



6 Lancaster Drive  
Coningsby, Lincoln, Lincolnshire LN4 4TU

£195,000





## 6 Lancaster Drive

Coningsby, Lincolnshire LN4 4TU

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

(Distances are approximate)

A well-presented two bedroom bungalow pleasantly situated within this well serviced Lincolnshire village. The property is enhanced by stylish breakfast kitchen, off street parking, garage and enclosed rear garden. 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 uPVC door leading into:

### Reception Hall

With built-in airing cupboard, coved ceiling, radiator, power points and doors leading to accommodation including:

### Living Room 14' 10" x 11' 5" (4.52m x 3.48m)

With front aspect and having electric fire set to stone surround. There are coved ceilings, radiator and power points.



**Breakfast Kitchen 13' 10" x 8' 2" (4.21m x 2.49m)**

With front aspect and having a stylish suite comprising stainless steel one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the cooker. There is wood effect flooring, radiator, power points and door to side of property.

**Bedroom 1 10' 11" x 11' 4" (3.32m x 3.45m)**

Overlooking the rear garden and having full height fitted wardrobes, coved ceiling, radiator and power points.

**Bedroom 2 9' 9" x 8' 11" (2.97m x 2.72m)**

With views over the rear garden and having coved ceiling, radiator and power points.

**Bathroom**

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC and radiator.

**Outside**

The property is approached over a driveway providing ample parking for several vehicles and leads to **Detached Garage 16' 2" x 8' 6" (4.92m x 2.59m)** having electric opening door, power, lighting and uPVC service door to the side. The remaining front garden is laid to lawn. The rear garden is laid to lawn.

**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.

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