



35 Curtis Drive  
Coningsby, Lincoln, Lincolnshire LN4 4NQ

£159,950





## 35 Curtis Drive

Coningsby, Lincolnshire LN4 4NQ

Lincoln – 22 miles  
Grantham – 29 miles with East Coast rail link to London  
Boston – 14 miles

(Distances are approximate)

A three bedroom semi-detached house pleasantly situated within this ever popular residential area. Internally the property is enhanced by lounge diner having patio doors to the rear garden, kitchen to the front and cloakroom. Outside there is enclosed rear gardens and allocated parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

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 staircase to the first floor with storage below and having wood effect flooring, coved ceiling, radiator, power points and door to:



### **Cloakroom**

With a low-level WC, wash hand basin, radiator and coved ceiling.

### **Kitchen**

With front aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, radiator and power points.

### **Lounge Diner**

An L-shaped room overlooking the garden through uPVC patio doors. There is coved ceiling, radiator and power points.

### **First Floor**

#### **Landing**

With built-in airing cupboard, coved ceiling, radiator, access to roof space and door to:

#### **Bedroom 1**

Overlooking the rear garden and having coved ceiling, radiator and power points.

#### **Bedroom 2**

With front aspect and having coved ceiling, radiator and power points.

#### **Bedroom 3**

With front aspect and having radiator and power points.

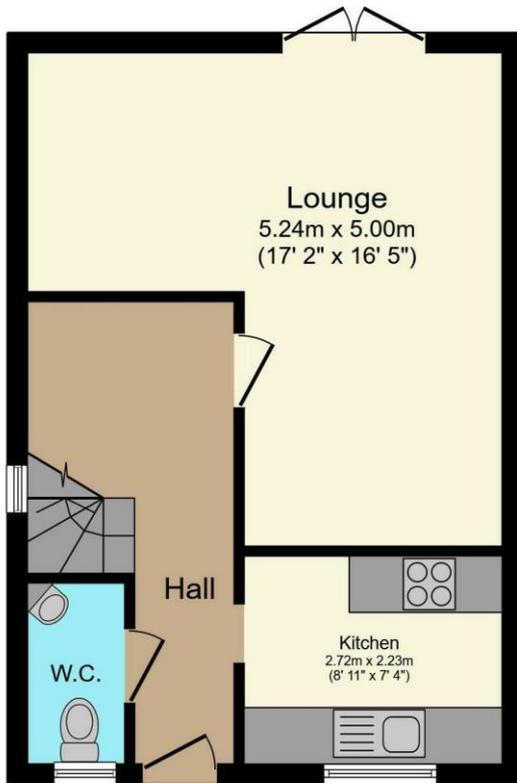
### **Shower Room**

With a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator, coved ceiling and shaver point.

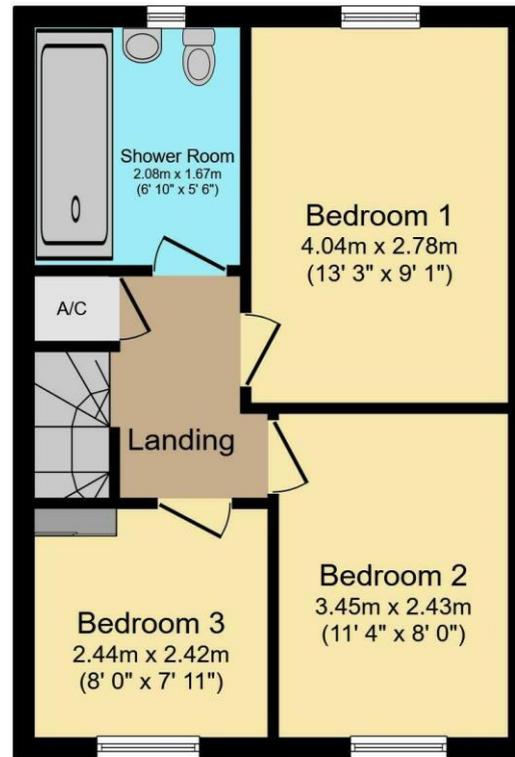
### **Outside**

The property is approached over a path leading to main entrance door. The enclosed rear garden is laid to synthetic lawn with paved patio area.





**Ground Floor**



**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

Brochure prepared 09.04.2025



19 Station Road, Woodhall Spa. LN10 6QL  
 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

