



5 Blenheim Road
Coningsby, Lincolnshire LN4 4TX

£189,950





5 Blenheim Road

Coningsby, Lincolnshire LN4 4TX

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 16 miles

Woodhall Spa - 5 miles

Distances are approximate

A two bedroom detached bungalow having recently undergone a wide range of upgrading including new kitchen, decoration and flooring. Pleasantly situated to a cul-de-sac position, the property has off-street parking and is a short walk from the shopping and social facilities this well serviced Lincolnshire village has to offer.



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 is gained through a UPVC door into:

Reception Hall

With built-in cloaks cupboard and built-in broom cupboard. There is coved ceiling, tiled flooring, access to roof space, radiator, power points and door to:



Lounge 16' 6" x 10' 10" (5.03m x 3.30m)

With front aspect and having feature electric fire set to decorative surround, coved ceiling, radiator and power points.

Kitchen 10' 7" x 9' 11" (3.22m x 3.02m)

With front aspect and having a stylish newly fitted range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob, Miele electric oven with wall mounted cupboards above with down lighting and filter hood over the hob, wood effect flooring, power points, coved ceiling and UPVC door to side of property.

Bedroom 1 11' 9" x 9' 10" (3.58m x 2.99m)

Overlooking the rear garden and having open fronted double wardrobe, coved ceiling, radiator and power points.

Bedroom 2 9' 10" x 9' 0" (2.99m x 2.74m)

With uPVC patio doors to lean-to conservatory and having radiator, coved ceiling and power points.

Lean-To Conservatory 12' 5" x 7' 9" (3.78m x 2.36m)

With lighting, power points and door to garden.

Shower Room

With a suite comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring, radiator and extractor fan.

Outside

The property is approached over a driveway providing off-street parking for several vehicles. The remaining front garden is laid to lawn. The rear garden is laid to grass with shrubs to borders. There is a timber garden shed.

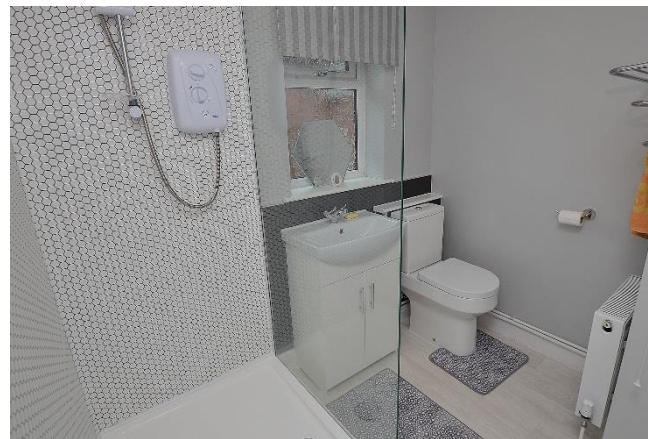
Further Information

All mains services. Gas central heating. UPVC double glazing.

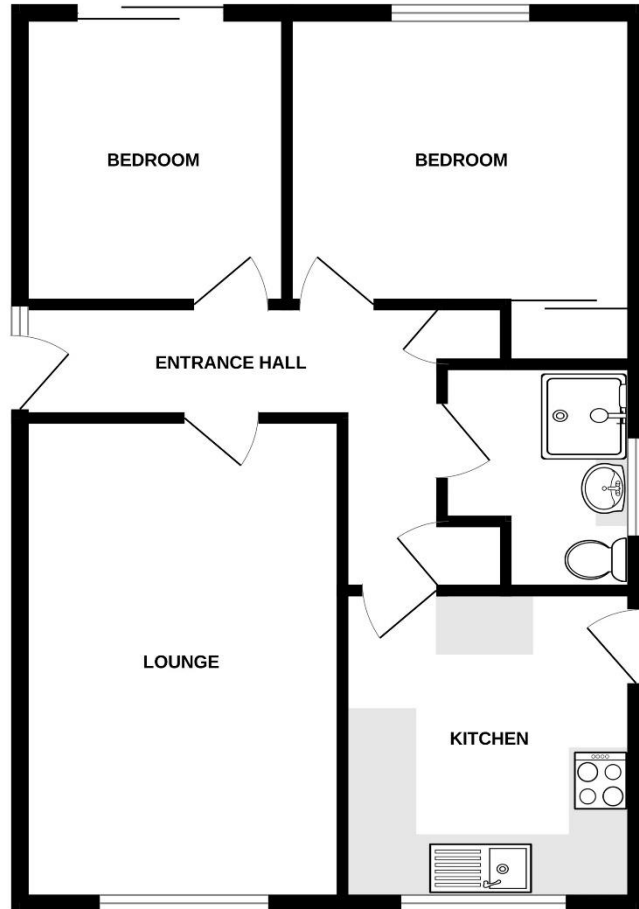
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = B

EPC RATING = D



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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 Metroplex ©2023

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

Please Note: External photographs were taken February 2023
THESE PARTICULARS WERE PREPARED APRIL 2024
Property Reference: WO0001 6517



B135 Printed by Ravensworth 01670 713330