



3 Washington Close  
Coningsby, Lincoln, Lincolnshire LN4 4UD

£179,950

**BELL**



## 3 Washington Close

Coningsby, Lincolnshire LN4 4UD

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Pleasantly situated within a cul-de-sac stands this two bedroom detached bungalow. The property enjoys a spacious, front-facing living room; kitchen, two bedrooms and bathroom with lawned spaces to the front and rear, driveway and garage parking. The shopping and social facilities of this well served Lincolnshire village are 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

Entered into the side through a uPVC double glazed obscure door into:

### Reception Hallway

With loft access hatch, radiator and power points. There are wooden doors to built-in storage space and to accommodation including:

### Kitchen 10' 7" x 8' 7" (3.22m x 2.61m)

With uPVC double glazed window to front and having storage units to base and wall levels and sink and drainer to roll edge worktop. There is an Indesit oven, space and connections for upright fridge-freezer and under counter washing machine. There is a wall mounted gas fired Ideal boiler, radiator, multiple power points and tiled flooring.





**Living Room 15' 3" x 10' 10" (4.64m x 3.30m)**

With uPVC double glazed window to front, brick fireplace with stone stand and oak shelves. There is a radiator, multiple power points and television point.

**Bedroom 1 11' 0" x 10' 0" (3.35m x 3.05m)**

With uPVC double glazed window to rear, radiator and multiple power points.

**Bedroom 2 10' 8" x 6' 8" (3.25m x 2.03m)**

With uPVC double glazed sliding doors to rear, multiple power points and radiator.

**Bathroom 6' 5" x 5' 7" (1.95m x 1.70m)**

With uPVC double glazed obscure window to side, low-level WC, pedestal sink, panel bath with electric shower over and tiled surround. There is wood effect flooring and heated towel rail.

**Outside**

The property is approached over a concreted driveway, providing parking space and leading to the **Garage 16' 6" x 8' 3" (5.03m x 2.51m)** with electric up and over door to front, uPVC double glazed window to rear and door to side and having light to ceiling and multiple power points.

The front garden is laid to lawn, open to the road. The rear garden is also laid to lawn, contained by timber fencing, with a timber shed to one corner.

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

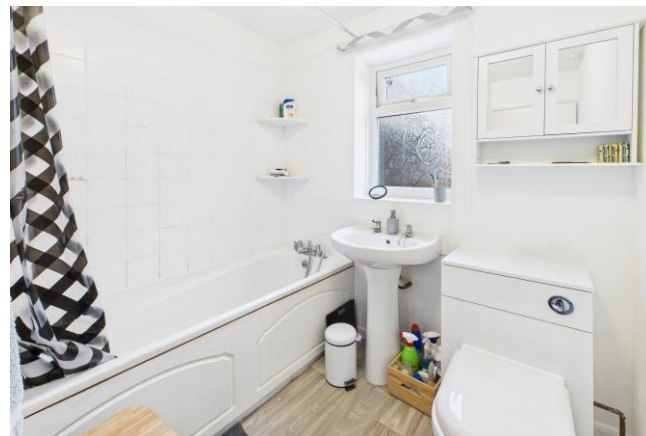
19 Station Road, Woodhall Spa. LN10 6QL.

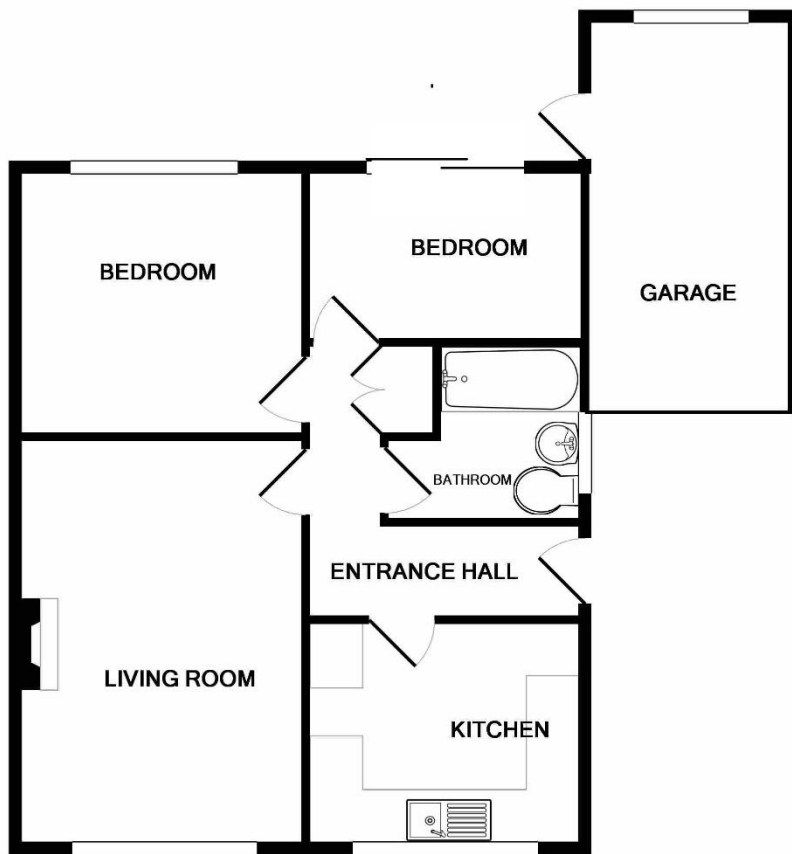
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Brochure prepared 19.11.2025





TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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