



22 Lancaster Drive
Coningsby, Lincoln, Lincolnshire LN4 4TU

£199,950

BELL



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Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

Pleasantly situated within this well serviced Lincolnshire village stands this versatile detached bungalow providing two double bedrooms, two reception rooms, kitchen diner and conservatory. Externally the property is enhanced by off street parking for several vehicles and attractively landscaped rear gardens. The shopping and social facilities are all within easy 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

Entrance into the property is gained through a timber glazed panel door into:

Reception Hall

Having built-in cloaks cupboard housing the gas central heating boiler, built-in linen cupboard, radiator, power points and door to:

Sitting Room 16' 10" x 10' 10" (5.13m x 3.30m)

With views over the front garden through bow window and having gas coal effect fire set to ornamental surround, two radiators, decorative coving and power points.



Kitchen Diner 10' 4" x 8' 10" (3.15m x 2.69m)

With side aspect and having a range of fitted units comprising one and a half sink drainer inset to work surface over base units including integral fridge and space with plumbing for washing machine. There is a slot-in gas cooker, wall mounted cupboards above and filter hood over the cooker. There is tiled flooring, radiator, power points and uPVC door to the side of the property.

Dining Room / Bedroom 3 10' 0" x 9' 0" (3.05m x 2.74m) main

With rear aspect and having coved ceiling, radiator, power points and uPVC door to:

Conservatory 9' 6" x 8' 5" (2.89m x 2.56m)

With pleasing views and uPVC patio doors to the attractively landscaped rear garden. There is a radiator and power points.

Bedroom 1 11' 11" x 9' 11" (3.63m x 3.02m)

With views over the front garden and having a range of fitted wardrobes, coved ceiling, radiator and power points.

Bedroom 2 10' 9" x 9' 0" (3.27m x 2.74m)

Overlooking the rear garden and having two built-in double wardrobes, overhead storage, radiator and power points.

Bathroom 7' 5" x 6' 11" (2.26m x 2.11m)

With a four piece suite comprising corner bath, corner shower cubicle, pedestal wash hand basin and a low-level WC. There is decorative wall tiling and a heated towel rail.

Outside

The property is approached over a driveway providing off street parking for several vehicles. The remaining front garden is predominantly laid to lawn with ornamental shrubs to borders. The rear garden is mostly laid to lawn and landscaped by a wide variety of colourful shrubs to borders. There is a timber garden shed and paved patio area.

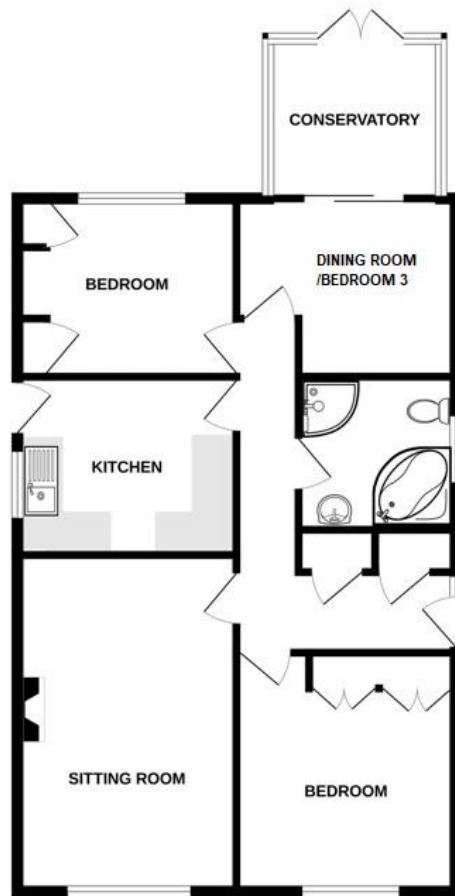
East Lindsey District Council
Tax band: B EPC rating: D

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>



GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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.
Made with floorplan 11/2014



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