



43 Dogdyke Road  
Coningsby, Lincolnshire LN4 4TB

£299,999

**BELL**  
ROBERT BELL & COMPANY





# 43 Dogdyke Road

## Coningsby, Lincolnshire LN4 4TB

Lincoln – 22 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 14 miles

Woodhall Spa – 4.5 miles

(Distances are approximate)

A surprisingly spacious chalet bungalow providing a wide range of flexible accommodation including five double bedrooms, large living room and breakfast kitchen both overlooking the rear garden. The original bay fronted property dates from the 1930s and significantly extended to provide a superb family home. Outside there is ample parking for many vehicles, integrated double garage and large rear garden. The many shopping, social and educational facilities of this well-served Lincolnshire village are 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

Entrance into the property is gained through a uPVC door leading into:

### Entrance Lobby

With glazed panel door to:





### **Reception Hall**

Having deep built-in cloaks cupboard, wood effect flooring, radiator, power points, staircase to first floor and door to:

### **Breakfast Kitchen 18' 9" x 10' 2" (5.71m x 3.10m)**

Overlooking the rear garden and having a range of fitted units comprising stainless steel double sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. The worksurface extends to provide a breakfast bar, there is wood effect flooring, ceiling spot lights, radiator, power points uPVC door to the side of the property and door to:

### **Utility Room 8' 11" x 4' 9" (2.72m x 1.45m)**

With stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer and wall mounted cupboards above.

### **Living Room 18' 10" x 14' 7" (5.74m x 4.44m)**

Overlooking the rear garden through uPVC patio doors and having cast iron gas stove set to decorative surround, wood effect flooring, radiator and power points.

### **Bedroom 1 12' 7" x 12' 0" (3.83m x 3.65m)**

With side aspect and having wood effect flooring, picture rails, radiator and power points.

### **Bedroom 2 11' 6" x 10' 1" (3.50m x 3.07m)**

With bay window to the front and having built-in double wardrobe, radiator, wood effect flooring and power points.

### **Bedroom 3 12' 6" x 12' 1" (3.81m x 3.68m)**

Currently used as a home office and having bay window to the front, radiator, power points and service door to the integral garage.

### **Bathroom 9' 9" x 9' 4" (2.97m x 2.84m)**

With a white suite comprising roll top bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring and radiator.





## First Floor

### Landing

With 'Velux' window to front aspect, wood effect flooring, radiator, power points and door to:

### Bedroom 4 19' 10" x 9' 8" (6.04m x 2.94m)

Overlooking the rear garden and having radiator and power points.

### Bedroom 5 15' 0" x 12' 5" (4.57m x 3.78m)

With distant views of the medieval Tattershall castle and having radiator and power points.

### Shower Room 15' 0" x 8' 4" (4.57m x 2.54m)

With a white suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. This property would easily provide a sixth double bedroom if required, having clear glass window providing views from the front of the property.

### Outside

The property is approached over a gravelled driveway providing ample parking for many vehicles and leads to **Integral Double Garage 19' 11" x 17' 10" (6.07m x 5.43m)** with up and over door, power, lighting, service door to the rear garden and service door into the property. The enclosed rear garden is predominantly laid to lawn with a variety of trees to borders. There is an enclosed area ideal for vegetable plots and a timber garden shed.

### Further Information

All mains services. Gas central heating. 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 = D  
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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

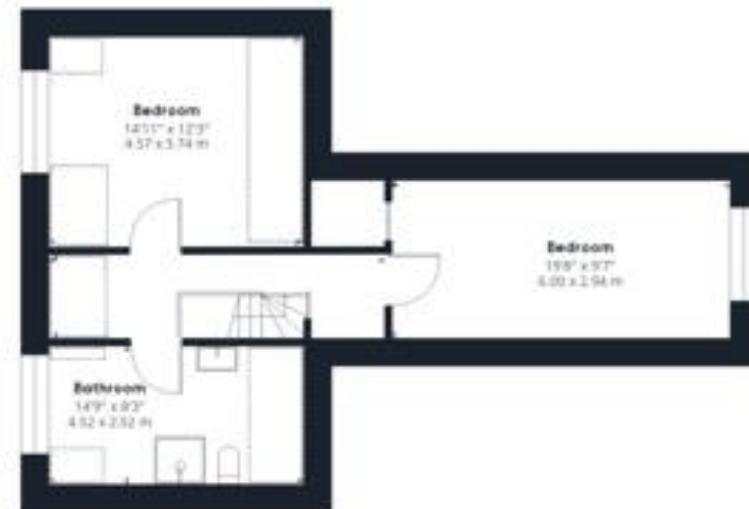








**Ground Floor**



**Floor 1**