



1 Ackrill Close  
Coningsby, Lincolnshire LN4 4SH

£171,500  
NO ONWARD CHAIN







# 1 Ackrill Close

## Coningsby, Lincolnshire LN4 4SH

Lincoln – 23 miles

Grantham – 30 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

A well-presented two bedroom end terraced house pleasantly situated to a block paved cul de sac. Internally the property is enhanced by bay fronted living room and stylish kitchen diner to the rear. Outside the property has off street parking, garage and enclosed rear garden. The shopping, social and educational facilities are all within easy walking distance.

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.

Entrance into the property is gained through a UPVC door leading to:

### Entrance Lobby

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

### Living Room 13'8" x 10'2" (4.16m x 3.05m)

With bay window to front aspect and having coved ceiling, TV point, radiator, power points, built-in understairs cupboard and door to:





### **Kitchen Diner 11'4" x 9'10" (3.45m x 2.74m)**

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine and dishwasher. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob, ceiling spot lights, coving, tiled flooring, radiator, power points and door to:

### **Rear Lobby**

With coved ceiling, wood effect flooring, power points, glazed panel door to the rear garden and door to:

### **Cloakroom**

With a white suite comprising low-level WC and wash hand basin. There is coved ceiling, wood effect flooring, coved ceiling and radiator.

### **First Floor**

### **Landing**

With side aspect and having built-in airing cupboard, radiator, coved ceiling, power points and door to:

### **Bedroom One 13'8" x 10'5" (4.16m x 3.17m) extending to 13'10" (4.21m)**

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

### **Bedroom Two 11'5" x 6'3" (3.48m x 1.90m)**

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

### **Bathroom**

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator, ceiling spot lights and shaver point.

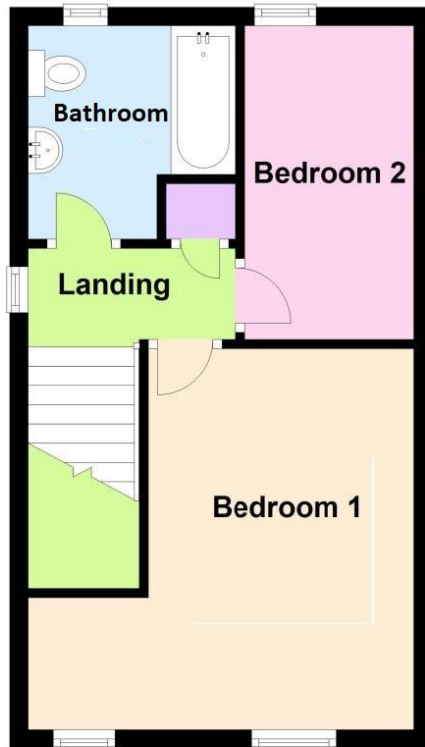
### **Outside**

The property is approached over a gravelled driveway providing parking and leads to **Garage**, with up and over door and service door to the side. The remaining front garden is laid to lawn. The enclosed rear garden is laid to lawn.

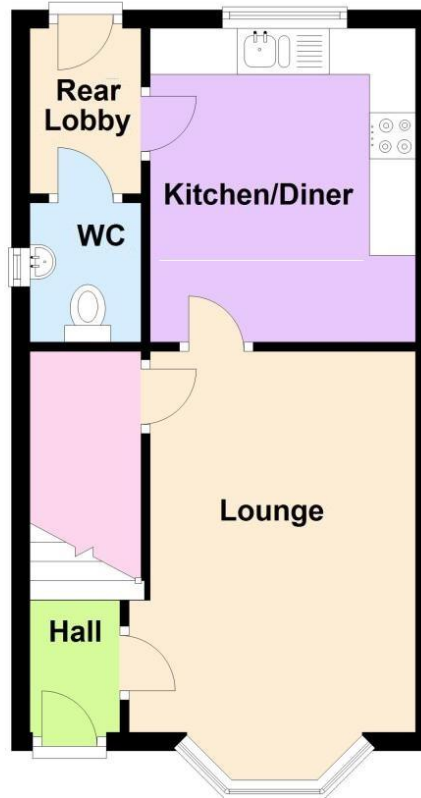




**First Floor**



**Ground Floor**



**Further Information**

All mains services. Gas central heating.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = A

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

**THESE PARTICULARS WERE PREPARED FEBRUARY 2023**

Property Reference: WO00015962