



89 Kings Manor
Coningsby, Lincolnshire LN4 4TJ

£183,000





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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

A well-presented three bedroom semi-detached house pleasantly situated to a corner position overlooking green space within this popular residential area. Internally the property is enhanced by stylish kitchen and lounge diner overlooking the rear garden. Outside there is block paved driveway for two cars and enclosed rear garden laid to lawn with patio and decking. The shopping, social and educational facilities of the well served Lincolnshire village are all within reasonable 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 storm porch over is gained through glazed panel door into:

Reception Hall

With staircase to first floor and having built-in cloaks cupboard, wood effect flooring, radiator, power points and door to:



Kitchen 10' 2" x 8' 2" (3.10m x 2.49m)

With front aspect overlooking the green space and having a range of stylish fitted units comprising 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, electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, ceiling spotlights and power points.

Lounge Diner 15' 6" x 12' 4" (4.72m x 3.76m)

Overlooking and having patio doors to the rear garden. There is wood effect flooring, radiator, power points and understairs storage.

Cloakroom

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

First Floor

Landing

Having built-in airing cupboard, access to roof space, power point and door to:

Bedroom 1 12' 6" x 8' 8" (3.81m x 2.64m)

With front aspect and having radiator and power points.

Bedroom 2 10' 1" x 8' 10" (3.07m x 2.69m)

Overlooking the rear garden and having radiator and power points.

Bedroom 3 7' 2" x 6' 6" (2.18m x 1.98m)

With front aspect and having radiator, power points and built-in storage cupboard.



Bathroom

With a white suite comprising panelled bath having shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, radiator and shaver point.

Outside

The property is approached over a block paved driveway providing parking for two cars. The remaining front garden has a wide variety of decorative shrubs to borders, outside water tap and path to main entrance door. The enclosed rear garden is mostly laid to lawn with ornamental shrubs to borders, paved patio area and decked seating area.



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 = 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED APRIL 2026

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