



31 Greenfield Road  
Coningsby, Lincoln, Lincolnshire LN4 4UF

£185,000  
NO CHAIN





## 31 Greenfield Road Coningsby, Lincolnshire LN4 4UF

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A two-bedroom detached bungalow pleasantly situated within this popular residential Cul-De-Sac. Internally the property is enhanced by its large living room, conservatory and has just been extensively upgraded with stylish new kitchen, new living room carpet and new central heating boiler with 10 year warranty. Outside there is ample off-street parking and enclosed rear garden. The shopping and social facilities of this well-served Lincolnshire village are all within easy walking distance. A viewing is recommended to fully appreciate the accommodation and setting on offer.

Coningsby and Tattershall, divided by the River Bain, are popular well-served 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 is gained through a uPVC door leading into:

### **Reception Hall**

With built-in cloaks cupboard, wood effect flooring, radiator, power points, access to roof space and door to:





**Kitchen 12' 3" x 7' 0" (3.73m x 2.13m)**

A dual aspect room including views over the rear garden and having a stylish newly fitted kitchen comprising stainless steel one and a half sink drainer inset to worksurface over base units including electric oven and space with plumbing for washing machine. There is a four-ring electric hob, wall mounted cupboards over breakfast bar, filter hood over the hob and space for fridge freezer. There is a deep built-in larder cupboard, ceiling spotlights, radiator and power points.

**Living Room 17' 1" x 12' 0" (5.20m x 3.65m) max**

With rear aspect and having gas coal effect fire set to decorative surround, radiator, power points and sliding patio door to:

**Conservatory 9' 10" x 9' 1" (2.99m x 2.77m)**

Overlooking the rear garden and having, power points and double doors to rear garden.

**Bedroom 1 12' 9" x 10' 7" (3.88m x 3.22m)**

With front aspect and having radiator and power points.

**Bedroom 2 8' 5" x 8' 0" (2.56m x 2.44m)**

With front aspect and having radiator and power points.

**Shower Room**

Being fully wall tiled and having a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, radiator and shaver point.

**Outside**

The property is approached over a driveway providing ample off-street parking. The remaining front garden is laid to gravel. The enclosed rear garden is predominantly laid to lawn with decorative shrubs to borders, paved patio off the conservatory and timber garden shed.

**East Lindsey District Council – Tax band: B  
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>





GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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