



5 Read Way
Coningsby, Lincoln, Lincolnshire LN4 4JX

£150,000

BELL



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Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

Woodhall Spa – 5 miles

(Distances are approximate)

A three bedroom semi detached house pleasantly situated within this ever-popular residential area. The property does require some updating but offers an excellent opportunity to upgrade to one's own desire. The property is enhanced with good off-street parking and a surprisingly large garden. The shopping, social and educational facilities of the well service Lincolnshire village 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 side entrance door into:

Entrance Lobby

With door to:

Living Room 14' 7" x 14' 0" (4.44m x 4.26m)

With bay window to front aspect and having open plan staircase to the first floor, feature open brick fire place with tiled hearth, radiator, power points and door to:



Kitchen 14' 7" x 8' 0" (4.44m x 2.44m)

Overlooking and having uPVC door to the rear garden. There is a range of fitted units comprising one and a half stainless steel 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 hob. There is feature open brickwork, radiator and power points.

First Floor

Landing

With built-in airing cupboard, access to roof space, power point and door to:

Bedroom 1 10' 6" x 7' 6" (3.20m x 2.28m)

With front aspect and having radiator and power points.

Bedroom 2 9' 9" x 8' 0" (2.97m x 2.44m)

Overlooking the rear garden and having built-in double wardrobe, radiator and power points.

Bedroom 3 7' 0" x 7' 6" (2.13m x 2.28m) main area

With front aspect and having radiator and power points.

Bathroom

With a 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 parking for several vehicles. The remaining front garden is laid to lawn having gate to surprisingly large enclosed rear garden. The parking area could easily be extended if require to provide further parking.

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.

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Read Way, Coningsby, Lincoln, LN4



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