



**Woodburn**

Tumby Road, Coningsby, Lincoln, Lincolnshire LN4 4RQ

**£295,000**

**BELL**





# Woodburn

Tumby Road, Coningsby, Lincolnshire LN4 4RQ

Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A well-presented bungalow pleasantly standing to attractive gardens of around a quarter of an acre. Internally the property is further enhanced by its range of accommodation currently providing two double bedrooms, two reception rooms and kitchen open plan with the conservatory. Outside there is ample parking for many vehicles, timber garage, timber workshop and summerhouse. The village has a wide range of shopping, social and educational facilities. A viewing is highly recommended to fully appreciate the accommodation and grounds on offer.

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 inset to a storm porch is gained through a uPVC entrance door into:

## Reception Hall

With access to roof space and having radiator, power points and door to:







### **Dining Room**

A dual aspect room and having exposed timber flooring, radiator and power point.

### **Kitchen**

With side aspect and having a stylish range of fitted worksurface including stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is an electric cooker with four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator, power points and open doorway to:

### **Conservatory**

Overlooking the rear garden and having tiled flooring radiator and power points.

### **Sitting Room**

With side aspect and having cast iron stove set to tiled hearth and timber mantle. There is a radiator, power points and doorway to:

### **Rear Hall**

With side aspect, radiator and door to:

### **Bedroom 1**

Overlooking the rear garden through uPVC patio doors and having radiator and power points.

### **Bathroom**

With a white suite comprising P-shaped bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator, wood effect flooring and extractor fan.

### **Bedroom 2**

With front aspect and having radiator and power points.

### **Outside**

The property is approached over a graveled driveway providing ample parking for many vehicles, turning area and leads to **Timber Garage** with double doors, power and lighting. The rear garden is predominantly laid to lawn with a wide variety of trees and decorative hedging to borders. There is a timber summer house and timber store.







### 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 = B

EPC RATING = tbc

**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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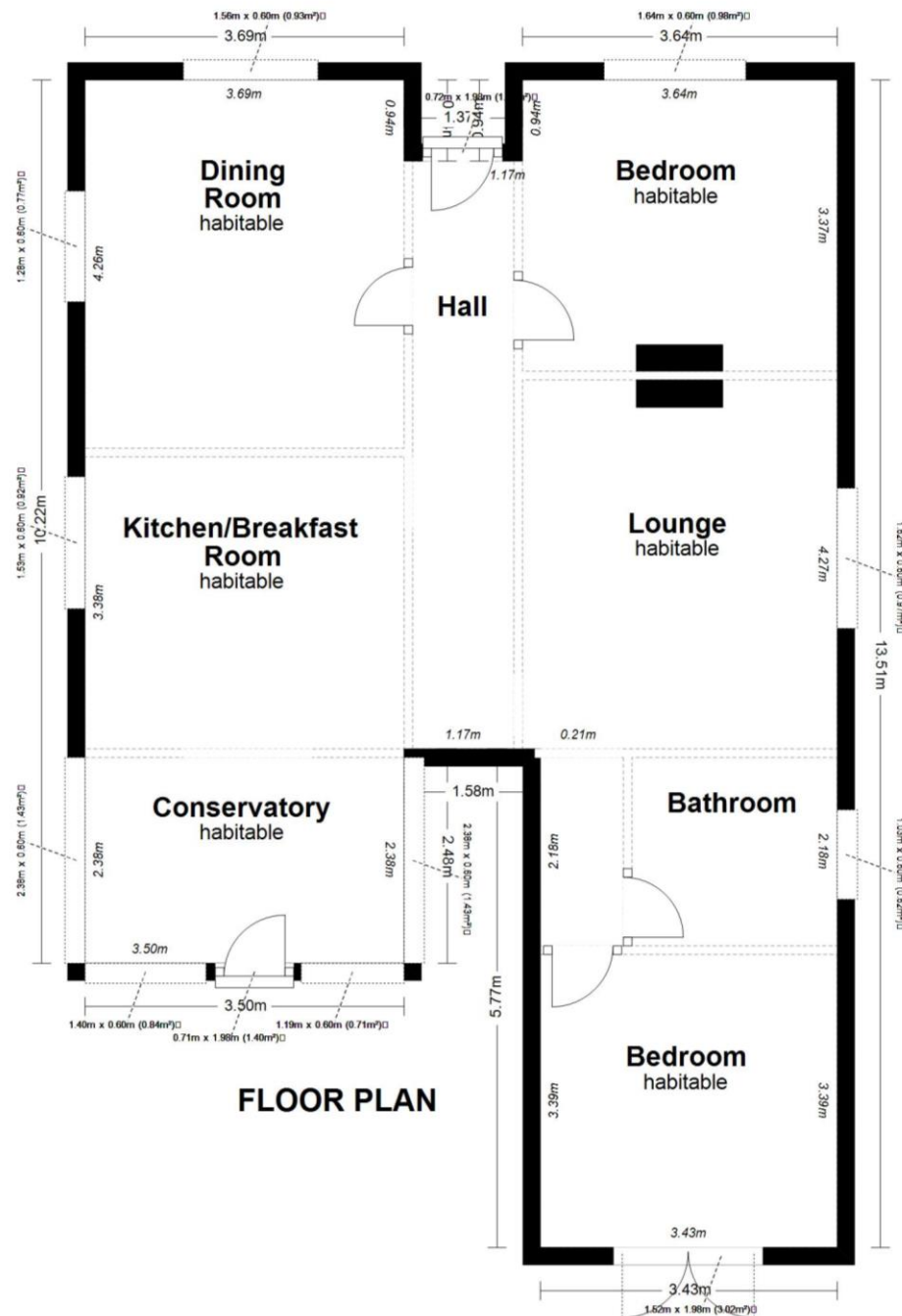
Brochure prepared 20.05.2025











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