



25 Curtis Drive
Coningsby, Lincoln, Lincolnshire LN4 4NQ

£149,950

BELL



25 Curtis Drive

Coningsby, Lincolnshire LN4 4NQ

Lincoln – 22 miles
 Grantham – 29 miles
 Boston – 14 miles

(Distances are approximate)

25 Curtis Drive is a two bedroom end of terrace property set to a no through road in this well serviced village of Coningsby. The property benefits from UPVC double glazing, gas central heating, enclosed rear garden and allocated parking. There is a generous sized living/dining room, kitchen, two bedrooms and bathroom. The shopping, social and educational facilities are all within reasonable walking distance.

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

Entered to the front through a uPVC double glazed obscure door into:

Reception Hall

With uPVC double glazed obscure window to side, wood effect flooring, multiple power points, telephone point, radiator and doors to under stairs storage space, living room, cloakroom and to:



Kitchen

With uPVC double glazed window to front and comprising stainless steel sink drainer inset to roll edge worktop with a good range of storage units to base and wall levels. There is an Indesit oven, four ring hob beneath extractor canopy and space and connections for an upright fridge freezer and under counter washing machine. There is a gas fired Ideal boiler, wood effect flooring, radiator and multiple power points.

Living/Dining Room

With uPVC double glazed window and French doors opening out onto the rear garden. There is a television aerial point, multiple power points and radiator.

Cloakroom

With low-level WC, wash hand basin to corner, fan, radiator and tile effect flooring.

First Floor

Landing

With built-in airing cupboard and having radiator, power point, loft access and doors to:

Bedroom

With uPVC double glazed windows to the front and having built-in wardrobe, multiple power points and radiator.

Bedroom

With uPVC double glazed window to rear and having radiator and multiple power points.

Bathroom

With uPVC double glazed obscure window to rear and spot lights inset to ceiling. There is a low-level WC, pedestal wash hand basin and panel bath with board surround and shower over. There is a radiator, heated towel rail, wood effect flooring, fan and shaver socket.

Outside

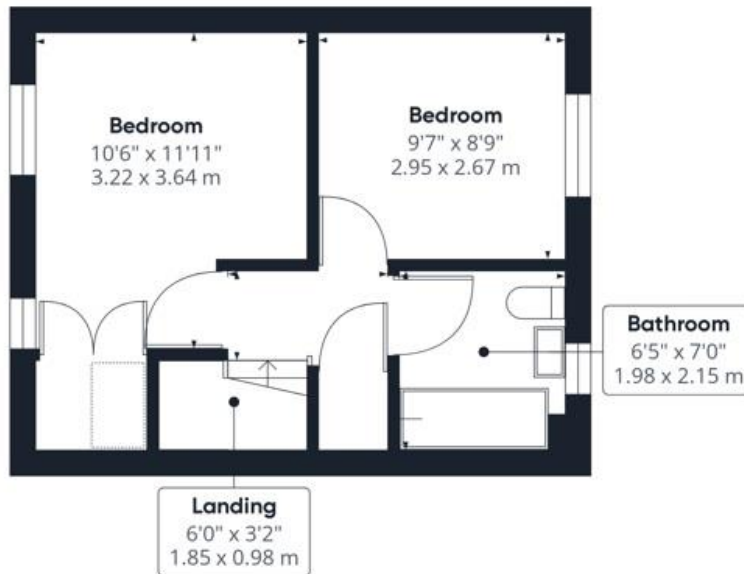
The property is approached from the front via paved path leading to the front door beneath storm porch with gravelled beds either side. The path continues to the side providing convenient external access to the child and pet friendly secure rear garden.

The rear garden is laid to lawn with wood chipped flower beds to side and rear; being contained by wood panel fencing. A paved patio seating area leads off the living room French doors. There is allocated parking to the front and also visitors parking.





Ground Floor



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East Lindsey District Council – Tax band: A – 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

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 Email: woodhallspa@robert-bell.org

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