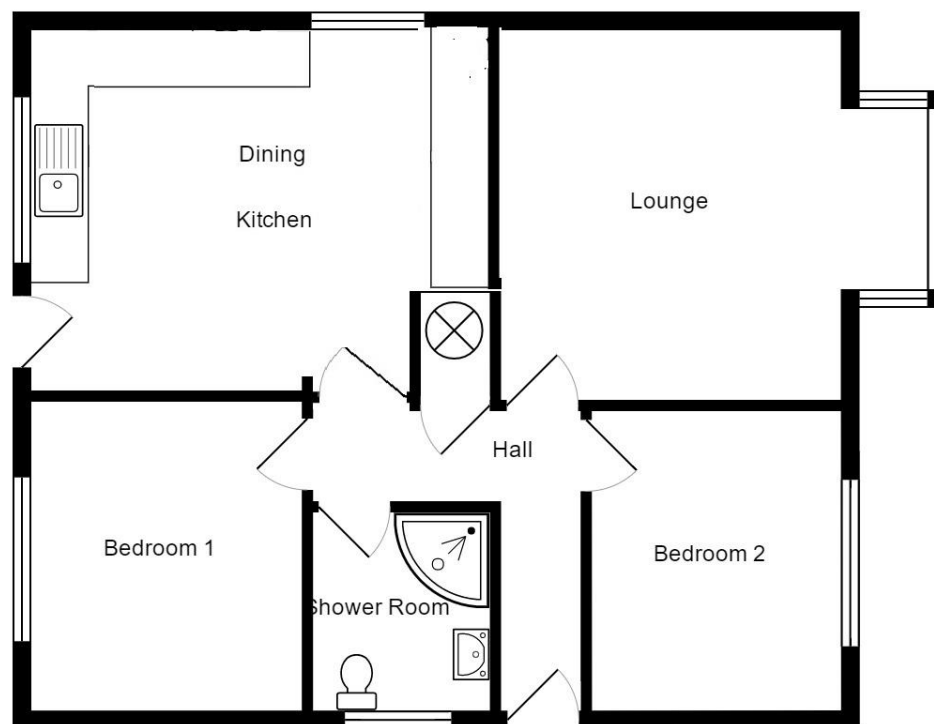
Shower Room

With a white suite providing corner shower cubicle, pedestal wash hand basin and low-level WC. There is full wall tiling, radiator, extractor fan and electric wall heater.



Outside

The property is approached over a double width driveway providing ample parking and leads to **Garage 18' 9" x 8' 10" (5.71m x 2.69m)** with electric up and over door, power, lighting, water tap and UPVC service door to side. The enclosed rear garden is laid with low maintenance in mind to paving with a variety of ornamental shrubs to borders.



Links2Lincs floor plans are for guide use only
and should not be relied upon for decision making
information or dimensions and layout accuracy.

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 = D

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED SEPTEMBER 2023

Property Reference: WO0001 6339

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