



12 Marmion Road
Coningsby, Lincolnshire LN4 4RG

BELL
ROBERT BELL & COMPANY



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Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

This most appealing three bedroom detached bungalow has been extensively and thoughtfully refurbished and upgraded with excellent attention to detail. Inside the accommodation includes stylish kitchen and bathroom, with dual aspect living room and conservatory each having doors to separate patio areas. The fully enclosed rear garden has fresh lawn, raised flower beds with ample parking to front of property and integral garage. A viewing is highly encouraged to fully appreciate the full scheme of works completed. Situated to a pleasant residential area of this well serviced Lincolnshire village.

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 uPVC door leading to:

Kitchen [15'7" x 8'10" (4.75m x 2.69m)] with a stylish range of newly fitted units comprising one-and-a-half bowl stainless steel sink with drainer inset to ample work surface over base units, space and plumbing for a dishwasher and washing machine. There is a four ring electric hob inset with extractor fan above, electric oven and wall mounted cupboards above with down lighting. Ceiling spotlight fittings, wood effect tiled flooring, feature radiator and stainless steel electric sockets. Timber door to inner hall and uPVC double doors to:





Conservatory [10' 10" x 9'9" (3.30m x 2.97m)] having pleasing views and uPVC doors to patio and the rear garden; tiled flooring, radiator and power points.

Inner Hall with double depth airing/storage cupboard, access to roof space, radiator and power points. Service door to garage and timber doors to:

Living Room [15'8" x 12'10" (4.77m x 3.91m)] an attractive dual aspect room including patio door to further patio area and garden. There is a feature fireplace, ceiling spotlights, sky TV and media point, radiator and power points.

Bedroom 1 [15'4" x 10'10" (4.67m x 3.30m)] with front aspect; having ceiling spotlight fittings, radiator, TV and media point and power points.

Bedroom 2 [11'10" x 10'11" (3.60m x 3.32m)] a dual aspect room with feature porthole window; ceiling spotlight fittings, TV and media point and power points.

Bedroom 3 [9'4" x 7'10" (2.84m x 2.39m)] overlooking the rear garden this room provides options for a study with radiator, media point, radiator and power points.

Shower Room having stylish white suite comprising tiled double sized shower cubicle with overhead shower and hand held shower device, wash hand basin over vanity cupboard, and low-level WC. Ceiling spotlight fittings, heated towel rail, tiled wood effect flooring and shaver point.



OUTSIDE

The property is approached over a driveway providing ample parking for several vehicles, space to turn and access to **Integral Garage** [15'11" x 9'3" (4.85m x 2.82m)] with up and over door, fluorescent lighting strip, power points and service door into the property. The remaining front garden is laid to gravel with raised flowerbeds and picket fencing to borders.

The enclosed rear garden is predominantly laid to fresh lawn having two separate patio areas, gravel borders and timber fencing.

ENERGY PERFORMANCE 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.

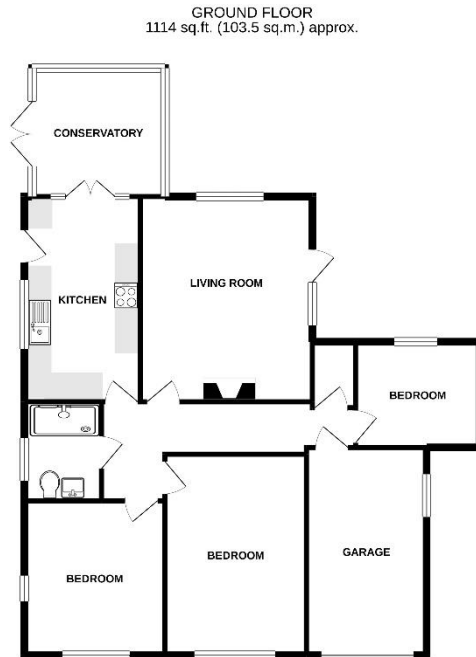
VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

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

Brochure prepared 20.4.2021



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.
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