



Tenby Lodge

Langrick Road, New York, Lincoln, Lincolnshire LN4 4YD

£365,000

BELL



Tenby Lodge

Langrick Road, New York LN4 4YD

Lincoln – 25 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 10 miles

Coningsby – 4 miles

(Distances are approximate)

Tenby Lodge is a substantial four-bedroom family home, extended and modernised to provide over 2000 sq ft (GIFA) of attractive accommodation; alongside a substantial, varied garden of approx. quarter of an acre (sts). The ground floor enjoys an open plan living/dining/kitchen, plus snug, lounge, dining room, utility room and conservatory – providing a wealth of reception spaces versatile to a range of potential purchasers. The garden is beautifully laid out with patio seating spaces, ponds, and ample parking for multiple vehicles, stood before a double garage.

Shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall, while the Georgian market town of Boston is also a short drive away.



Accommodation

Entered into the front through composite double glazed obscure door into:

Entrance Porch

With uPVC double glazed windows to side, wood effect flooring and wooden door to:

Lounge

With uPVC double glazed window to front, lights to ceiling and walls and ceiling beams. There is a multi-fuel stove set to tiled stand with oak overmantle, radiators, multiple power points, television point, stairs to first floor and wooden doors to dining room and to:



Snug/Office

With uPVC double glazed window to front and having stone feature fireplace and surround with alcove shelving and electric fire inset, radiator and multiple power points.

Dining Room

With uPVC double glazed bow window to side, lights to ceiling and wall and ceiling beams. There is a feature fireplace with stone surround, alcove shelving and stone arch to doorway. There is wood effect flooring, radiator, multiple power points and glazed French doors to:

Conservatory

With uPVC double glazed windows to side and rear, French doors to rear, radiator and multiple power points.

Utility Room

With uPVC double glazed obscure door to side, windows to sides and having ceiling beams, 1 1/2 sink and drainer to roll edge worktop and storage units to base and wall levels. There is space and connections for under counter washing machine, floor standing Worcester boiler, radiator, tiled flooring, multiple power points and wooden door to:

Open Plan Living/Dining/Kitchen

With uPVC double glazed windows to sides, vaulted ceiling with exposed beams and skylight to side and patio door to side. There are lights to ceiling and spot lights to kitchen spaces, double ceramic butlers sink to square edge wooden worktop and an excellent range of storage units to base level plus full height pantry cupboard. There is a Rangemaster Excel gas cooker beneath matching extractor canopy, integrated dishwasher and trio of under counter units built for use as a central island, creating a breakfast bar if utilised this way. There are exposed brick feature walls, multiple power points, radiator, wood effect flooring and wooden door to garage and to:



Cloakroom

With uPVC double glazed obscure window to front and having low-level WC, hand wash basin, heated towel rail, tiles to walls and wood effect flooring.

First Floor

Landing

With uPVC double glazed windows to front and side, storage space, multiple power points and wooden doors to further accommodation including:

Bedroom 1

With uPVC double glazed window to front and having multiple power points, radiator, wood effect flooring and built-in bedroom furniture comprising wardrobes, cupboards and drawers.



Bedroom 2

With uPVC double glazed window to front, multiple power points, radiator and wood effect flooring.

Bedroom 3

With uPVC double glazed window to side, wood effect flooring, radiator and multiple power points.

Bedroom 4

With uPVC double glazed window to side, wood effect flooring, radiator, multiple power points and loft access hatch.

Family Bathroom

With uPVC double glazed obscure window to side and having low-level WC, square style pedestal sink, P-shaped bath with monsoon and regular shower head over. There is wood effect flooring, tiles to walls and heated towel rail.

Outside

The property is approached to the front over gravelled driveway continuing down the side and to the rear, offering ample parking for a series of vehicles and leading to the **Double Garage** with sliding double doors to front and uPVC double glazed windows to sides. There are storage units to base level, roll edge counter top above, lights and power.

The property boasts a beautiful garden to the side, with a vast range of mature flowers, shrubs and trees including a range of fruits: banana, apples, pears, grapes. The centrepiece is a rockery style garden stepping down to a sizeable pond, with water feature. A further pond, open patio seating space and a pergola covered patio complete the garden, which offers both shaded and sunlit space throughout the day. The large gardens stand in approx. quarter of an acre.

Further Information

Mains electric and water. Oil fired central heating. Drainage to a private system. 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

Brochure prepared 15.07.2025

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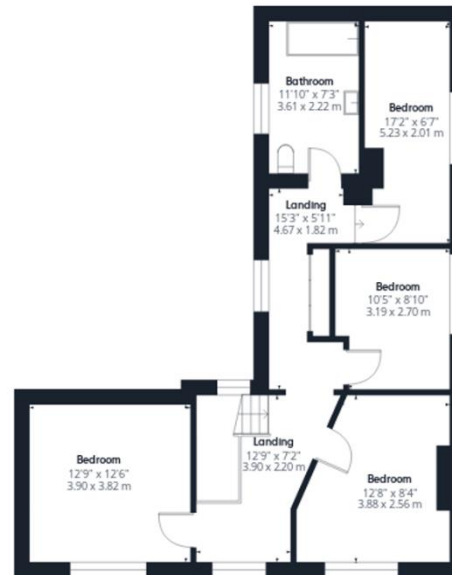
Website: <http://www.robert-bell.org>







Floor 1



Approximate total area⁽¹⁾

2457 ft²

228.3 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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