



9 Lancaster Drive
Coningsby, Lincoln, Lincolnshire LN4 4TU

£283,500

BELL



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Lincoln – 22 miles
 Grantham – 29 miles with East Coast rail link to London
 Boston – 14 miles

(Distances are approximate)

9 Lancaster Drive is a spacious detached bungalow providing flexible accommodation, alongside front and rear gardens, driveway parking and a single garage. With living room and kitchen to the front, the property provides a bedroom / office, family shower room, master bedroom with dressing room and en suite shower room and a further bedroom / dressing room space currently used as a dining room and secondary living room. To the rear, is a generous conservatory. The shopping social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

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 wooden effect door with uPVC double glazed obscure window alongside into:

Entrance Hallway (of L shaped proportions)

With loft access hatch and having radiator, wood effect flooring, multiple power points, wooden door to storage space and doors to accommodation including:





Living Room 14' 11" x 11' 10" (4.54m x 3.60m)

With uPVC double glazed bow window to front and having electric 'log burner' style fireplace to box surround, television point, multiple power points, radiator and wooden effect flooring.

Kitchen 14' 10" x 8' 11" (4.52m x 2.72m)

With uPVC double glazed window to front and having ceramic 1 1/2 sink and drainer set to roll edge wooden effect worktops. There is an excellent range of storage units to base and wall levels plus full height pantry cupboard and glazed display shelves with lights inset, space and connection for under counter fridge, freezer; washing machine and dishwasher. There is an electric cooker and hob beneath extractor canopy, wall mounted gas fired Worcester boiler, wood effect flooring, multiple power points and radiator.

Shower Room 8' 7" x 5' 6" (2.61m x 1.68m)

With uPVC double glazed obscure windows to side and spot lights to ceiling. There is a low-level WC, hand wash basin set to storage unit, step in shower cubicle with tiled surround, heated towel rail and wood effect flooring.

Main Bedroom Suite

Bedroom 15' 11" x 10' 0" (4.85m x 3.05m) plus wardrobes
Dressing Room 10' 0" x 5' 0" (3.05m x 1.52m) including wardrobes

Main bedroom and dressing room with uPVC double glazed window to rear and having built-in wardrobe spaces, multiple power points, radiators and wood effect flooring. There is a wooden door from dressing room to **En Suite Shower Room 6' 9" x 6' 2" (2.06m x 1.88m)** with low-level WC and hand wash basin set to storage units with roll edge counter top and further storage over. There is a corner shower cubicle with tiled surround, heated towel rail, and wood effect flooring.



Bedroom 2/Dressing Room total 24' 3" x 10' 11" reducing to 8' 9" (2.66m) (7.39m x 3.32m)

Currently used as a secondary living room and dining space and having electric fire to wall, multiple power points, television point and wood effect flooring. There is a radiator, slatted doors to storage space and uPVC double glazed sliding doors to:



Conservatory 20' 8" x 14' 6" (6.29m x 4.42m) max

With uPVC double glazed windows on a low-level brick wall to sides and rear and French doors to rear. There is a uPVC ceiling with ceiling light and fan, multiple power points, radiator and tiled flooring.

Bedroom 3 8' 5" x 7' 7" (2.56m x 2.31m)

Currently used as an office and having uPVC double glazed window to side, radiator, multiple power points, and wood effect flooring.

Outside

The property is approached to the front over a brick edged rubberised driveway, providing ample off-road parking for multiple vehicles and leading to the **Garage 17' 7" x 8' 4" (5.36m x 2.54m)** with electric up and over door, light, and power. The front garden is laid to lawn, contained by wood picket fence with shrub to the centre. External power points are in position. The rear garden, a child and pet friendly secure space with gates down either side, is laid to lawn with a mature buddleia to one corner. There is a paved patio seating area, with gravelled bed alongside. The garden is a private space, contained by wood fencing.

Further Information

All mains service, gas central heating and 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 = B

EPC RATING = C

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

Brochure prepared 22.04.2025

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

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