



# Stoney Beck

Ingham Road, Coningsby, Lincolnshire LN4 4RJ

£219,950





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Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston - 12 miles

Woodhall Spa - 5 miles

Distances are approximate

A well presented three bedroom detached house pleasantly situated to a corner position within the popular Pilgrim Square residential area. Internally the property enjoys open plan lounge, dining room and conservatory and has recently been upgraded with new kitchen, redecoration and flooring. Outside the property has also been recently improved by double width off street parking, detached garage and enclosed gardens. The shopping, social and educational facilities of the well serviced villages of Coningsby and Tattershall are within reasonable 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:

## Entrance Lobby

With exposed timber flooring and glazed panel door to:



**Lounge 19' 2" x 9' 2" (5.84m x 2.79m) maximum of an irregular shaped room**

A dual aspect room with open plan staircase to the first floor and having radiator, television point, power points and archway with step up to:

**Dining Room 9' 6" x 7' 7" (2.89m x 2.31m)**

With rear aspect and having radiator, power points, door to kitchen and glazed double doors to:

**Conservatory 10' 1" x 7' 10" (3.07m x 2.39m)**

Overlooking the rear garden and having tiled flooring, electric panel heater, power points and door to garden.

**Kitchen 11' 0" x 9' 5" (3.35m x 2.87m)**

Overlooking the rear garden and having a range of stylish recently fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points, UPVC stable door to rear garden and door to understairs cupboard providing space with plumbing for washing machine.

**First Floor**

**Landing**

With access to roof space and door to:

**Bedroom 1 11' 1" x 9' 2" (3.38m x 2.79m)**

With rear aspect and having built-in double wardrobe, radiator and power points.

**Bedroom 2 9' 2" x 7' 11" (2.79m x 2.41m)**

With front aspect and having radiator and power points.

**Office/Bedroom 3 7' 5" x 5' 11" (2.26m x 1.80m)**

With front aspect and having timber flooring, radiator and power points.

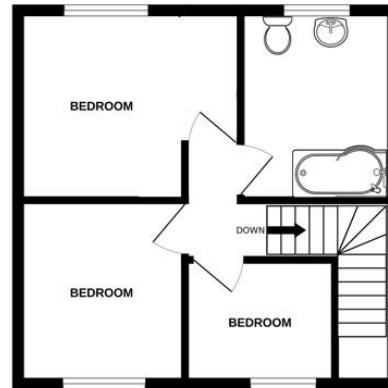
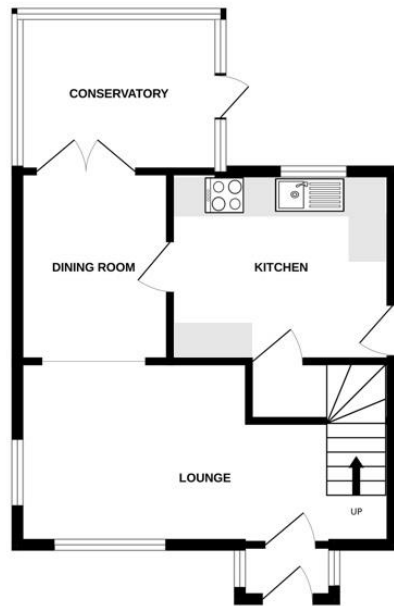
**Bathroom**

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is fitted shelving to one side, tiled flooring and a heated towel rail.



GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 over a double width gravelled driveway providing side by side off street parking and leads to **Detached Garage 16' 0" x 9' 2" (4.87m x 2.79m)** with up and over door, power, lighting and service door to the side. The remaining front garden is predominantly laid to lawn. The enclosed rear garden is mostly laid to lawn with paved patio area adjoining the conservatory and further patio to the far end. The garden extends to the side of the property enclosed by wood panel fencing.

## 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 = E

**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 APRIL 2024**

Property Reference: WO0001 6476

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