



Raystine

Langrick Road, Coningsby, Lincoln, Lincolnshire LN4 4RU

£265,000
NO ONWARD CHAIN

BELL



Raystine

Langrick Road, Coningsby, Lincoln LN4 4RU

Lincoln – 24 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 10 miles

(Distances are approximate)

Raystine is a spacious, three-bedroom detached bungalow occupying a generous plot with well-maintained gardens to both the front and rear. With a large, central lounge; dining room, kitchen and conservatory, the property makes for an excellent family home. Complete with a double garage plus workshop/store, the property is located to the fringe of Coningsby. The village, and nearby Tattershall, provide a range of services and amenities including primary and secondary schooling.

Accommodation

Entered into the front, through uPVC glazed obscure door to:

Boot Room/Porch 11' 6" x 8' 4" (3.50m x 2.54m)

With uPVC double glazed window to side, radiator, tiled flooring and wooden glazed doors to dining room and to:

Utility Room 13' 3" x 8' 5" (4.04m x 2.56m)

With uPVC double glazed window and patio door to rear and having roll edge worktop with storage units beneath, and space and connections for washing machine and dryer. There is an oil-fired Worcester boiler, multiple power points and tiled flooring.

Dining Room 10' 1" x 8' 11" (3.07m x 2.72m)

With uPVC double glazed window to side, wood effect flooring, radiator and multiple power points. There is door to kitchen and open archway to:





Sitting Room 19' 9" x 10' 1" (6.02m x 3.07m)

With uPVC double glazed windows to front and side, and having lights to walls, radiators, multiple power points, log burning stove with tiled stand and wooden glazed door.

Conservatory 8' 10" x 8' 5" (2.69m x 2.56m)

With uPVC double glazed windows to front and sides, radiator, tiled flooring and power point.

Breakfast Kitchen 10' 7" x 10' 3" (3.22m x 3.12m)

With wooden window to utility and having 1 1/2 sink and drainer to roll edge worktop, storage units to base and wall levels including glazed shelving. There is a Belling oven and grill, four ring induction hob beneath extractor canopy, tile effect flooring, radiator, multiple power points and glazed door to:

Hallway

With wood effect flooring, wooden doors to bedrooms and to:

Family Bathroom 11' 7" max x 7' 2" (3.53m x 2.18m)

With obscure glazed window to rear and having low-level WC, hand wash basin to storage unit, panel bath with tiled surround, wooden effect flooring, radiator and wooden doors to airing cupboard.

Bedroom 11' 10" x 9' 6" (3.60m x 2.89m) max

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

Bedroom 11' 10" max x 9' 7" (3.60m x 2.92m)

With uPVC double glazed window to front, radiator, multiple power points and built-in wardrobe storage space.

Bedroom 11' 11" x 10' 4" (3.63m x 3.15m)

With uPVC double glazed window to front, radiator, multiple power points and wood effect flooring.





Outside

The property is approached to the front over a wide, gravelled driveway providing ample parking space for multiple vehicles and leading to the **Double Garage 16' 5" x 17' 11" (5.00m x 5.46m) max** with light and power, **Store 8' 7" x 7' 4" (2.61m x 2.23m)**.

The garden is laid to lawn, with mature flower beds, sweeping around the front and side and to the rear. With a **Covered Patio Seating Space 22' 7" x 8' 9" (6.88m x 2.66m)** looking across the rear, the garden is beautifully laid out; and continues beyond a low-level rear wall with a small orchard / further lawn space, alongside vegetable plot and greenhouse.

Further Information

Mains electric and water. Oil central heating. Drainage via a private system. 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 = C

EPC RATING = E

PLEASE NOTE: The property is predominantly timber framed and is situated approx. 400 metres from the end of the runway at RAF Coningsby.

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

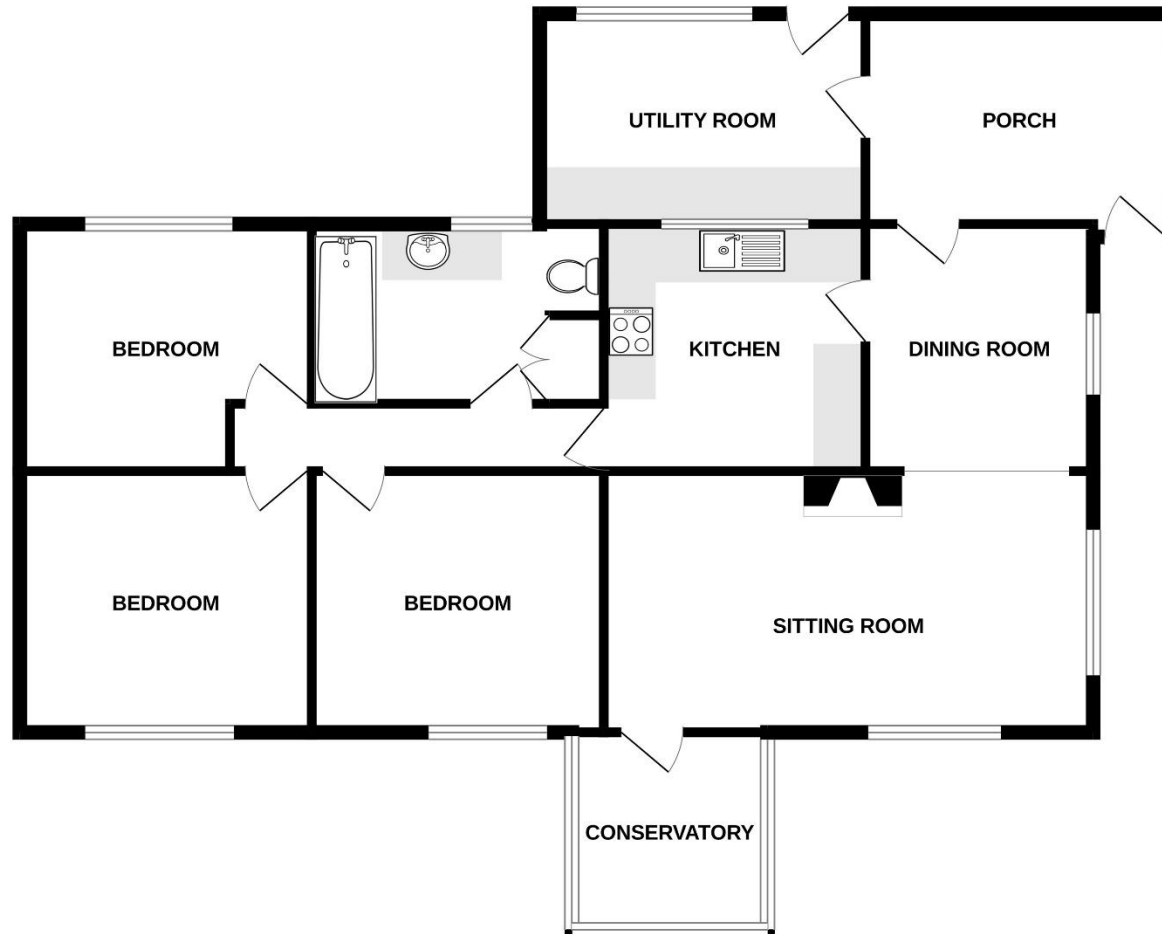
Website: <http://www.robert-bell.org>

Brochure prepared 22.10.2025





GROUND FLOOR
1167 sq.ft. (108.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

