



88 Dogdyke Road
Coningsby, Lincoln, Lincolnshire LN4 4TE

£195,000
NO ONWARD CHAIN

BELL



88 Dogdyke Road

Coningsby, Lincolnshire LN4 4TE

Lincoln – 23 miles

Grantham – 38 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A three bedroom semi detached house providing living room, kitchen and ground floor wet room. Outside the property has off street parking, long rear garden laid to lawn and superb views over open countryside towards the medieval Tattershall Castle. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable 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

Entrance into property is gained through a uPVC door into:

Entrance Lobby

With staircase to the first-floor, cloak hooks to one wall and having door to:

Living Room

With front aspect and having electric fire set to decorative surround and having radiator, power points and door to:



Kitchen

With rear aspect 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 a slot-in electric oven and wall mounted cupboards above. There is a radiator, power points and doorway to:

Rear Lobby

With uPVC door to rear of property and having, understairs storage cupboard, power points and door to:

Wet Room

With tiled shower area, pedestal wash hand basin and a low-level WC. There is part wall tiling and radiator.

First Floor

Landing

With side aspect, power points and door to:

Bedroom 1

With double aspect to the front and having radiator and power points.

Bedroom 2

Overlooking the rear garden and having open countryside views toward Tattershall Castle. There is a radiator and power points.

Bedroom 3

Again, with views over the rear garden and the open Lincolnshire countryside. There is a radiator and power points.

Outside

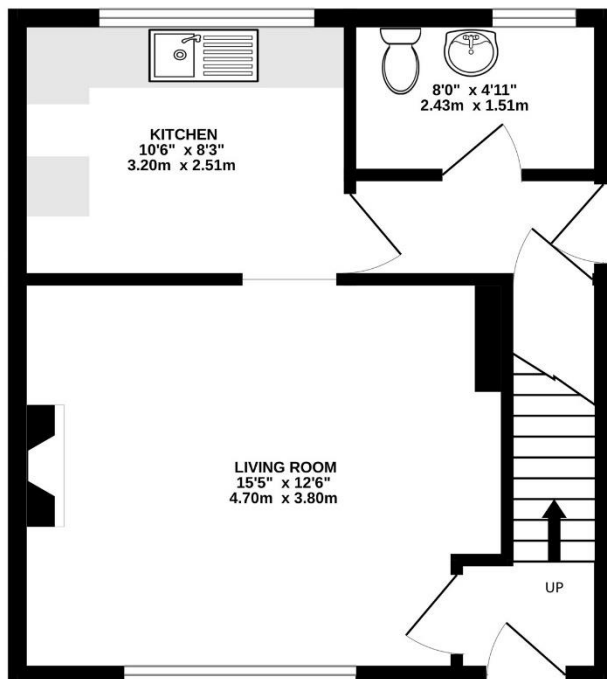
The property is approached over a driveway providing ample off-street parking. The front of the property has a feature fish pond and a variety of decorative shrubs to borders. The rear garden is predominantly laid to lawn having a range of storage sheds.

**East Lindsey District Council – Tax band: A
EPC Rating: D**

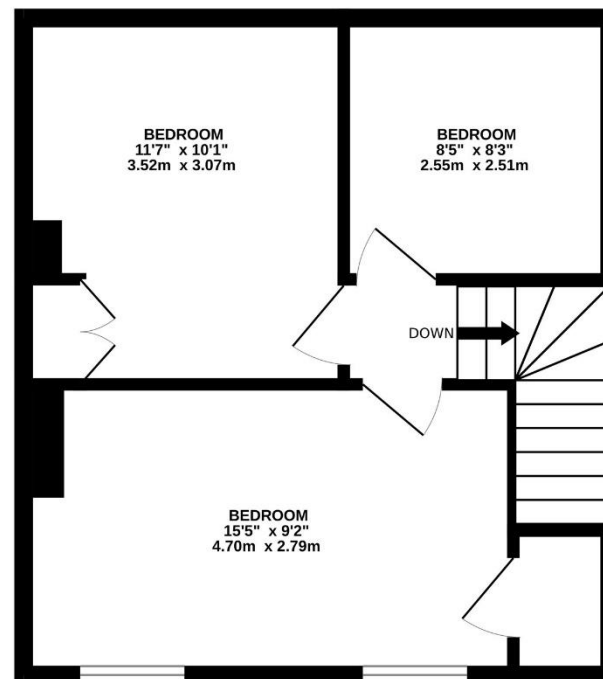
Brochure prepared 16.04.2025



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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- 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.

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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