



16 Read Way
Coningsby, Lincolnshire LN4 4JX

£335,000





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Lincoln – 23 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 14 miles

Woodhall Spa – 5 miles

(Distances are approximate)

Discreetly tucked away to the far end of this attractive cul-de-sac and adjoining 'The Pingle' nature reserve on two side stands this most appealing four-bedroom detached house. Internally the property is enhanced by two reception rooms, large dining kitchen and garden room providing views over the rear garden and 'The Pingle'. Outside there is enclosed rear gardens, detached garage and parking for several vehicles. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance.



Accommodation

Entrance into the property with storm porch over is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having timber flooring, radiator and glazed panel oak doors to living room and to:

Home Office 16' 0" x 8' 0" (4.87m x 2.44m)

A multi-functional room currently used as a home office could also be a family room or fifth bedroom and having aspect to the front with deep fitted window seat providing storage below. There is coved ceiling, oak skirting boards, radiator, ceiling spot lights and power points.



Lounge 13' 7" x 11' 10" (4.14m x 3.60m)

With bay window to the front and having feature open brick fire place with tiled stone hearth and oak mantle. There is timber flooring, radiator, coved ceiling, power points and oak glazed panel door to:

Dining Kitchen 24' 3" x 10' 5" (7.39m x 3.17m)

With a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a five-ring gas hob, electric double oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is coved ceiling, ceiling spot lights, tiled flooring, two radiators, power points, tiled flooring and uPVC door to side of property. This room thoughtfully opens out to:

Garden Room 14' 10" x 8' 6" (4.52m x 2.59m)

A superb addition to the home providing triple aspect over the garden and 'The Pingle' with pitched ceiling, glazed gable end and rain sensitive 'Velux' windows. There is timber flooring, ceiling spot lights and uPVC door to garden.

First Floor

Landing

With built-in airing cupboard, access to roof space, radiator, power points and door to:

Bedroom 1 20' 3" x 8' 7" (6.17m x 2.61m)

With front aspect and having ceiling spot lights, radiator, power points and door to **En-Suite** with a stylish suite comprising easy access tiled shower cubicle, molded wash hand basin over vanity unit and a low-level WC. There is wood effect tiled flooring, ceiling spot lights and heated towel rail.

Bedroom 2 13' 7" x 9' 0" (4.14m x 2.74m)

Overlooking the rear garden and 'The Pingle' nature reserve. There is coved ceiling, radiator and power points.

Bedroom 3 10' 7" x 8' 6" (3.22m x 2.59m)

With front aspect and having a range of full height fitted wardrobes, radiator and power points.





Bedroom 4 8' 0" x 8' 6" (2.44m x 2.59m)

Currently used as a dressing room with a range of fitted wardrobes, radiator and power points.

Bathroom

With a stylish white suite comprising P-shaped bath having shower over, pedestal wash hand basin and a low-level WC. There are ceiling spot lights and a heated towel rail.

Outside

The property is approached over a shared driveway leading to ample parking for several vehicles and **Detached Garage/Workshop 15' 10" x 14' 0" (4.82m x 4.26m)** with roller door, power and lighting. The enclosed rear garden is predominantly laid to lawn with paved patio area. A particular feature of the property is its most appealing setting with views of neighboring woodland and regular wildlife visitors from the nature reserve.

Further Information

All mains services. Gas fired 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 = C
EPC Rating = C

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.

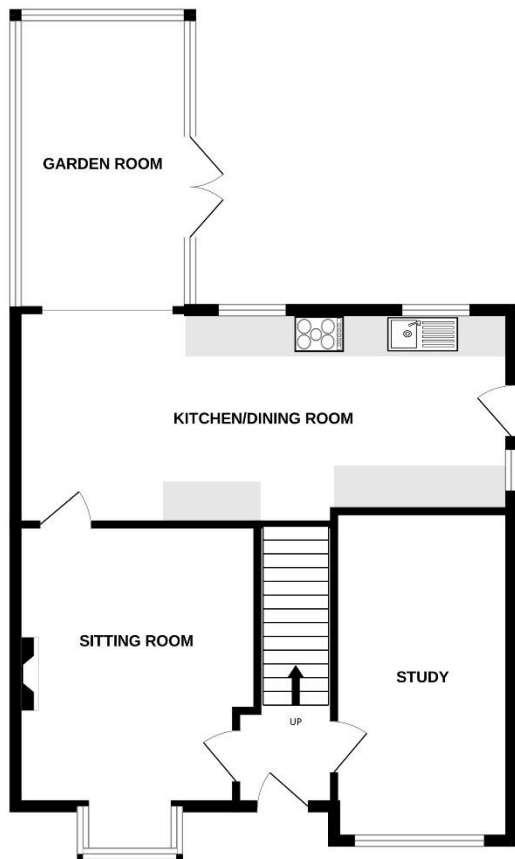


THESE PARTICULARS WERE PREPARED NOVEMBER 2023

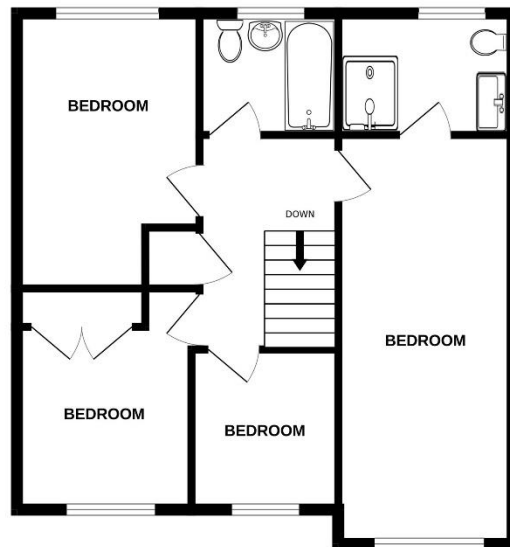
Property Reference: WO00016394



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

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.
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