



**Pingle View**

Tumby Road, Coningsby, Lincoln, Lincolnshire LN4 4RQ

**£495,000**





## Pingle View

Tumby Road, Coningsby LN4 4RQ

Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

An outstanding detached home of some considerable appeal thoughtfully designed with modern living in mind. Internally the property is enhanced by its extremely well-presented accommodation including breakfast kitchen, three reception rooms and four double bedrooms with the main having dressing room and en-suite. Externally the rear gardens are attractively landscaped and offer good privacy. There is parking for many vehicles and integral double garage. The shopping, social and educational facilities are within easy walking distance. **A viewing is highly recommended to fully appreciate the accommodation 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

Entered into the side through composite double-glazed door into:

### Reception Hall

With uPVC obscure double-glazed full height windows to side and uPVC double glazed window to front. There are lights to walls, radiator, multiple power points and wooden doors to storage cupboards and ground floor accommodation including:

### Snug 11' 1" x 8' 2" (3.38m x 2.49m)

With uPVC double glazed window to side and having radiator, multiple power points and wood door to storage space.





**Cloakroom 11' 0" x 3' 2" (3.35m x 0.96m)**

With uPVC double glazed obscure window to side, low-level WC, pedestal sink, tiled surround and radiator.

**Kitchen 14' 4" x 10' 11" (4.37m x 3.32m)**

With uPVC double glazed window to rear, spotlights to ceiling and having an excellent range of modern storage units to base and wall levels, 1 1/2 sink and drainer to roll edge worktop with breakfast bar, Indesit oven and hob, tiled flooring and radiator.

**Utility Room 11' 3" x 8' 7" (3.43m x 2.61m)**

With uPVC double glazed patio door to side and having storage units to base and wall levels, 1 1/2 sink and drainer to roll edge worktop surfaces, space and connections for American fridge freezer and counter washing machine and dryer.

**Dining Room 11' 10" x 10' 11" (3.60m x 3.32m)**

With uPVC double glazed sliding doors, radiator, wood effect flooring and multiple power points.

**Lounge 19' 10" x 13' 2" (6.04m x 4.01m)**

With uPVC double glazed bow window to front and having lights to ceiling and walls. There is an electric fire to stone style surround, tv points, multiple power points, radiator and wooden glazed French doors to hallway.

**First Floor**

**Gallery Landing**

With uPVC double glazed window to front and having radiator, multiple power points, wooden doors to airing cupboard and accommodation including:

**Bedroom 4 11' 10" x 10' 10" (3.60m x 3.30m)**

With uPVC double glazed window to rear, radiator and multiple power points.

**Main Bedroom 13' 8" x 13' 6" (4.16m x 4.11m)**

With uPVC double glazed window to front, radiator, multiple power points and wooden door to:

**Dressing Room 6' 7" x 5' 10" (2.01m x 1.78m)**

With uPVC double glazed window to rear, radiator, wood effect flooring; multiple power points and wooden door to:

**En-Suite Shower Room 6' 7" x 5' 10" (2.01m x 1.78m)**

With uPVC double glazed obscure window to rear and having low-level WC, corner shower cubicle with Redring electric shower and hand wash basin above storage unit with light up mirror over. There are tiles to walls, wood effect flooring and radiator.





**Bedroom 2 16' 10" x 12' 0" (5.13m x 3.65m)**

With uPVC double glazed windows to sides, radiator; multiple power points and hand wash basin to corner.

**Bathroom 11' 1" x 8' 7" (3.38m x 2.61m)**

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin above storage unit with light up mirror over and corner shower cubicle with tiled surround. There is a freestanding bath with column tap and shower over, tiles to half height to walls, tile effect flooring and heated towel rail.

**Bedroom 3 14' 5" x 11' 1" (4.39m x 3.38m)**

With uPVC double glazed window to rear, radiator, multiple power points and loft access hatch.

**Outside**

The property is approached through double vehicles gates over a wide, gravelled drive providing ample off-road parking spaces for multiple vehicles and leading to the **Double Garage 23' 9" x 18' 5" (7.23m x 5.61m)** with up and over doors, lights and power.

To the front is a lawned space with mature flower beds. A path circles the property, leading through gates to the child and pet friendly, secure, rear garden predominately laid to lawn with a paved patio contained by picket fencing. With hedged boundaries, the garden faces south, thus enjoying sun throughout the day. There are outside power points to the front and rear of the property.

