



Larchgate, 42 Curtis Drive
Coningsby, Lincolnshire LN4 4NQ

£275,000
NO ONWARD CHAIN





Larchgate

42 Curtis Drive, Coningsby LN4 4NQ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

A three bedroom detached bungalow providing two reception rooms, en-suite to main bedroom and large breakfast kitchen. Externally the property is enhanced by enclosed gardens and detached double garage. The shopping and social facilities of this well serviced Lincolnshire village are all within easy walking distance.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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 is gained through a uPVC door into:

Reception Hall

With built-in linen cupboard, cloaks cupboard, coved ceiling, radiator, access to the roof space and glazed panel double doors to:

Living Room 16' 10" x 14' 4" (5.13m x 4.37m)

A dual aspect room including bay window to the front. There is a gas coal effect fire set to decorative surround, coved ceiling, radiator and power points.





Breakfast Kitchen 16' 3" x 13' 2" (4.95m x 4.01m)

With side aspect and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob, electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is coved ceiling, radiator, power points and door to:

Utility Room 8' 3" x 6' 1" (2.51m x 1.85m)

With worksurface to one wall over base units and space with plumbing for washing machine. There is coved ceiling, radiator, power points, uPVC door to the rear garden and door to bathroom.

Cloakroom

With a low-level WC, pedestal wash hand basin, radiator and coved ceiling.

Dining Room 11' 10" x 10' 0" (3.60m x 3.05m)

Overlooking the rear garden through uPVC patio door and having, coved ceiling, radiator and power points.

Bedroom 1 13' 4" x 11' 9" (4.06m x 3.58m)

With bay window to front aspect and having coved ceiling, radiator, power points and door to **En-Suite**, with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shaver point.

Bedroom 2 11' 10" x 11' 6" (3.60m x 3.50m)

With garden views and having radiator, coved ceiling and power points.

Bedroom 3 9' 10" x 9' 3" (2.99m x 2.82m)

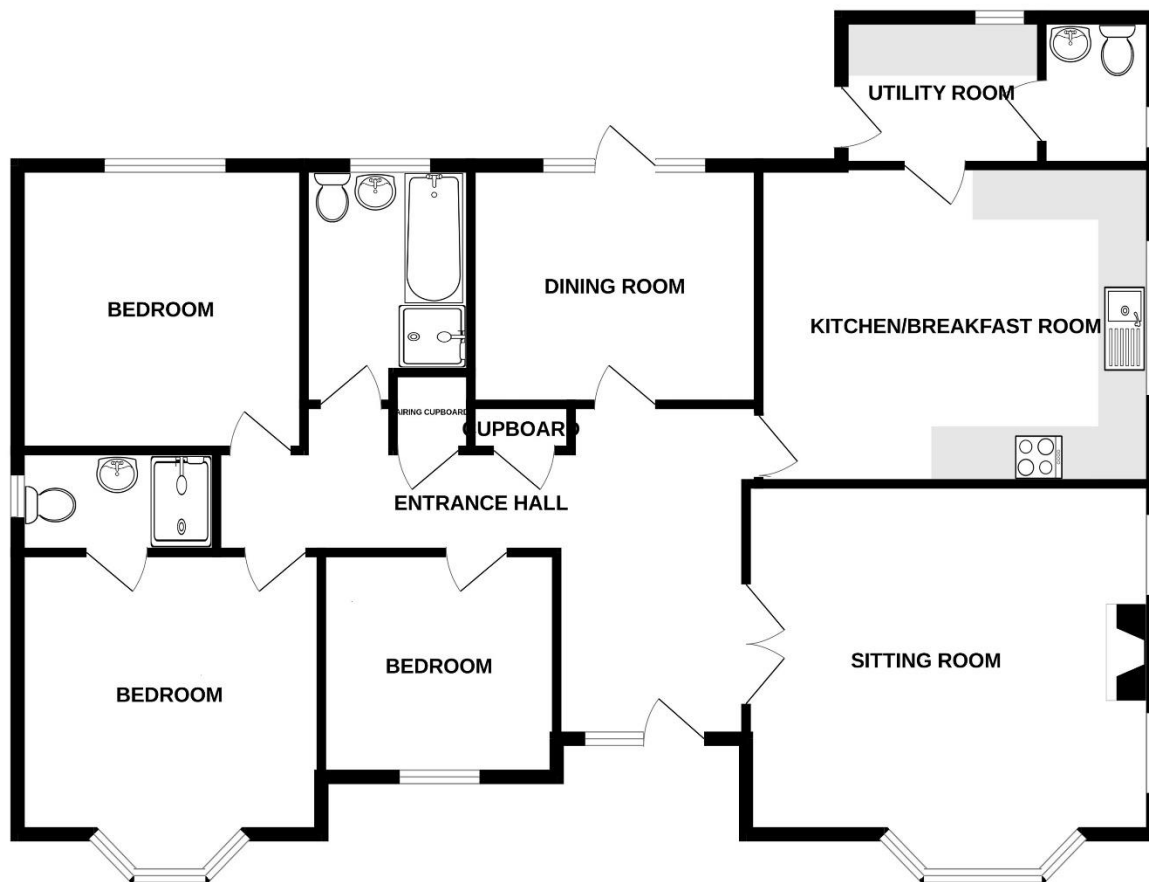
With a front aspect and having coved ceiling, radiator and power points.

Bathroom

With a suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shaver point.



GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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Outside

The property is approached from the side, over a double width driveway leading to **Double Garage 17' 6" x 17' 6" (5.33m x 5.33m)** with two up and over doors, power, lighting and uPVC service door to the side. The front garden is laid to lawn with mature lavender to borders. The enclosed rear garden is mostly laid to lawn and paving.

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 = D

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.

