



## Pingle Close, Coningsby, , LN4 4JZ

- BEAUTIFULLY presented and REFURBISHED, SPACIOUS 1400 sq ft detached HOUSE on a GENEROUS 120 ft PLOT (sts), backing onto Pingle NATURE RESERVE
- GARAGE (having light, power and pedestrian door to property) and EXTENSIVE off road PARKING for up to SIX cars including CARAVAN if required
- SOLAR PANELS with BATTERY, all fully paid for, UPVC double glazing, COMPOSITE REPLACED front door, REPLACED PVC fascias and guttering, Mains GAS CENTRAL HEATING with annually serviced Worcester boiler
- Soft closure fitted REPLACED KITCHEN DINER including bi-folding units, ISLAND having fan assisted oven, hob and suspended curved glass extractor, built in fridge freezer and dishwasher etc
- Large UTILITY room with sink, space/plumbing for 2 appliances and external door
- FOUR bedrooms, TWO bathrooms, TWO receptions and an EXCELLENT '87' 'B' ENERGY efficiency RATING
- GENEROUS PLOT including a SECLUDED, FULLY FENCED rear GARDEN having a paved PATIO, DECKED seating, SHED, external light, water and power SUPPLIES
- Bay window LOUNGE with feature SANDSTONE REPLACED fireplace, UPVC double glazed REPLACED CONSERVATORY with GLASS tinted ROOF, fan light, radiator, power and FRENCH doors
- MODERN BATHROOM having separate SHOWER over, and EN-SUITE, both with shaver points, and a downstairs W.C. with illuminated mirror, ALL THREE fully tiled and having hand basin in double cupboard vanity unit
- SELECT cul-de-sac LOCATION, to the edge of the WELL SERVICED LARGE VILLAGE of Coningsby

**Price £300,000**





# Pingle Close, Coningsby, , LN4 4JZ

## DESCRIPTION

This is a beautifully presented and refurbished, spacious 1,400 sq ft, FOUR bedroom, TWO bathroom, TWO reception, detached house on a generous 120 ft plot (sts) backing onto Pingle nature reserve, and includes extensive off road parking for up to SIX cars including caravan if required, garage (having light, power and pedestrian door to property), a secluded, fully fenced rear garden (with a paved patio, decked seating, shed, external light, water and power supplies), as well as an excellent '87' 'B' energy efficiency rating, all in a select cul-de-sac location, to the edge of the very well serviced large village of Coningsby.

It also benefits from new 2022 fully paid for 4.2kW solar panels with 7kW batteries including night boost, UPVC double glazing including external and French doors, composite front door, PVC fascias and guttering, mains gas central heating with annually serviced Worcester boiler, and replaced electrical consumer unit.

The property consists of entrance hall, lounge (with feature sandstone replaced fireplace and a bay window), UPVC double glazed replaced conservatory (with glass tinted roof, fan light, radiator, power and French doors), soft closure fitted replaced kitchen diner (including bi-folding units, island having fan assisted oven, hob and suspended curved glass extractor, built in fridge freezer and dishwasher etc and a built in cupboard), large utility room (with sink, space/plumbing for 2 appliances and external door) and W.C. (fully wall tiled and having hand basin in double cupboard vanity unit with illuminated mirror over).

Upstairs is the landing with built in cupboard, modern bathroom (having separate shower over) and en-suite shower room (both fully wall tiled, having shaver points and hand basins in double cupboard vanity units), and there are the four bedrooms (with the master having two built in double wardrobes).

Coningsby amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants.





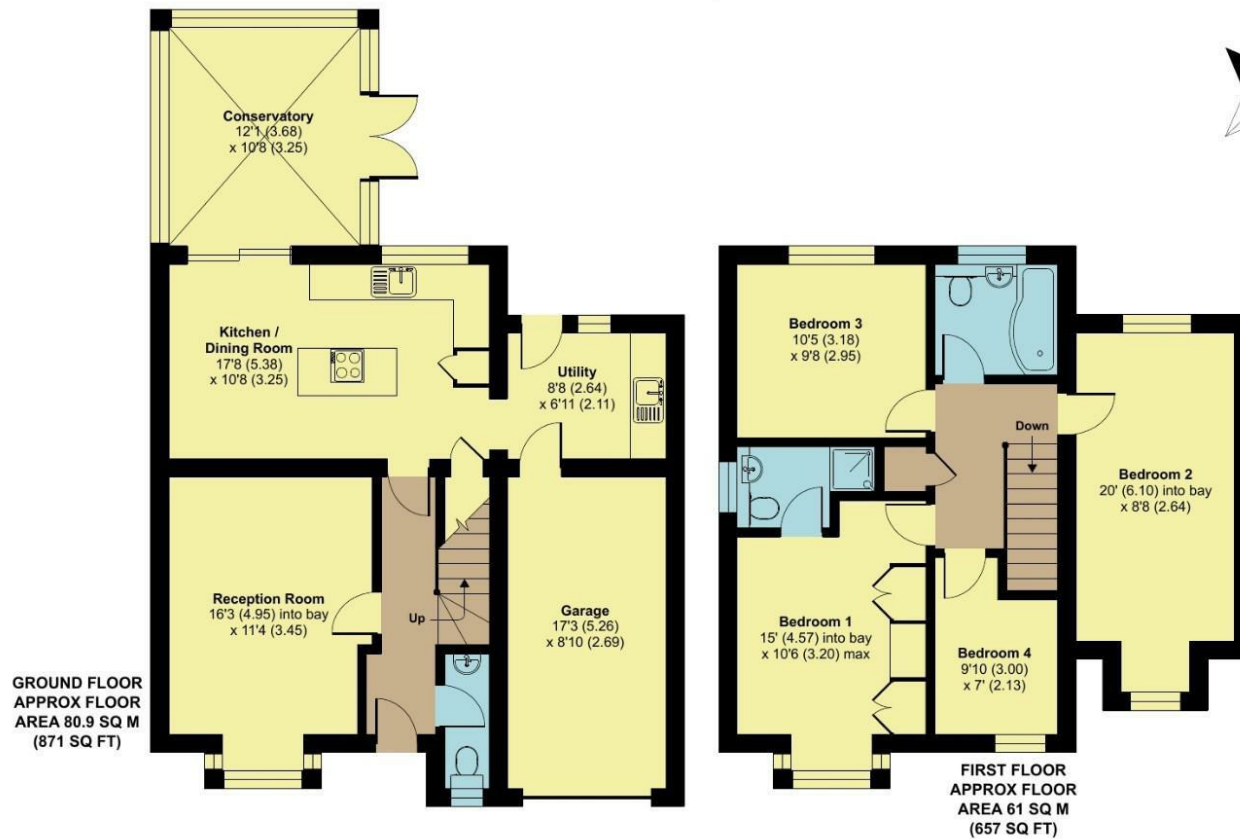




# Pingle Close, Coningsby, Lincoln, LN4

Approximate Area = 1528 sq ft / 141.9 sq m (includes garage)

For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1244140

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  | 87                         | 89        |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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