



13 Wesselow Road  
Coningsby, Lincoln, Lincolnshire LN4 4RN

£149,999

**BELL**





## 13 Wesselow Road

Coningsby, Lincolnshire LN4 4RN

Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A spacious, three bedroom family home; set to a mid-terrace position with generous rear garden in the popular village of Coningsby. Providing dual-aspect living room and open breakfast kitchen; the property enjoys a conservatory and parking space to the front. Shopping, social and educational facilities are within reasonable walking distance while adjacent Tattershall offers further amenities.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced 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 front through uPVC double glazed obscure door into:

### Reception Hallway

With radiator; wood effect flooring, wooden doors to kitchens, storage space and into:

### Living Room 19' 8" x 11' 11" (5.99m x 3.63m)

With uPVC double glazed window to front and having exposed brick fireplace with gas fire inset, radiator, tv point and uPVC double glazed sliding doors to:







**Conservatory 11' 10" x 9' 6" (3.60m x 2.89m)**

With uPVC double glazed windows to side and rear and French doors to rear. There is a polycarbonate roof, wood effect flooring and multiple power points.

**Kitchen 16' 7" x 10' 8" (5.05m x 3.25m)**

With uPVC double glazed window to rear and patio door to rear. There is sink and drainer to roll edge worktops, good range of storage units to base and wall levels and wall mounted gas fired ideal boiler. There is space and connections for upright fridge-freezer; under counter washing machine and dryer, breakfast bar to wall, wood effect flooring; multiple power points and wooden door to under stairs storage.

**Hallway**

With wooden doors to storage and wooden doors to first floor accommodation including:

**Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m)**

With uPVC double glazed window to front and having radiator and multiple power points.

**Bedroom 1 15' 1" x 9' 1" (4.59m x 2.77m)**

With uPVC double glazed window to rear, spot lights to ceiling and having radiator and multiple power points.

**Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)**

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage, panel bath with electric shower over; tiled surround and wooden effect flooring.

**Bedroom 3 10' 9" x 7' 7" (3.27m x 2.31m)**

With uPVC double glazed window to front, spot lights to ceiling, radiator, multiple power points and wooden door to over stairs storage space.

**Outside**

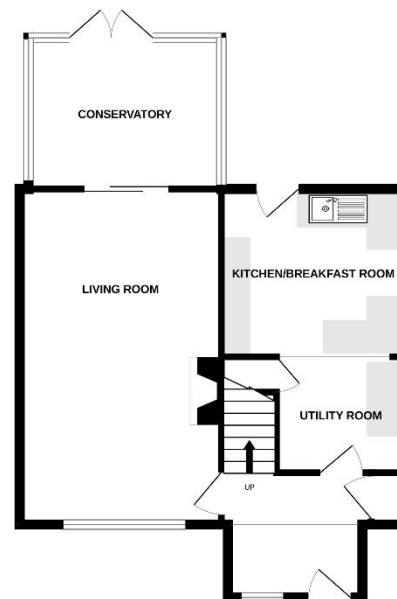
The property provides gravelled space for parking to the front; while the rear is laid to lawn with mature shrubs, paved space and corner patio seating area.



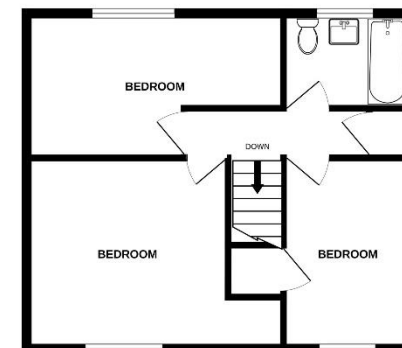




GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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.  
Made with Metropix C2025

**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.  
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);

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

Brochure prepared 31.07.2025

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

