



Beckside, 51 High Street
Coningsby, Lincoln, Lincolnshire LN4 4RB

Offers in Excess of £160,000
NO ONWARD CHAIN

BELL



Beckside, 51 High Street

Coningsby, Lincolnshire LN4 4RB

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

Situated to the heart of this well serviced Lincolnshire village stands Beckside, directly opposite the landmark St Micheal's Church with its famous one-handed clock to grounds leading down to the water's edge of the River Bain. The property does require an extensive scheme of restoration therefore offers a most appealing opportunity to upgrade and reconfigure to one's own desire. Currently the property provides a wide variety of accommodation to an unusual layout comprising several ground floor reception rooms, kitchen and two bedrooms and bathroom to the first floor. Outside the property is situated along the far-right hand side of the plot that could create quite an enchanting garden setting with views of both the church to the front and River Bain to the rear. There is ample parking for several vehicles and timber garage. The shopping, social and educational facilities are all within easy walking distance. A view is highly recommended to fully appreciate the possibilities on offer.

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:

Reception Hall

With tiled flooring and having staircase to the first floor and door to:

Room One 12' 1" x 10' 0" (3.68m x 3.05m)

With side aspect, radiator and power points.

Main Living/Dining Area

Living Area 16' 2" x 11' 5" (4.92m x 3.48m) max

With garden aspect and having cast iron gas stove set to open brick inglenook fireplace with timber mantle, radiator, power points and opens to:

Dining Area 16' 0" x 6' 11" (4.87m x 2.11m)

Again, with side garden aspect, radiator, power points and archway to:

Kitchen 11' 2" x 10' 5" (3.40m x 3.17m)

With a range of fitted units comprising sink drainer inset to worksurface over base units, four ring gas hob and electric double oven. Latch door to:

Rear Lobby

With glazed panel door to the side of property, door to reception four and door to:

Cloakroom

With a low-level WC and wash hand basin.

Room 4 14' 4" x 10' 1" (4.37m x 3.07m)

With patio doors to the side of the property and door to further accommodation including:

Rear Hall

With open brickwork and door to workshop/garage and to:

Room Five 15' 8" x 10' 3" (4.77m x 3.12m)

With patio doors to the rear courtyard.

Integral Workshop/Garage 14' 4" x 10' 1" (4.37m x 3.07m) In disrepair.



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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First Floor

Landing

With latch door to:

Bedroom 1 10' 9" x 9' 6" (3.27m x 2.89m)

An irregular shaped room with views towards St Micheal's Church, built-in airing cupboard and wardrobe. This room has door to bathroom and door to:

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Accessed off bedroom one with views towards the church and having fitted wardrobe and power points.

Bathroom

With panelled bath, low-level WC and wash hand basin over vanity cupboard.

Outside

The property is approached through ornate iron double gates leading to ample parking for several vehicles and timber store. The remaining garden is laid to grass leading down to the water's edge of the River Bain with a wide variety of mature trees and shrubs.

East Lindsey District Council

Tax band: C

EPC Rating: G

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.

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