



9 Old Boston Road  
Coningsby, Lincoln, Lincolnshire LN4 4SZ

£94,000  
NO ONWARD CHAIN

**BELL**





## 9 Old Boston Road

Coningsby, Lincolnshire LN4 4SZ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

9 Old Boston Road is a two bedroom, semi-detached property conveniently located to the centre of this well-served village. With carpets and bathroom flooring, the property provides spacious SW-facing accommodation and a pleasant garden space.

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 uPVC double glazed obscure door into:

#### **Kitchen 7' 8" x 13' 4" (2.34m x 4.06m) max**

With uPVC double glazed window to rear and having sink and drainer set to roll edge worktop, Belling oven and four ring hob beneath extractor canopy. There are a good range of storage units, multiple power points, radiator, tiled flooring and wooden doors to utility and to:

#### **Living Room 12' 4" x 12' 0" (3.76m x 3.65m)**

With uPVC double glazed window and internal secondary glazing to front, radiator, multiple power points, television point and built-in storage cupboards.





#### **Utility Room 6' 1" x 5' 3" (1.85m x 1.60m)**

With uPVC double glazed window to side, storage units to base and wall levels and space and connections beneath roll edge worktop for washing machine and dryer. There is space and connections for upright fridge-freezer; multiple power points and tiled flooring.

#### **First Floor**

#### **Gallery Landing**

With wooden doors to bedrooms and bathroom.

#### **Bedroom 1 11' 11" x 13' 1" (3.63m x 3.98m) max**

With uPVC double glazed window to front and having loft access hatch, built-in wardrobe storage, radiator and multiple power points.

#### **Bedroom 2 8' 0" x 7' 5" (2.44m x 2.26m)**

With double glazed window to side, radiator and multiple power points.

#### **Bathroom 11' 0" x 5' 4" (3.35m x 1.62m)**

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and panel bath with tile surround and shower over. There is a radiator, wood effect flooring and cupboard housing Ariston boiler.

#### **Outside**

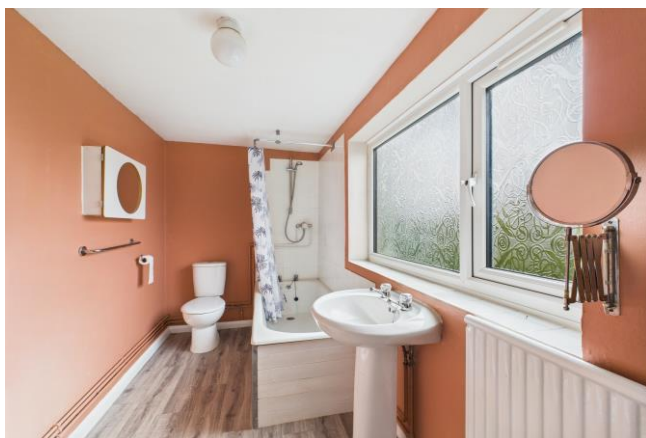
The property is accessed through a pedestrian gate and up the side path to the kitchen door. The path continues down to the garden, initially laid to paving with lawn beyond. The outside space is furnished with a timber shed and brick outhouse.

**East Lindsey District Council – Tax band: A**  
**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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.  
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