



24 The Park
Coningsby, Lincoln, Lincolnshire LN4 4SN

£225,000
NO ONWARD CHAIN

BELL



24 The Park

Coningsby, Lincolnshire LN4 4SN

Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

24 The Park is a detached two bedroom bungalow set to an attractive no-through road position in the well-serviced village of Coningsby. Providing gardens to front and rear, driveway parking for multiple vehicles, garage and workshop. The property includes a generous living/dining room, conservatory, kitchen, shower room and two bedrooms.

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

Entered into the side through a uPVC double glazed obscure door into:

Reception Hall

With built-in storage cupboard housing the wall mounted boiler, access to roof space, radiator, power point and doors to accommodation including:

Bedroom

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

Living/Dining Room

With uPVC double glazed bay window to front and having television aerial point, radiator and multiple power points. Opening to dining room space and having multiple power points, radiator and serving hatch to kitchen.





Kitchen

With uPVC double glazed window to rear and having a good range of modern storage units to base and wall levels including one and half composite sink and drainer inset to roll edge worktop surface. There is an oven and Neff four ring hob beneath extractor canopy, space and connections for washing machine, dryer and under counter fridge. There is a heated towel rail, multiple power points, wood effect flooring and uPVC double glazed patio door to:

Conservatory

With uPVC double glazed windows on dwarf brick walls to side and rear and to roof. There is a radiator, multiple power points, wood effect flooring, uPVC double glazed French doors to rear garden and obscure patio door to front.

Bedroom

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

Shower Room

With uPVC double glazed obscure window to side, spot lights to ceiling, low-level WC and wash hand basin inset to vanity unit. There is a corner shower cubicle with Mira sport electric shower over, tiled flooring, heated towel rail and corner mirror fronted storage unit with light inset.

Outside

The property is approached from the front over a large driveway, brick paved with lawned front garden space alongside and leading to the **Detached Garage**, with electric up and over door, light and power.

There are personnel gates to ensure a child and pet friendly secure rear space being laid to lawn with mature established borders and paved patio seating space. With boundaries contained by mixed timber fencing, the outdoor space is complete with side store and hardstanding for the generous timber workshop.

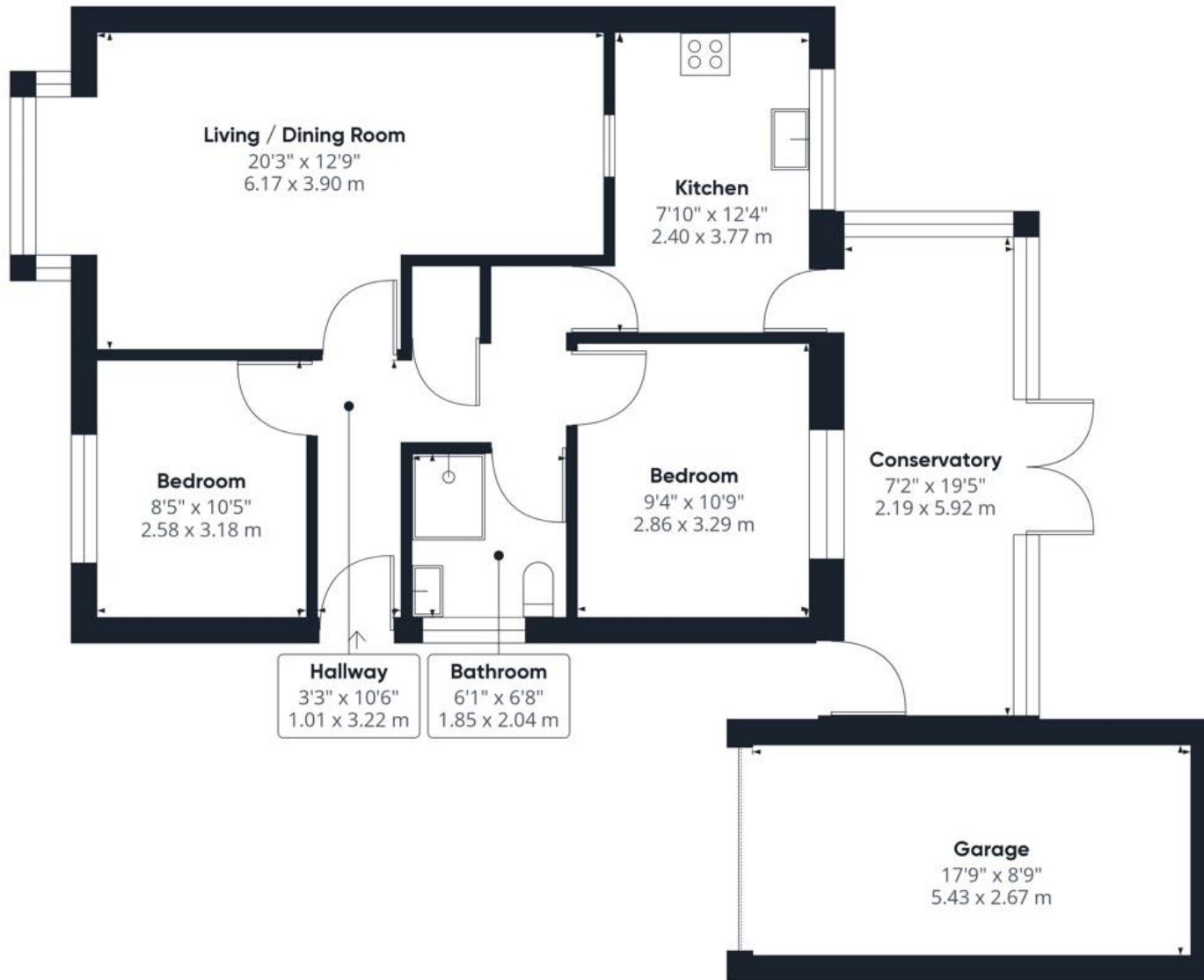
East Lindsey District Council – Tax band: B – EPC Rating: D

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.

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>

Brochure prepared 15.07.2024



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
 Tel: 01526 353333
 Email: woodhallspa@robert-bell.org

www.robert-bell.org