**Further Information**

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

EPC RATING = D

**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

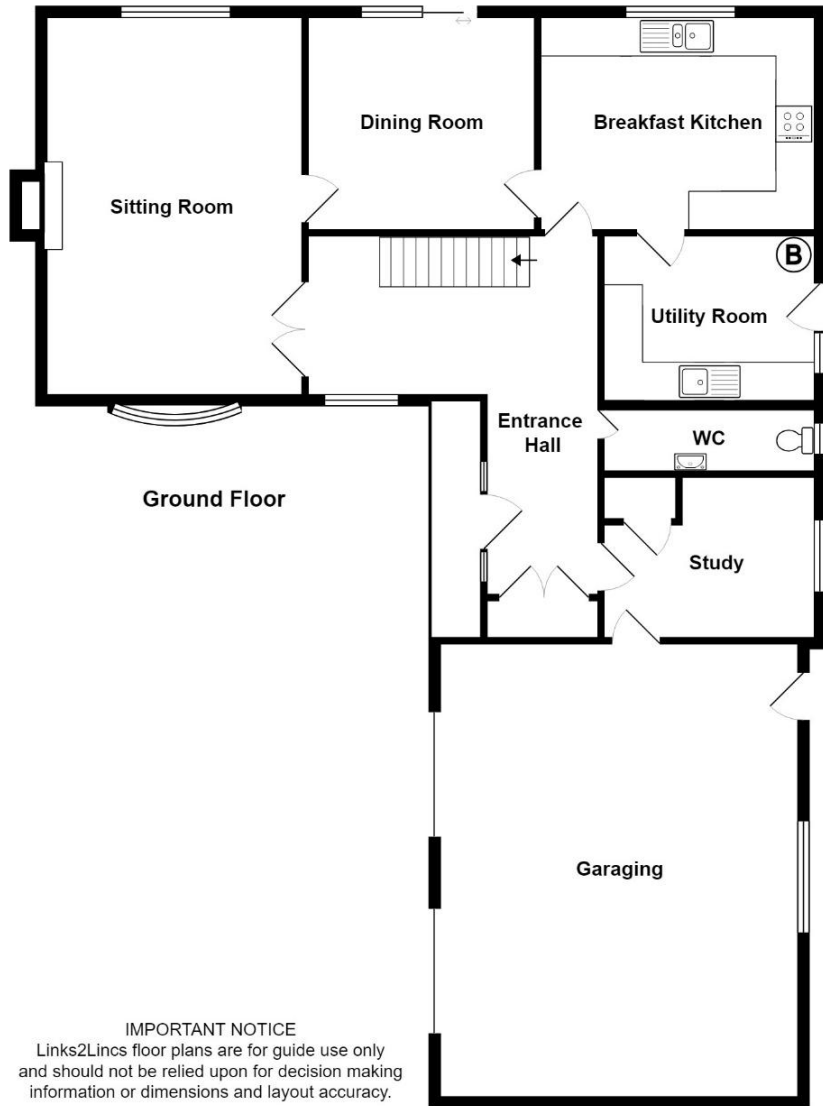
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

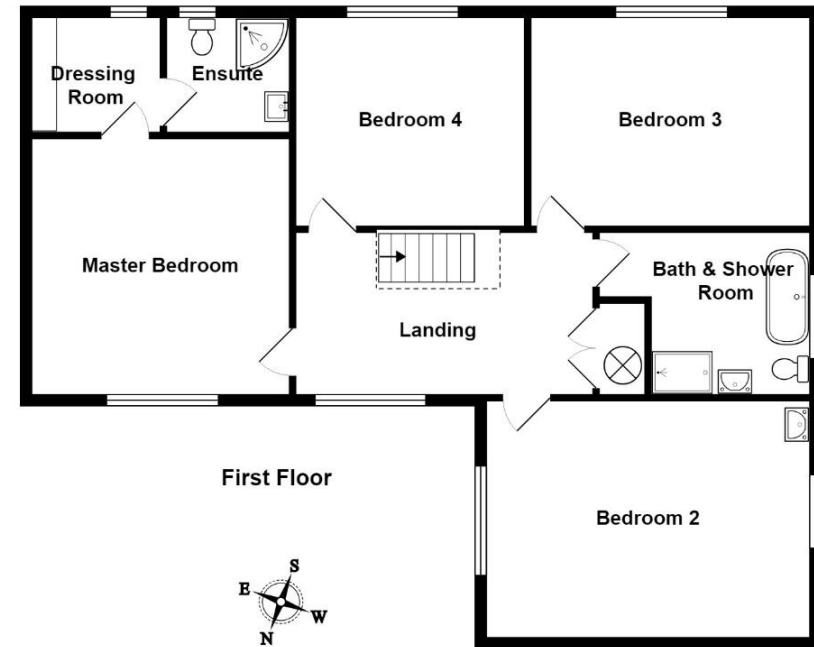
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