



88 High Street
Coningsby, Lincoln, Lincolnshire LN4 4RF

£195,000

BELL



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An exceptionally well-presented bay-fronted house benefiting from two bedrooms, two reception rooms and breakfast kitchen. The property has in recent times been thoughtfully upgraded including stylish kitchen and bathroom, decoration and flooring. There is enclosed rear garden, off street parking and detached garage. The shopping, social and educational facilities of this well serviced Lincolnshire village are within easy walking distance.

A formal viewing is highly recommended to appreciate the accommodation on offer.

Accommodation

Storm Porch with uPVC main entrance door to:

Entrance Lobby with staircase to first floor and door to:

Lounge [14' 0" x 12' 0" (4.26m x 3.65m)] with deep bay window to front aspect; having feature fireplace, coved ceiling, lights to dimmer switch, telephone point, radiator and power points. Door to:

Dining Room [14' 0" x 10' 5" (4.26m x 3.17m)] with double aspect to side of property; having built-in dresser style unit, coved ceiling, radiator, power points and built in understairs cupboard. Door to:

Breakfast Kitchen [11' 4" x 10' 4" (3.45m x 3.15m)] with side aspect; having a stylish range of fitted units comprising stainless steel sink drainer inset to ample work surface over matching base units including space and plumbing for washing machine. There is a four-ring electric hob, electric oven, wall-mounted cupboards above with downlighting and extractor fan over hob.





There is a breakfast bar to one wall over further base units and wall mounted cupboards above; feature radiator, wood effect flooring and power points. Doorway to:

Rear Lobby being fully wall tiled and having radiator, power point, uPVC door to rear garden and door to:

Cloakroom being fully wall tiled and having low-level WC and wash hand basin.

First Floor

Landing with side aspect, access to roof space and door to:

Bedroom 1 [12' 0" x 11' 2" (3.65m x 3.40m)] with front aspect; having built-in storage cupboard, radiator and power points.

Bedroom 2 [12' 6" x 8' 1" (3.81m x 2.46m)] with rear aspect; radiator and power points.

Bathroom [9' 6" x 7' 0" (2.89m x 2.13m)] having a white suite comprising panel bath with shower over, low-level WC and 'Bowl' wash hand basin over vanity unit. There is appropriate wall tiling, ceiling spot lights, radiator and built-in airing cupboard housing the gas central heating boiler.

Outside

The property is approached over a gravel driveway providing parking and access to the **Detached Garage** with up-and-over door and service door to the rear. The remaining front garden is laid with low maintenance in mind to gravel.

The enclosed rear garden is mostly laid to paved patio with lawn to one side.

The Area

Coningsby and Tattershall are well-served villages with shops, schools, post office and library. There is a Leisure Centre and the Battle of Britain Memorial Flight. The market towns of Horncastle and Boston are close by and the historic city of Lincoln and the East Coast are both within easy driving distance.





East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE 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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