



24 Stenner Road
Coningsby, Lincoln, Lincolnshire LN4 4RP

£130,000
NO ONWARD CHAIN





24 Stenner Road

Coningsby, Lincolnshire LN4 4RP

Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A two double bedroom semi detached house pleasantly situated within the ever-popular Pilgrim Square. Internally the property is enhanced by dual aspect living room with patio doors to the rear garden. Outside there is mature rear garden, off street parking and detached garage. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance. The property requires a wide range of upgrading, but offers an exciting opportunity to uplift to one's own desire. A viewing is highly recommended to fully appreciate the possibilities on offer.

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

Entrance into the property is gained through a uPVC door into:

Entrance Lobby

With staircase to the first floor and having wood effect flooring, radiator and door to:





Living Room 17' 8" x 9' 11" (5.38m x 3.02m)

A dual aspect room including sliding patio door to the rear garden and having wood effect flooring, electric coal effect fire set to decorative surround. There is a radiator and power points.

Kitchen 13' 9" x 7' 6" (4.19m x 2.28m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There are wall mounted cupboards above, electric cooker point, tiled flooring, radiator and power points.

Breakfast Room/Home Office 7' 4" x 7' 3" (2.23m x 2.21m)

With glazed timber door to the side and power points.

First Floor Landing

Overlooking the rear garden and having power points and door to:

Bedroom 1 15' 2" x 10' 0" (4.62m x 3.05m)

A dual aspect room with views from the front and over the rear garden. There is a built-in full height wardrobe, radiator and power points.

Bedroom 2 10' 8" x 9' 3" (3.25m x 2.82m)

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

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and a low-level WC. There is a radiator and built-in airing cupboard housing the gas combination central heating boiler.

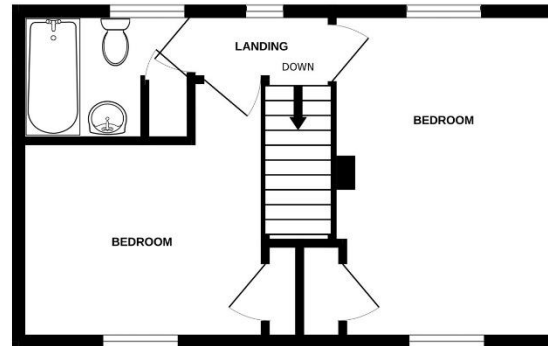
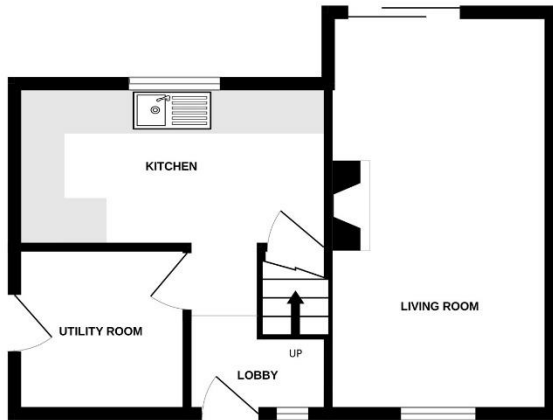
Outside

The property is approached over a driveway providing parking and leads to **Garage 19' 11" x 10' 7" (6.07m x 3.22m)**, with up and over door, power and lighting. The remaining front garden is laid to lawn. The rear garden is predominantly laid to lawn with paved patio area and a wide variety of mature trees and shrubs to borders.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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.
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**East Lindsey District Council – Tax band: A
EPC Rating = E**

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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Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 29.06.2024



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