

26 Stenner Road

Coningsby, Lincoln, Lincolnshire LN4 4RP

£234,950

BELL







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Lincoln – 22 miles
Grantham – 30 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

An extremely well presented three-bedroom detached house pleasantly situated to a corner position within the ever-popular Pilgrim Square. Internally the property has been significantly upgraded in recent times providing stylish kitchen diner and dual aspect living room with patio doors to the rear garden. Outside the property is further enhanced by private gardens, off street parking for several vehicles and garage. The property is within reasonable walking distance from the well serviced Lincolnshire village of Coningsby. A viewing is highly recommended to fully appreciate the accommodation and setting 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 leading into:

Reception Hall

With staircase to the first floor and having wood effect flooring, radiator, power points and door to accommodation including:

Cloakroom

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







Living Room ***18' 9" x 12' 3" (5.71m x 3.73m)***
An appealing dual aspect room including uPVC double doors to covered rear garden patio. There is a cast iron stove set to tiled hearth with timber mantle, two radiators, television point and power points.

Kitchen Diner ***17' 8" x 9' 7" (5.38m x 2.92m)***
Overlooking and having door to the rear garden. There is a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and slimline dishwasher. There is a four-ring gas hob over electric oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is wood effect flooring, radiator and power points.

First Floor
Landing
Overlooking the rear garden and having built-in linen cupboard, radiator, power points and door to

Bedroom 1 ***12' 3" x 10' 10" (3.73m x 3.30m)***
With front aspect and having built-in full height double wardrobe, radiator and power points.

Bedroom 2 ***12' 4" x 9' 10" (3.76m x 2.99m)***
Again, with front aspect and having built-in full height double wardrobe, radiator and power points.

Bedroom 3 ***8' 9" x 8' 7" (2.66m x 2.61m)***
Overlooking the rear garden and having radiator and power points.

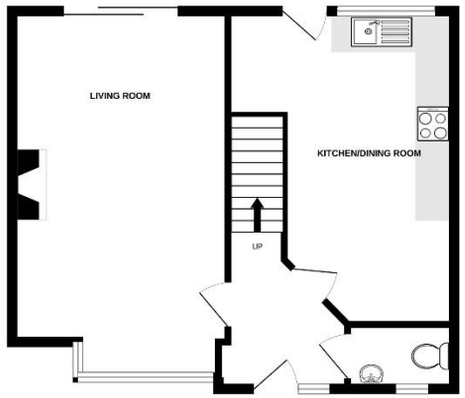
Bathroom
With a stylish white suite comprising paneled bath having shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, radiator and vanity mirror over the sink.

Outside
The property is approached over a driveway from the side providing ample parking for several vehicles and leads to garage, with up and over door, power and lighting. The remaining garden to the rear offers excellent privacy and is predominantly laid to lawn with covered patio area. There is a wide variety of decorative shrubs to borders.

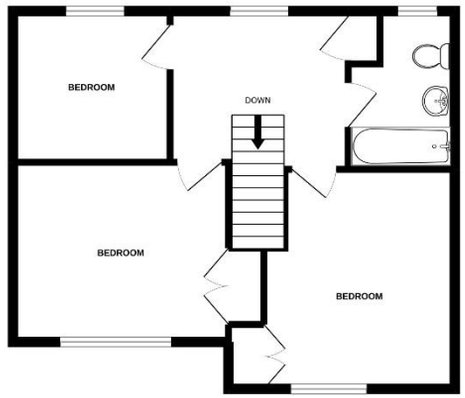




GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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: C
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.
Website: http://www.robert-bell.org

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