



Major, Coningsby Moorside  
Boston, Lincolnshire PE22 7SS

NO ONWARD CHAIN

£225,000

**BELL**



# Major

Coningsby Moorside, Lincolnshire PE22 7SS

Lincoln – 24 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 11 miles

(Distances are approximate)

A three bedroom detached house pleasantly situated to the heart of rural Lincolnshire with no immediate neighbours and far reaching views over open countryside. Internally the property has two reception rooms, pantry off the kitchen and down stairs cloakroom. Outside the property stands to large grounds laid to lawn with mature trees and shrubs to borders and open fronted barn in need of repair. A range of updating is likely to be required but this does provide an exciting opportunity to upgrade and subject to necessary consents, extend to provide an appealing home to a rural setting. A viewing is highly recommended to fully appreciate the possibilities and setting on offer.

## Accommodation

Entrance into the property is gained through a uPVC door into:

### Kitchen Diner 22' 0" x 7' 11" (6.70m x 2.41m)

With double aspect from the side of the property and having stainless steel sink drainer over base units. There is a **Walk-In Pantry**, radiator, power points, door to dining room and door to:

### Rear Lobby

With cloak hooks to one wall and door to:

### Cloakroom

With a low-level WC.

### Dining Room 12' 3" x 10' 11" (3.73m x 3.32m)

Overlooking the rear garden and having feature fireplace with tiled surround. There is a radiator, power points and door to:





### **Entrance Lobby**

With staircase to the first floor and door to:

### **Sitting Room 11' 4" x 10' 8" (3.45m x 3.25m)**

With views over the garden and having open fireplace with tiled surround, radiator and power points.

### **First Floor**

#### **Landing**

With power points and door to:

### **Bedroom 1 11' 4" x 10' 8" (3.45m x 3.25m)**

With far reaching views over open countryside and having radiator and power points.

### **Bedroom 2 12' 6" x 11' 2" (3.81m x 3.40m)**

Again, with superb views over open countryside, radiator and power points.

### **Bedroom 3 12' 9" x 7' 9" (3.88m x 2.36m)**

With front aspect and having radiator and power points.

### **Shower Room**

With a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and built-in full height double airing cupboard.

### **Outside**

The property stands to large gardens predominantly laid to lawn with a variety of mature trees and shrubs to borders. There is an open fronted barn in need of repair and timber garden shed.

**East Lindsey District Council – Tax band: C**

**EPC Rating: E**

**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

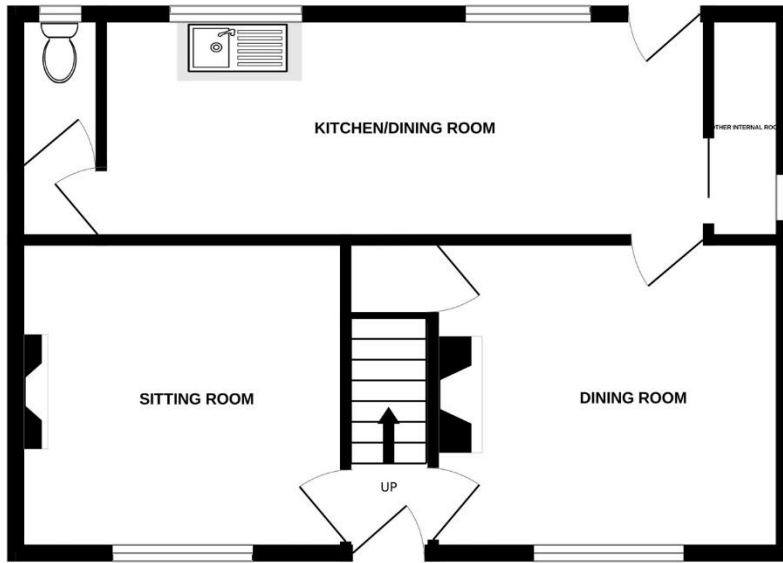
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);

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

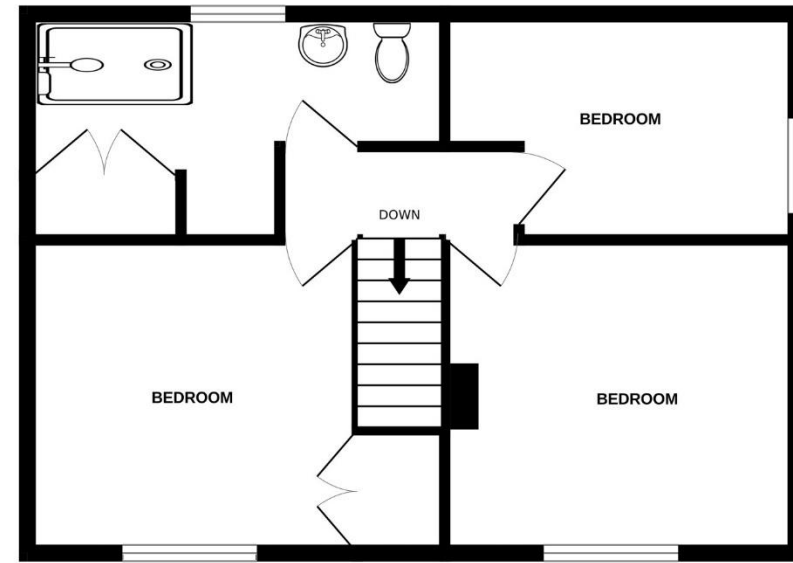
Brochure prepared 03.02.2025



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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