

3 Allen Road

Coningsby, Lincolnshire LN4 4RW

£156,000

BELL

ROBERT BELL & COMPANY





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Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Woodhall Spa - 4 miles
(Distances are approximate)

An exceptionally well presented two double bedroom semi-detached house pleasantly situated within this ever popular residential area. Internally the property is further enhanced by its stylish kitchen and bathroom fittings, conservatory and dual aspect lounge with exposed timber flooring and cast iron stove. Outside there is ample block paved parking for several vehicles, enclosed rear garden and timber garage/workshop. A viewing is highly recommended to fully appreciate the standard of fitment 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

Entrance Hall having uPVC main entrance door, exposed timber flooring, coved ceiling, ceiling spot lights, feature radiator, staircase to first floor and door to:





Breakfast Kitchen [13’ x 8’11” (3.96m x 2.72m)] overlooking the rear garden; having a range of stylish fitted units including stainless steel sink with drainer inset to ample solid oak work surface over base units, space with plumbing for dishwasher and washing machine. There is a four ring electric hob with filter hood over, electric oven, wall mounted cupboards above with downlighting. The solid oak work surface also extends to provide a useful breakfast bar. There is tiled flooring, coved ceiling, ceiling spot lights and LED plinth lighting. Door to:

Lounge [19’9” x 10’ (6.02m x 3.05m)] a dual aspect room including sliding door to the conservatory. This superb room has exposed timber flooring, coved ceiling and cast iron stove set to decorative surround.

Conservatory [11’4” x 8’2” (3.45m x 2.49m)] overlooking the rear garden; having real wood flooring, power points and uPVC door to patio area.

First Floor

Landing with side aspect, coved ceiling and doors to:

Bedroom 1 [16’2” x 9’ (4.92m x 2.74m)] with a double aspect from the front of the property; coved ceiling, radiator and power points.

Bedroom 2 [12’6” x 8’3” (3.81m x 2.51m)] overlooking the rear garden; having built-in double wardrobe, fitted shelving and built in airing cupboard, coved ceiling, radiator and power points.

Bathroom being fully wall tiled and having a stylish white suite comprising panelled bath with shower over, bowl style wash hand basin over vanity unit and a low-level WC. Tiled flooring, ceiling spot lights and ornate radiator.

OUTSIDE

The property is approached over a full width block paved driveway providing ample parking for several vehicles. The driveway continues along the side of the property, through solid timber gates to a detached timber **Garage/Workshop.** The remaining rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders and paved patio off the conservatory.





ENERGY PERFORMANCE RATING: C
Council Tax Band: A
Construction: Timber Frame, Brick Skin

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 Brochure prepared March 2025

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