



17 Hamilton Way  
Coningsby, Lincoln, Lincolnshire LN4 4ZW

£239,950

**BELL**





## 17 Hamilton Way

Coningsby, Lincolnshire LN4 4ZW

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

(Distances are approximate)

An exceptionally well presented three-bedroom detached house having been thoughtfully upgraded and improved over recent times by the current owners to provide a most appealing family home. Internally the property is enhanced by dual aspect living room, stylish kitchen diner and en-suite to main bedroom. Outside there is attractively landscaped part walled rear gardens, ample parking for several vehicles and garage. The shopping, social and educational facilities of this well serviced 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 with storm porch over is gained through a uPVC door into:

### Entrance Lobby

With staircase to the first floor and having radiator, power points and door to:

### Cloakroom

With a low-level WC, wash hand basin, radiator and extractor fan.





**Dining Kitchen 17' 7" x 9' 1" (5.36m x 2.77m)**

A dual aspect room with a stylish range of fitted units comprising sink drainer with mixer tap inset to ample work surface over base units including integral dishwasher. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points and door to:

**Utility Room 6' 3" x 5' 6" (1.90m x 1.68m)**

With fitted work surface to one wall over base units including space and plumbing for washing machine. There is wood effect flooring, radiator, power points, deep storage cupboard and uPVC door leading to the rear garden.

**Living Room 17' 6" x 9' 11" (5.33m x 3.02m)**

A dual aspect room including bay window to the front and uPVC patio doors to the rear garden. There is radiator, power points and television point.

**First Floor**

**Landing**

Overlooking the rear garden and having access to roof space, radiator, power points and door to:

**Bedroom 1 13' 4" x 10' 8" (4.06m x 3.25m) narrow in part 5' 6" (1.68m)**

A dual aspect room and having built-in wardrobe, radiator, power points and door to **En-Suite** with a stylish white suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a radiator and shaver point.

**Bedroom 2 10' 7" x 9' 1" (3.22m x 2.77m)**

With front aspect and having radiator and power points.

**Bedroom 3 8' 9" x 6' 7" (2.66m x 2.01m)**

Currently used as a home office overlooking the rear garden and having radiator and power points.

**Bathroom 6' 9" x 5' 10" (2.06m x 1.78m)**

With a stylish white suite comprising panelled bath, wash hand basin over vanity cupboard and a low-level WC.

**Outside**

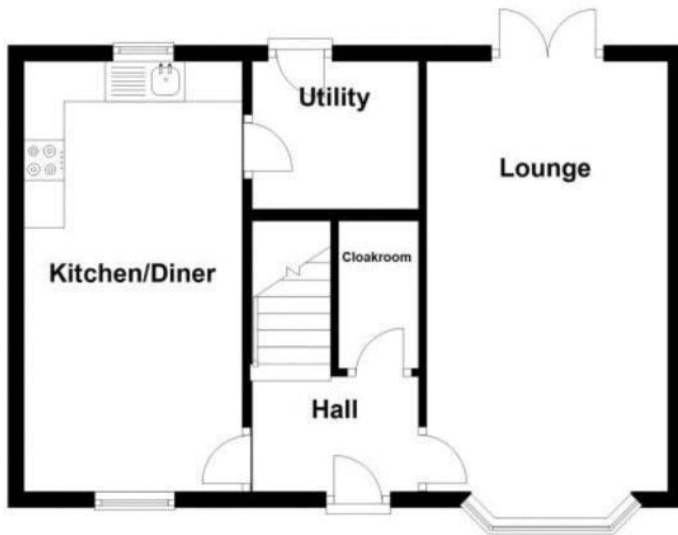
The property stands to a very prominent position on Hamilton Way and is approached over a path leading to the main entrance door, the remaining front garden is laid to lawn with decorative shrubs to borders. The part-walled rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders and paved patio area. There is a driveway off Hamilton Way providing ample parking for several vehicles and leads to **Garage** with electric up and over door, power and lighting.



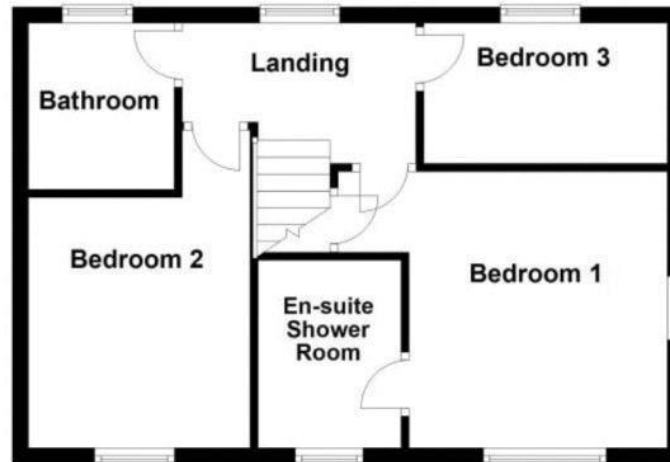




**Ground Floor**



**First Floor**



**East Lindsey District Council**  
**Tax band: C**  
**EPC rating: B**

**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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