



6 Hamilton Way  
Coningsby, Lincoln, Lincolnshire LN4 4ZW

£175,000

**BELL**





## 6 Hamilton Way

Coningsby, Lincolnshire LN4 4ZW

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A well-presented three bedroom semi-detached house pleasantly situated within the ever popular Kings Manor. Internally the property is enhanced by stylish kitchen and lounge with patio doors to the garden. Externally there is enclosed rear garden and two allocated parking spaces. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

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 is gained through a uPVC door leading into:

#### **Kitchen 12' 4" x 10' 2" (3.76m x 3.10m)**

With front aspect and having a stylish range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is built-in broom cupboard, staircase to the first floor, radiator, power points, door to living room and door to:







### **Cloakroom**

With a low-level WC, wash hand basin and radiator.

### **Lounge 15' 5" x 12' 9" (4.70m x 3.88m)**

Overlooking the rear garden through uPVC patio doors and having built-in understairs cupboard, radiator and power points.

### **First Floor**

#### **Landing**

With built-in airing cupboard, access to roof space, power points and door to:

### **Bedroom 1 12' 5" x 8' 9" (3.78m x 2.66m)**

With front aspect and having radiator and power points.

### **Bedroom 2 10' 6" x 8' 8" (3.20m x 2.64m)**

Overlooking the rear garden and having radiator and power points.

### **Bedroom 3 7' 2" x 6' 5" (2.18m x 1.95m)**

With front aspect and having half height fitted wardrobe, radiator and power points.

### **Bathroom**

With a stylish white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, extractor fan and heated towel rail.

### **Outside**

The property is approached over a path leading to the main entrance door with the remaining front garden laid with low maintenance in mind to gravel. The enclosed rear garden is laid to lawn with paving, timber garden store and gate to rear leading to two allocated parking spaces.

**East Lindsey District Council – Tax band: B**

**EPC Rating: C**

**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.

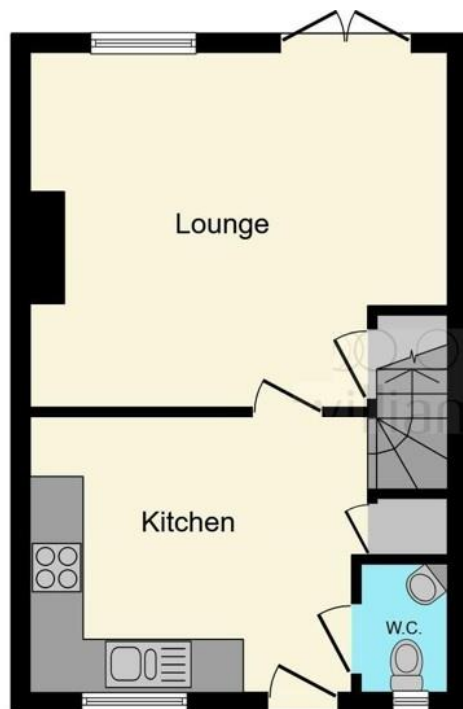
Tel: 01526 353333

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

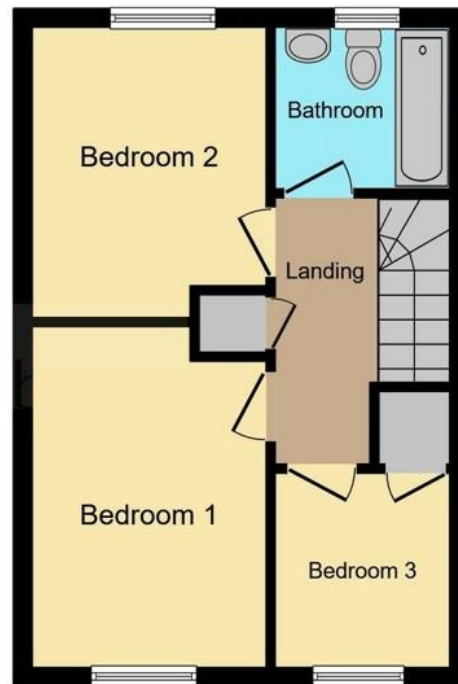
Website: <http://www.robert-bell.org>

Brochure prepared 03.11.2025





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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