



6 Ackrill Close
Coningsby, Lincoln, Lincolnshire LN4 4SH

£205,000

BELL



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Lincoln – 22 miles

Grantham – 29 miles (with East Coast rail link to London)

Boston – 14 miles

(Distances are approximate)

Pleasantly situated to a block-paved cul-de-sac stands this well presented three bedroom modern semi-detached house benefiting from deceptively spacious living accommodation including lounge and large kitchen/diner. Externally the property enjoys enclosed lawned garden and a garage.

The shopping, social and educational facilities are within easy walking distance.

A viewing is highly recommended to 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

Reception Hall with glazed panel front entrance door, staircase to first floor, having coved ceiling, radiator, telephone point, power points, oak-effect Karndean flooring and door to:

Lounge 15' 4" x 10' 8" (4.67m x 3.25m) with front aspect, oak-effect Karndean flooring, coved ceiling, wall lights, TV aerial point, radiator and power points.





Kitchen/Diner 17' 6" x 10' 6" (5.33m x 3.20m) overlooking the rear garden and having a range of stylish fitted units comprising 1½ stainless steel sink drainer, ample work surface over matching base units including space and plumbing for automatic washing machine and larder cupboard to one end. There is a four-ring gas hob over electric Neff double oven with filter hood and wall-mounted cupboards above. Tiled floor, coving, tiled splash backs to all work surfaces, ceiling spotlights, blinds, radiator and power points. Glazed panel door to rear garden.

Cloakroom with a low-level WC, wash hand basin, extractor fan and wood-effect flooring.

First Floor

Landing with built-in airing cupboard, coving, power point, access to roof space with loft ladder, partially boarded and having lighting.

Bedroom 1 13' 0" x 9' 6" (3.96m x 2.89m) with front aspect, coving, radiator, TV aerial point and power points.

Bedroom 2 13' 1" x 9' 0" (3.98m x 2.74m) overlooking the rear garden and having coving, radiator and power points.

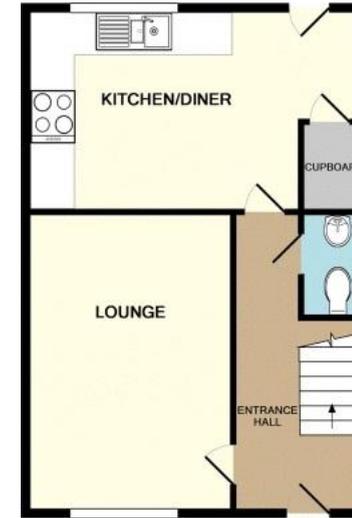
Bedroom 3 8' 9" x 8' 3" (2.66m x 2.51m) overlooking the rear garden with coved ceiling, radiator, TV aerial point and power point.

Bathroom having a white suite comprising panel bath with shower over, wash hand basin over vanity cupboard and low-level WC. Tiled floor, coving, shaver point, extractor fan and heated towel rail.

Outside

The property is approached over a footpath leading to main entrance door, with remaining front garden laid to lawn. The footpath continues through timber gate to enclosed rear garden, predominantly laid to lawn, having full width paved patio, outside lighting and water tap. The **Garage** is situated to side of neighbouring property with up-and-over door, power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE 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.

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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Tel: 01526 353333
Email: woodhallspa@robert-bell.org

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