



3 White Swan Close  
Coningsby, Lincoln, Lincolnshire LN4 4NY

£139,950  
NO ONWARD CHAIN

**BELL**





## 3 White Swan Close

Coningsby, Lincolnshire LN4 4NY

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A stylish two double bedroom semi-detached house pleasantly situated to an attractive courtyard development to the heart of this well serviced Lincolnshire village. Internally the property is enhanced by dual aspect kitchen and lounge. Outside there is lawned front garden and parking adjoining the property. This could be an ideal first-time buyer property or buy-to-let investment. A viewing is highly recommended to fully appreciate the setting on offer. A point of interest is the property has owned solar panels and our client has informed us generates approx. £500 per year



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 composite glazed door leading into:



### **Kitchen Diner**

A dual aspect room with a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards including filter hood over the hob. There is a built-in understairs cupboard, tiled flooring, 2 radiators, power points, boiler and door to:

### **Inner Lobby**

With staircase to the first floor and having door to cloakroom and door to:

### **Lounge**

A dual aspect room with feature open brick chimney breast with stone hearth, two radiators, television point and power points.

### **Cloakroom**

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

### **First Floor**

#### **Landing**

With access to loft space, radiator and door to:

#### **Bedroom 1**

A dual aspect room having radiator, television point (not connected) and power points.

#### **Bedroom 2**

Again, with a dual aspect and having radiator, telephone point (not connected) , television point, radiator and power points.

### **Bathroom**

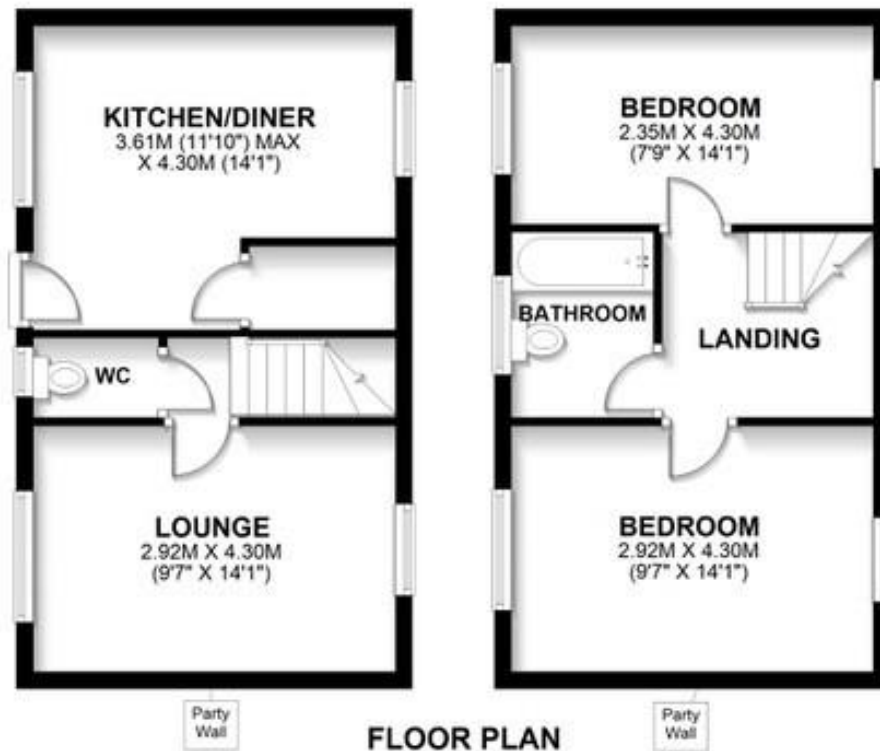
With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, heated towel rail and extractor fan.

### **Outside**

The property has a small front garden laid to lawn, outside water tap and parking to side.



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FLOOR PLAN

TOTAL AREA: APPROX. 66.0 SQ. METRES (710.3 SQ. FEET)

DISCLAIMER

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Further Information

East Lindsey District Council – Tax band: A

EPC Rating: B

**Solar Panels with feed in Tarrif approx. £500pa payable till May 33**

**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

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