



12 Kings Manor  
Coningsby, Lincolnshire LN4 4TJ

£269,500

**BELL**  
ROBERT BELL & COMPANY





# 12 Kings Manor

## Coningsby, Lincolnshire LN4 4TJ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

Pleasantly tucked away to the fringe of this popular residential area stands this exceptionally well presented and thoughtfully designed three bedroom detached house. Internally the property is enhanced by stylish kitchen and open plan lounge diner. Outside there is double width driveway, integral garage and enclosed south facing rear garden. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance.



Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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 its storm porch over is gained through a uPVC entrance door into:

### Reception Hall

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



**Lounge 15' 4" x 10' 9" (4.67m x 3.27m)**

With front aspect and having gas coal effect fire set to decorative surround, radiator, power points and archway to:

**Dining Room 10' 1" x 8' 6" (3.07m x 2.59m)**

Overlooking the rear garden through patio doors and having radiator, power points and door to:

**Kitchen 10' 8" x 10' 2" (3.25m x 3.10m)**

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboard above and filter hood over the hob. There is a deep understairs cupboard, radiator, power points uPVC door to the side of the property and a door to:

**Cloakroom**

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

**First Floor**

**Landing**

With built-in linen cupboard, access to roof space, power points and door to:

**Bedroom 1 12' 0" x 10' 11" (3.65m x 3.32m)**

With front aspect and having full height free standing wardrobe with mirrored doors, radiator, television wall mount, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and extractor fan.

**Bedroom 2 12' 10" x 8' 9" (3.91m x 2.66m)**

With front aspect and having radiator and power points.

**Bedroom 3 14' 5" x 7' 3" (4.39m x 2.21m)**

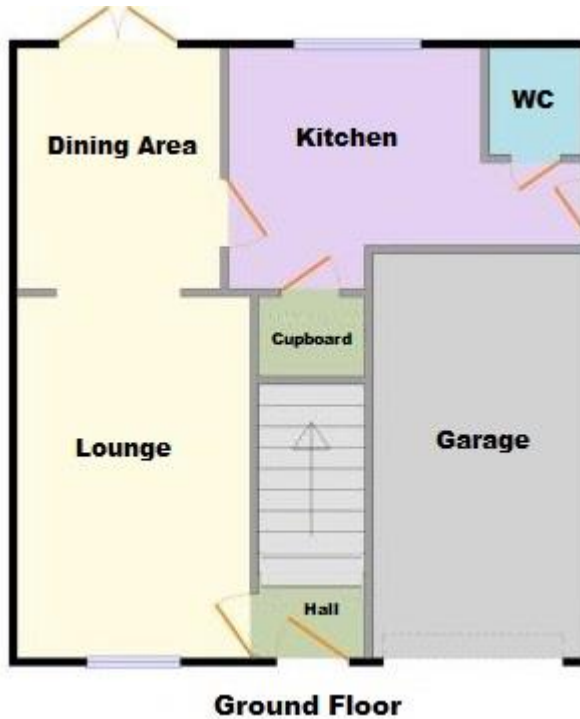
Overlooking the rear garden and having radiator and power points.

**Bathroom 8' 10" x 8' 5" (2.69m x 2.56m)**

With a stylish white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a heated towel rail and extractor fan.







### Outside

The property is approached over a double width driveway providing side by side parking and leads to **Integral Garage**, with up and over door, power, lighting and service door into the property. The remaining front garden is laid to lawn and the enclosed south facing rear garden is predominantly laid to lawn with a paved patio area.

### Further Information

All mains services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

EPC RATING = C

**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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

**THESE PARTICULARS WERE PREPARED JANUARY 2025**

Property Reference: WO0001 6422