



1 Lee Avenue  
Coningsby, Lincoln, Lincolnshire LN4 4GY

£275,000

**BELL**



# 1 Lee Avenue

Coningsby, Lincolnshire LN4 4GY

Lincoln – 18 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A beautifully presented three-bedroom detached family home positioned on a desirable corner plot within a modern residential development in Coningsby.

Built to a high standard and benefiting from approximately six years remaining NHBC warranty, the property offers spacious and well-planned accommodation ideal for family living.

Highlights include a triple-aspect living room with French doors opening onto the garden, a generous dining kitchen with integrated appliances, a utility room, and a private driveway leading to a garage.

Upstairs are three well-proportioned bedrooms including a principal bedroom with en-suite, alongside a modern family bathroom.

Outside, the property enjoys an enclosed rear garden with patio seating area, perfect for entertaining or relaxing.



## Accommodation

### Hallway

Having composite double glazed front entrance door, wood effect flooring and radiator. Doors to cloakroom, dining kitchen and to:

### Living Room 9' 10" x 18' 6" (2.99m x 5.63m)

Having uPVC double glazed windows to front and side aspects with French doors to rear, radiator, television point and power points. Thermostatic heating control.

### Cloakroom 3' 1" x 5' 11" (0.94m x 1.80m)

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



**Dining Kitchen 8' 11" x 18' 6" (2.72m x 5.63m)**

Having uPVC double glazed windows to front and rear aspects and having a good range of storage units to base and wall levels, integrated fridge-freezer, dishwasher and Zanussi oven and hob. There is wood effect flooring, radiators, power points and door to:

**Utility Room 6' 2" x 6' 7" (1.88m x 2.01m)**

Having composite double glazed doors to rear; storage units to base level, space and connections for washing machine and dryer, wood effect flooring and radiator, built in under stairs pantry storage.

**First Floor**

**Gallery Landing**

With uPVC double glazed window to rear aspect and having radiator and doors to bedrooms and bathroom.

**Master Bedroom 8' 11" x 12' 4" (2.72m x 3.76m)**

Having uPVC double glazed window to rear aspect; mirror fronted wardrobe space, radiator and power points. There is a thermostatic heating control and door to:

**En- Suite Shower Room 5' 10" x 12' 4" (1.78m x 3.76m)**

With uPVC double glazed obscure window to front aspect and having low-level WC, hand wash basin to storage unit and tiled shower cubicle. There is wood effect flooring and shaver socket.

**Bedroom 3 7' 1" x 9' 6" (2.16m x 2.89m)**

With uPVC double glazed window to side aspect and having radiator and power points.

**Bedroom 2 9' 6" x 11' 1" (2.89m x 3.38m)**

With uPVC double glazed windows to front and side aspects and having radiator and power points.

**Bathroom 5' 7" x 7' 2" (1.70m x 2.18m)**

Having uPVC double glazed obscure window to front aspect and having panel bath with tiled surround, shower screen, thermostatic overhead shower tap, low-level WC and hand wash basin to storage unit. There is wood effect flooring and radiator.

**Outside**

The property is approached to the front via a brick paved no-through road, leading to the long, double driveway continuing down to the **Single Garage** with up and over door to front, light to ceiling, power and door to side.

The front is set with mature shrubs, and a path to the front door; while the rear garden is laid to lawn with a mature border to the rear, and paved patio seating leading off the French doors.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

AL MAINS SERVICES

**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  
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 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org;  
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Brochure Prepared 16.10.25

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