



**10 Chadwick Way**  
Coningsby, Lincoln, LN4 4UQ



Book a Viewing!

**£85,000**

Excellent opportunity to purchase a very well-presented two bed roomed semi-detached house located in the popular village of Coningsby. The property offers well-apportioned living accommodation comprising of Kitchen, Cloakroom/WC, Living Room with French doors to the garden and stairs rising to the First Floor Landing leading to two Bedrooms and Bathroom. Outside there are two tarmac parking spaces to the front of the property. To the rear there is an enclosed lawned garden with a paved patio area to the rear of the house. Internal viewing is highly recommended.



#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.



#### LOCATION

Coningsby and Tattershall are popular well serviced villages providing a wide variety of shops, primary schooling and secondary schooling, 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 village of Woodhall Spa and the Market Town of Horncastle are both also within easy driving distance.



Length of Lease - 99 year lease from 28.06.2019

Years Remaining on Lease - 93 years

Agents Note – The property is offered for a sale on a leasehold basis. . The currently monthly charges as of September 2025 are;

Rent - £206.98 pcm

Building Insurance - £7.58 pcm

Communal Administration fee - £0.99 pcm

Management fee - £9.99 pcm

Personal Administration fee - £0.75 pcm

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



Perspective purchases will need to be qualified by the Lincolnshire housing partnership and further details can be provided upon request.

#### ACCOMMODATION

##### KITCHEN

10' 7" x 10' 0" (3.23m x 3.05m) With UPVC front entrance door, radiator, extensive range of modern fitted units comprising of base cupboards and drawers with work surfaces over, inset sink, tiled splashbacks and matching eye level units, electric oven, gas hob and extractor hood and a UPVC double glazed window to the front elevation.

##### CLOAKROOM

With WC, wash hand basin and radiator.

##### LIVING ROOM

15' 7" x 11' 6" (4.75m x 3.51m) With UPVC double glazed French doors to the rear garden, UPVC double glazed window to the side elevation, two radiators and stairs to the first floor landing.

##### FIRST FLOOR

With boiler cupboard housing the combination boiler.

##### BEDROOM

11' 6" x 6' 11" (3.51m x 2.13m) With two UPVC double glazed windows to the front elevation and radiator.

##### BEDROOM

11' 6" x 9' 2" (3.51m x 2.81m) With UPVC double glazed window to the rear elevation and radiator.

##### BATHROOM

With a fitted modern suite comprising of pedestal wash hand basin, WC and panelled bath, radiator and UPVC double glazed window to the side elevation.

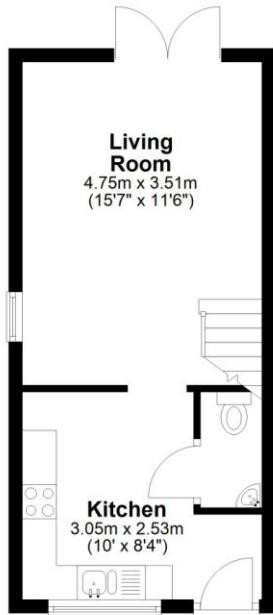
##### OUTSIDE

There are two allocated tarmac parking spaces to the front of the property. A paved pathway provides access via a timber hand gate to the rear garden which is laid to lawn with a paved patio area adjacent to the rear of the house. The garden is enclosed by timber panel fencing.





**Ground Floor**  
Approx. 27.8 sq. metres (299.1 sq. feet)



#### WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556084 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

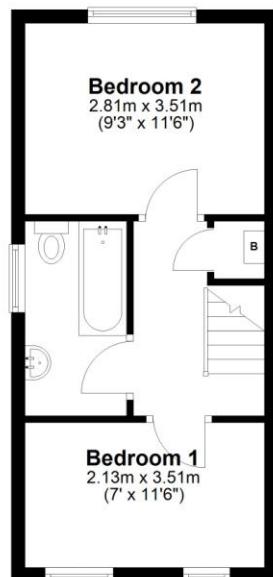
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**First Floor**  
Approx. 28.1 sq. metres (302.2 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

