



2 Providence Place
Coningsby, Lincolnshire LN4 4TA

£130,000
NO ONWARD CHAIN





2 Providence Place Coningsby, Lincolnshire LN4 4TA

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

Situated along a 'no through road' stands this three bedroom semi detached house. Internally the property is enhanced by dual aspect sitting/dining room and garden room. Outside the property has enclosed rear garden, off street parking and garage. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. The property would benefit from a range of updating therefore offers an exciting opportunity to upgrade to one's own style. A view is highly recommended to fully appreciate the potential on offer.

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 glazed panel door into:

Entrance Lobby

With staircase to the first floor and having radiator, telephone point, power point and door to:



Sitting/Dining Room 23' 7" x 13' 1" (7.18m x 3.98m)

A dual aspect room and having open fire place set to tiled surround, two radiators, power points and door to:

Kitchen 8' 11" x 7' 11" (2.72m x 2.41m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points and door to:

Garden Room 8' 4" x 7' 9" (2.54m x 2.36m)

With garden aspect and having power points, timber stable door to the rear garden and service door to garage.

First Floor

Landing

With side aspect, access to roof space, power points and door to:

Bedroom 1 14' 8" x 8' 11" (4.47m x 2.72m)

With front aspect and having built-in airing cupboard, radiator and power points.

Bedroom 2 8' 11" x 8' 11" (2.72m x 2.72m)

Overlooking the rear garden and having radiator and power points.

Bedroom 3 8' 7" x 6' 11" (2.61m x 2.11m)

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

Bathroom

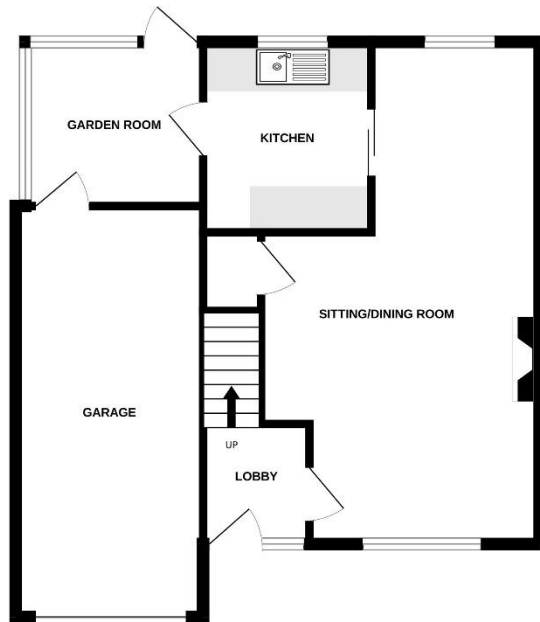
Being fully wall tiled and having a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring and radiator.

Outside

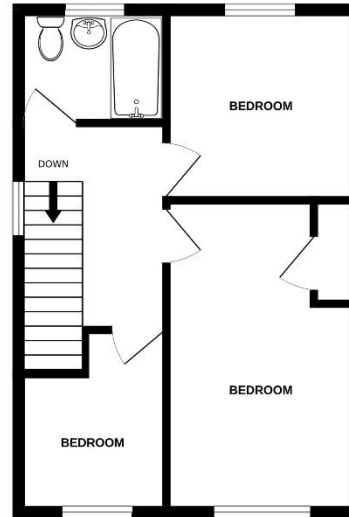
The property is approached over a driveway providing parking and leads to **Integral Garage** with up and over door, power, lighting and service door into the property. The remaining front garden is laid with low maintenance in mind to paving with gravelled borders. The enclosed rear garden is laid to paving with a variety of decorative shrubs to borders.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Further Information

Mains electric, water & drainage. Oil fired central heating. Double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = A
EPC RATING = D

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.