



68 Curtis Drive  
Coningsby, Lincoln, Lincolnshire LN4 4DU

£195,000  
NO ONWARD CHAIN





## 68 Curtis Drive

Coningsby, Lincolnshire LN4 4DU

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

(Distances are approximate)

A modern three-bedroom semi-detached house pleasantly situated within this ever-popular residential area. Internally the property is enhanced by its dual aspect living room and well-equipped kitchen diner with patio doors to the rear garden. Outside the property enjoys south westerly facing gardens, garage and ample parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all 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

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

### Reception Hall

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

### Living Room 16' 4" x 10' 11" (4.97m x 3.32m) max

A dual aspect room including views over the rear garden and having coved ceiling, two radiators, power points and tv point.





**Kitchen 13' 10" x 8' 11" (4.21m x 2.72m)**

Overlooking the rear garden including patio doors and having a range of fitted units comprising sink drainer inset to worksurface over base units including integral dishwasher, washing machine, fridge and freezer. There is a four-ring electric hob over electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is tiled flooring, coved ceiling, radiator, ceiling spotlights and power points.

**Cloakroom**

With low-level WC and wash hand basin. There is tiled flooring, coved ceiling and radiator.

**First Floor**

**Landing**

With access to roof space and door to:

**Bedroom 1 13' 0" x 9' 0" (3.96m x 2.74m)**

Overlooking the rear garden and having double wardrobe with sliding mirrored doors, coved ceiling, radiator and power points.

**Bedroom 2 11' 10" x 7' 11" (3.60m x 2.41m)**

Overlooking the rear garden and having double wardrobe with mirrored doors, coved ceiling, radiator and power points.

**Bedroom 3**

With front aspect and having coved ceiling, radiator and power points.

**Bathroom 9' 3" x 7' 0" (2.82m x 2.13m)**

With a white suite comprising panelled bath, shower cubicle, wash hand basin and a low-level WC. There is built-in double linen cupboard, tiled flooring, coved ceiling and a heated towel rail.

**Outside**

The property is approached over a graveled driveway providing parking and leads to **Garage**, with up and over door, power and lighting. The enclosed rear garden is laid to lawn with paved patio area.





**East Lindsey District Council – Tax band: B**  
**EPC Rating: B**

**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.

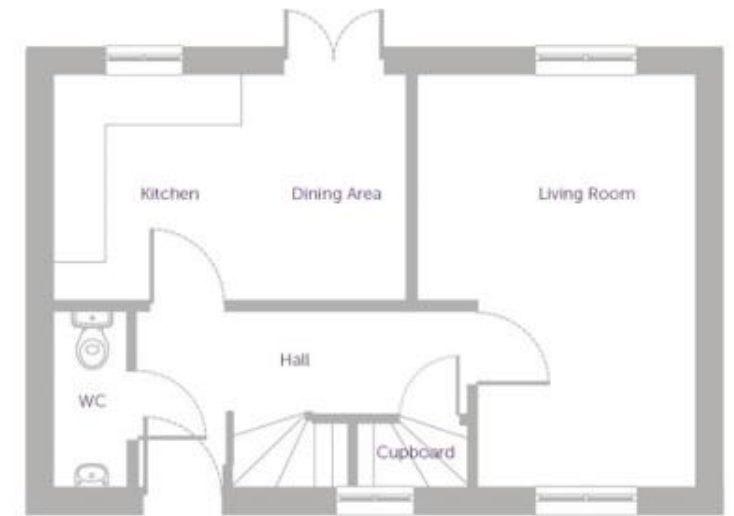
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