



**64 High Street**  
Coningsby, Lincoln, Lincolnshire LN4 4RF

**£350,000**  
**NO ONWARD CHAIN**

**BELL**



# 64 High Street

Coningsby, Lincolnshire LN4 4RF

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)



A thoughtfully designed bungalow of some considerable appeal pleasantly situated to around a third of an acre of lawned gardens. Internally the property is enhanced by a wide range of versatile accommodation for description purposes providing two reception rooms, three bedrooms and useful home office. Outside there is ample parking for many vehicles with ample turning area, generous garage and large rear gardens offering good privacy. The shopping, social and educational facilities of this well serviced Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the setting and size of accommodation on offer.

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 inset to tiled storm porch with lighting is gained through a uPVC door leading into:

## Reception Hall

With coved ceiling, radiator and doors to accommodation including:



### **Sitting Room 20' 4" x 11' 9" (6.19m x 3.58m)**

A dual aspect room including views over the front garden and to the side. There is a feature fire place having electric fire with tiled hearth, timber mantle and extends to provide timber shelving to the side. There is coved ceiling, two radiators, wall lights, power points, television point and archway to:

### **Dining Room 10' 10" x 9' 10" (3.30m x 2.99m)**

Again, a dual aspect room including uPVC patio doors to the rear garden. There is coved ceiling, radiator, power points and door to:

### **Kitchen 13' 10" x 10' 10" (4.21m x 3.30m)**

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is an electric waist height double oven, four ring electric hob, wall mounted cupboards above and filter hood over the hob. There are two full height larder cupboards, ceiling spot lights, radiator, power points, door returning to the reception hall, door to snug/bedroom three and uPVC door to:

### **Rear Lobby**

Overlooking and having glazed panel door to the rear garden and having power points.

### **Study 6' 0" x 4' 2" (1.83m x 1.27m)**

With fitted worksurface, cloak hooks to two sides, radiator and power points.

### **Inner Hall**

Being off the reception and having built-in airing cupboard, access to roof space having loft ladder, radiator, power points and door to:

### **Bedroom 1 12' 0" x 11' 6" (3.65m x 3.50m)**

With front aspect and having coved ceiling, radiator and power points.

### **Bedroom 2 9' 10" x 9' 10" (2.99m x 2.99m)**

Overlooking the rear garden and having radiator and power points.







### **Bedroom 3/Snug 9' 10" x 9' 0" (2.99m x 2.74m)**

This option room has doors from the inner hall and the kitchen, overlooking the rear garden and having radiator and power points.

### **Shower Room**

With a white suite comprising double sized fully tiled easy access shower cubicle, pedestal wash hand basin and a low-level WC. There are two fitted tall vanity cupboards, shaver point, radiator, decorative wall tiling and ceiling spot lights.

### **Separate WC**

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

### **Outside**

The property is approached over a driveway providing ample parking for many vehicles, turning area and leads to **Garage 22' 2" x 9' 10" (6.75m x 2.99m)** with up and over door, strip lighting, fitted worksurface over cupboards and timber service door to the side. The remaining front garden is mostly laid to lawn with a wide variety of decorative shrubs to borders. The large rear garden is predominantly laid to lawn with paved patio area and mature trees. There is outside lighting and water tap.

### **Further Information**

Mains electric, water and drainage. Oil fired central heating. UPVC double glazing. Alarm system covering the bungalow and garage.

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

Brochure prepared 24.03.2025

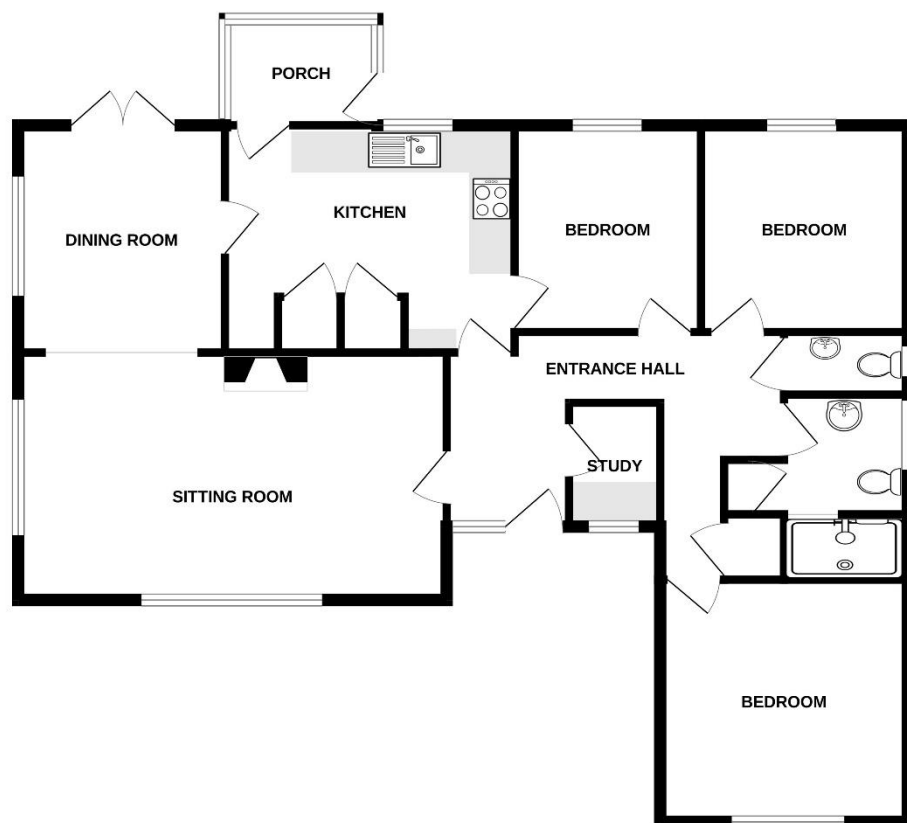








GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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