



17 Railway Cottage

Langrick Road, Coningsby Moorside, Lincolnshire PE22 7SU

£169,950

BELL
ROBERT BELL & COMPANY



17 Railway Cottage

Langrick Road, Coningsby Moorside,
Lincolnshire PE22 7SU

Lincoln – 23 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 12 miles

Coningsby – 2 miles

Woodhall Spa - 5 miles

(Distances are approximate)

A well-presented three bedroom semi-detached house pleasantly situated within this rural cul-de-sac, enjoying far-reaching countryside views. The property benefits from large lawned gardens, UPVC double glazing and propane gas central heating. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall. A viewing is recommended to fully appreciate the accommodation and setting on offer.

The nearby villages of 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 UPVC door leading into:

Entrance Lobby

With pattern painted staircase to first floor, power point and door to:

Lounge 11' 10" x 10' 2" (3.60m x 3.10m)

Overlooking front garden and open countryside beyond and having feature fireplace, coved ceiling, wood-effect flooring, telephone point, power points, TV aerial point and door to:

Kitchen Diner 13' 4" x 11' 10" (4.06m x 3.60m)

With rear garden views and having a range of fitted units comprising ample solid wood work surfaces over matching base units including integral fridge and dishwasher. There is a 1½ ceramic sink drainer, four ring gas hob over electric oven, wall-mounted cupboards and filter hood over hob. There are coved ceilings, tiled flooring and two built-in larder cupboards to each side of chimney breast. There is a cast iron stove set to open brick surround with tiled hearth, ample power points, radiator and door to:

Rear Lobby

With built-in airing cupboard, UPVC door to rear garden and door to:

Shower Room

With a white suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is appropriate wall tiling, tiled flooring and radiator.

First Floor

Landing

With side aspect, radiator, access to roof space and door to:

Bedroom 1 11' 10" x 10' 2" (3.60m x 3.10m)

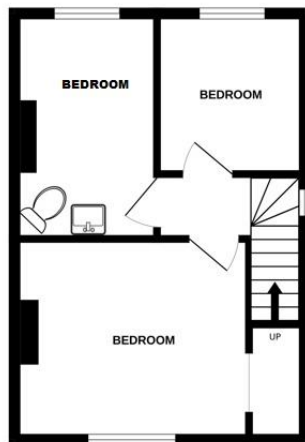
With far-reaching rural views, feature cast iron fireplace, radiator, power points and built-in open fronted wardrobe.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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Bedroom 2 11' 10" x 7' 1" (3.60m x 2.16m)

Overlooking the rear garden with feature cast iron fireplace, radiator and power points. There are open **En-Suite** facilities including pedestal wash hand basin and a low-level WC.

Bedroom 3 8' 5" x 7' 5" (2.56m x 2.26m)

Again, overlooking rear garden with radiator and power points.

Outside

The property has hard standing space providing ample off-street parking. The remaining front garden is laid to lawn with gates leading to rear. The gardens to side and rear are predominantly laid to lawn. There is a timber shed with water tap and store shed with power and lighting.

Further Information

Mains electric and water. Drains to a private system. Propane gas central heating. UPVC double glazing. Super-Fast Broadband.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP. Tel: 01507 601111
DISTRICT COUNCIL TAX BAND = A
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.

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