



12 Lancaster Drive
Coningsby, Lincoln, Lincolnshire LN4 4TU

£220,000
NO ONWARD CHAIN

BELL



12 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 three-bedroom bungalow pleasantly situated to a corner position within an appealing residential area. Internally the property is enhanced by its dual aspect living room and dining kitchen. Outside there is ample parking for many vehicles, garage and enclosed rear garden. 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 is gained through a uPVC door leading into:

Reception Hall

With built-in airing cupboard, coved ceiling, radiator, power points and door to:

Kitchen Diner 15' 5" x 8' 10" (4.70m x 2.69m)

With front aspect and having a range of fitted units comprising circular sink drainer inset to worksurface over base units including space and plumbing for dishwasher.





There is a slot-in gas cooker, wall mounted cupboards above with filter hood over. There is tiled flooring, radiator, coved ceiling, ceiling spot lights, power points and door to:

Rear Lobby

With worksurface to one wall over space and plumbing for washing machine and uPVC door to side of property.

Living Room 15' 4" x 11' 10" (4.67m x 3.60m)

A dual aspect room with feature fireplace set to decorative surround, dado rail, coved ceiling, ceiling rose, radiator and power points.

Bedroom 1 11' 4" x 9' 11" (3.45m x 3.02m)

Overlooking the rear garden and having radiator and power points.

Bedroom 2 10' 9" x 7' 7" (3.27m x 2.31m)

With rear garden aspect and having, radiator and power points.

Bedroom 3 8' 2" x 7' 9" (2.49m x 2.36m)

With side aspect and having radiator and power points.

Shower Room

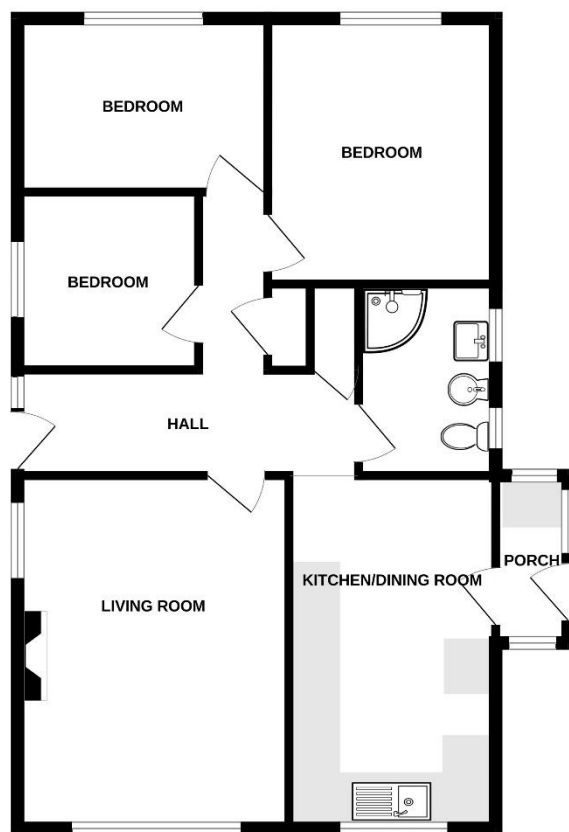
Being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin over vanity unit, bidet, and a low-level WC. There is tiled flooring, coved ceiling and heated towel rail.

Outside

The property is approached over a wide driveway providing ample parking for several vehicles and leads to **Garage 16' 9" x 12' 8" (5.10m x 3.86m)** with electric up and over door, power, lighting and service door to the side. The remaining front garden is laid with low maintenance in mind to paving and a variety of shrubs to borders. The enclosed rear garden is also laid with low maintenance in mind to gravel with raised flower beds and timber summerhouse.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Netplox 12/2024

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 05.12.2024



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

