



56 Milson Close
Coningsby, Lincoln, Lincolnshire LN4 4TT

£175,000
NO ONWARD CHAIN





56 Milson Close

Coningsby, Lincolnshire LN4 4TT

Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

An appealing three bedroom semi-detached house pleasantly situated within this well serviced Lincolnshire village. Internally the property has been redecorated and has thoughtfully designed accommodation including stylish kitchen and bathroom with lounge overlooking and having patio door to the rear garden. Outside there is off street double parking and enclosed rear garden recently laid with new turf. The shopping, social and educational facilities are all within easy walking distance.



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 with its storm porch over is gained through a glazed panel door into:

Kitchen 12' 2" x 10' 3" (3.71m x 3.12m)

With front aspect and having a stylish range of fitted units comprising stainless steel one and a half 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 a built-in cloaks/broom cupboard, newly fitted wood effect flooring, radiator, power points, open staircase to the first floor, door to living room and door to:



Cloakroom

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

Lounge 15' 6" x 12' 8" (4.72m x 3.86m)

With double aspect over the rear garden including uPVC patio doors. There is a built-in under stairs 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' 6" x 9' 9" (3.81m x 2.97m)

With front aspect and having, radiator and power points.

Bedroom 2 10' 5" x 8' 9" (3.17m x 2.66m)

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 built-in half height wardrobe, radiator and power points.

Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

With stylish white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is a radiator, decorative wall tiling and shaver point.

Outside

The property is approached over a block paved driveway providing tandem parking for up to two cars. There is a water tap to the side and the remaining front garden laid to decorative hedging. The enclosed rear garden is predominantly laid to lawn with paved patio area off the patio doors to the living room.

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.

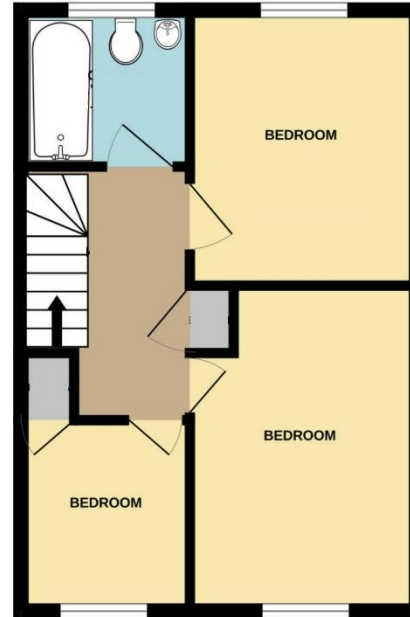
Tel: 01526 353333

Email: woodhallspa@robert-bell.org.

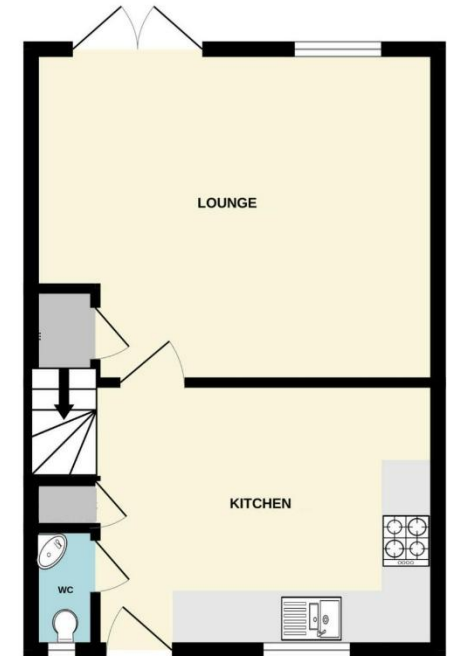
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FIRST FLOOR



GROUND FLOOR

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