



16 Kings Manor
Coningsby, Lincolnshire LN4 4TJ

OIEO £260,000





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Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

An exceptionally well presented three double bedroom detached home pleasantly situated to the fringe of this attractive residential area. Internally this appealing family home is further enhanced by two reception rooms, stylish kitchen, bathroom and en-suite fittings. Externally the gardens are larger than expected with double width driveway and garage. The shopping, social and educational facilities are all within easy walking distance. **A viewing is highly recommended to fully appreciate the standard of presentation and setting on offer.**



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 pattern glazed panel door into:

Entrance Lobby

With staircase to first floor and having tile effect flooring, telephone point and door to:

Lounge 15' 5" x 10' 10" (4.70m x 3.30m)

With a front aspect and having a television aerial point, radiator and archway to:

Dining Area 8' 7" x 8' 7" (2.61m x 2.61m)

Overlooking the rear garden through UPVC patio doors and having radiator and door to:

Kitchen 10' 8" x 7' 9" (3.25m x 2.36m) extending to 10' 3" (3.12m) in part

Overlooking the rear garden and having an extensive range of stylish fitted units including one and half stainless steel single drainer inset to worksurface over base units including space and plumbing for dishwasher and washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over hob. There is a radiator, deep built-in larder cupboard, UPVC door to side of property and door to:

Cloakroom

With low-level WC, wash hand basin and radiator.

First Floor

Landing

With built-in airing cupboard, access to roof space with loft ladder access (loft is boarded) and door to:

Bedroom 1 12' 3" x 11' 0" (3.73m x 3.35m) extending in part to built-in double depth triple wardrobe

With front aspect and having full height triple wardrobe, radiator and door to **En-Suite** with a stylish suite comprising corner shower cubicle, low-level WC, pedestal wash hand basin and heated towel rail.

Bedroom 2 12' 10" x 8' 10" (3.91m x 2.69m)

With front aspect and having built-in storage cupboard with possible hanging space and radiator.





Bedroom 3 14' 6" x 7' 3" (4.42m x 2.21m)

With double aspect over the rear garden and having fitted workstation over drawers, wardrobe and radiator.

Bathroom 8' 5" x 7' 3" (2.56m x 2.21m)

With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. There is a radiator and extractor fan.

Outside

The property is approached over a double width block paved driveway providing side by side parking and leads to **Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with mature hedging to borders. The enclosed rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. There is paved patio off the dining room.

Further Information

All mains services. Gas central heating. UPVC double glazing.

House and garage alarm system fitted by present owners with mobile phone control plus and fobs.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

DISTRICT COUNCIL TAX BAND = C

EPC = tbc

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 AUGUST 2023

Property Reference: WO0001 5636



1st Floor



Ground Floor