



**South Wold**  
Coldharbour Lane, Carrington, Boston, Lincolnshire PE22 7JF

**£179,950**  
**NO ONWARD CHAIN**

**BELL**





# South Wold

Coldharbour Lane, Carrington PE22 7JF

Lincoln – 29 miles  
 Grantham – 37 miles with East Coast rail link to London  
 Boston – 8 miles

(Distances are approximate)

Southwold is a recently refurbished, three-bedroom semi-detached property with new carpets, modern kitchen and bathroom. Enjoying a generous garden and views over neighbouring arable farmland. The shopping, social and educational facilities can be found within the Georgian market town of Boston and the well serviced villages of Coningsby and Tattershall. NO ONWARD CHAIN.

## Accommodation

Entered into the side, through uPVC double glazed door into:

### Side Porch

With uPVC double glazed window to side, door to rear and having tiled flooring and wooden glazed door to:

### Reception Hall

With radiator, carpeted staircase up to first floor, doors to kitchen and to:

### Living Room 12' 0" x 11' 9" (3.65m x 3.58m)

With uPVC double glazed windows to front and side and having radiator, multiple power points and television point.

### Dining Kitchen 13' 7" x 12' 3" (4.14m x 3.73m)

With uPVC double glazed windows to side and rear and having a good range of storage units to base levels, sink and drainer to roll edge worktop. There is a CDA oven and four ring hob beneath extractor canopy, space and connections for under counter washing machine and upright fridge freezer. There are multiple power points, wood effect flooring, wooden door to side hallway, with space and connections for washing machine and dryer and wooden door to:





#### **Bathroom 8' 1" x 6' 6" (2.46m x 1.98m)**

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, shaped bath with shower over and tiled surround. There is a radiator and wood effect flooring.

#### **First Floor**

#### **Landing**

With doors to bedroom accommodation including:

#### **Bedroom 1 12' 3" x 12' 0" (3.73m x 3.65m)**

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

#### **Bedroom 2 12' 2" x 8' 0" (3.71m x 2.44m)**

With uPVC double glazed window to rear and having radiator, multiple power points and wooden door to storage space.

#### **Bedroom 3 9' 0" x 9' 0" (2.74m x 2.74m)**

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

#### **Outside**

The property is approached over a gravelled driveway providing off-street parking, with the remaining front garden laid to lawn.

The rear garden is predominantly laid to lawn with **Timber Workshop** and small **Brick Outbuilding**.



**East Lindsey District Council – Tax band: A**  
**EPC Rating: E**

#### **Private Drainage**

**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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