



28 Read Way
Coningsby, Lincoln, Lincolnshire LN4 4JX

£225,000

BELL



28 Read Way

Coningsby, Lincolnshire LN4 4JX

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

28 Read Way is a well presented three bedroom detached bungalow situated in a cul-de-sac residential area. Modernised by the current vendors with a new bathroom and extending living room to kitchen, with vaulted ceiling and French doors to rear, the property has been enhanced in recent years. The property is located within reasonable walking distance for most, from the centre of the village with its wide range of shopping, social and educational facilities, and boasts pleasing gardens and detached garage plus office/studio.

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

Entered into the side through uPVC double glazed obscure door into:

Reception Hall

With wood effect flooring, wooden door to airing cupboard and wooden doors to accommodation including:





Kitchen

With uPVC double glazed windows to side and rear and having a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop and electric cooker and hob beneath extractor canopy. There is space and connections for under counter washing machine, dishwasher and fridge, heated towel rail, wooden door to storage space housing wall mounted Baxi combi boiler and vinyl flooring.

Dining Room

With log burning stove on slate stand with tiled backing, wood laminate flooring, radiator, multiple power points and open double doorway to:

Living Room

With, uPVC double glazed bifold door to rear, windows to side, lights to vaulted ceiling, skylight to side, wood laminate flooring with underfloor heating, multiple power points and television point.

Bedroom 3

With uPVC double glazed high level window to side and multiple power points.

Bedroom 1

With uPVC double glazed window to front, radiator, multiple power points and built in wardrobe storage space.

Bedroom 2

With uPVC double glazed window, radiator and multiple power points.

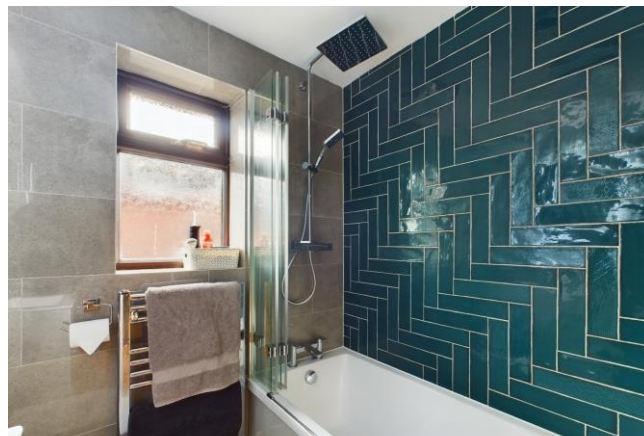
Bathroom

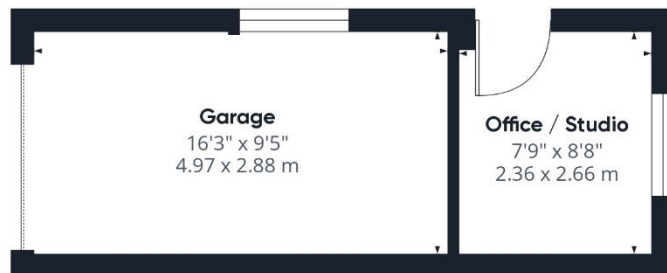
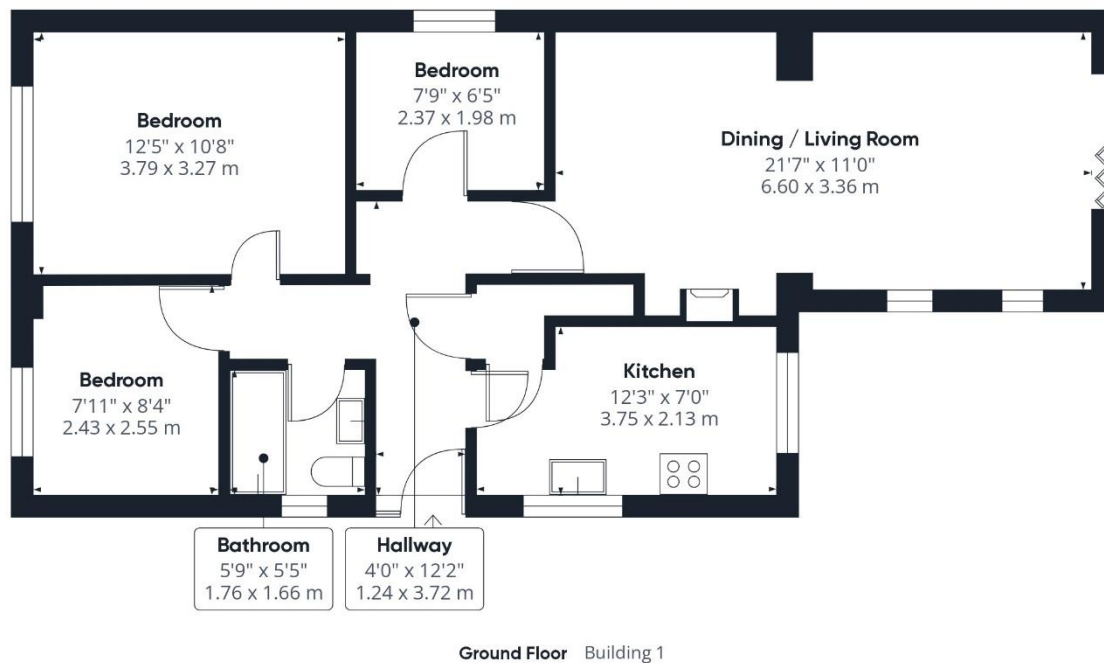
Having uPVC double glazed obscure window to front and having low-level WC and hand wash basin set to vanity unit. There is a panel bath with monsoon and regular shower heads over, tiled surround, vinyl tile effect flooring and heated towel rail.

Outside

The property is approached up a long driveway, providing ample parking for multiple vehicles and leading to the **Detached Garage**, with up and over door, light and power. Adjacent to this, accessed from the rear, is a versatile **Office/Store**.

The front garden is laid to lawn; the rear (a child and pet friendly secure space) laid to further lawn with paved patio seating space looking across arable farmland to the rear.





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- 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.
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