



11 Chadwick Way  
Coningsby, Lincolnshire LN4 4UQ

£175,000  
NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY



# 11 Chadwick Way Coningsby, Lincolnshire LN4 4UQ

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 13 miles

Woodhall Spa - 5 miles

Distances are approximate

A stylish two bedroom semi-detached house set to an attractive development built by well respected builders Chestnut Homes. Internally the property is enhanced by thoughtfully designed accommodation including contemporary style kitchen with a good sized living room having patio doors to the rear garden. Outside there is off street parking and enclosed rear garden. NHBC warranty remaining (purchased new in January 2018). The many 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.

## Accommodation

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



### **Kitchen $10' 6'' \times 8' 3''$ (3.20m x 2.51m)**

With front aspect and having a range of fitted units comprising one and a half 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 including filter hood over the hob. There is wood effect flooring, radiator, power points, doorway to living room and door to:

### **Cloakroom**

With a low-level WC, wash hand basin and wood effect flooring.

### **Living Room $15' 7'' \times 11' 7''$ (4.75m x 3.53m)**

A dual aspect room including patio doors to the rear garden. There is open staircase to the first floor, radiator, power points and television point.

### **First Floor**

#### **Landing**

With access to roof space and having built-in airing cupboard, power points and door to:

### **Bedroom 1 $11' 7'' \times 7' 4''$ (3.53m x 2.23m)**

Overlooking the rear garden and having radiator and power points.

### **Bedroom 2 $11' 6'' \times 7' 4''$ (3.50m x 2.23m)**

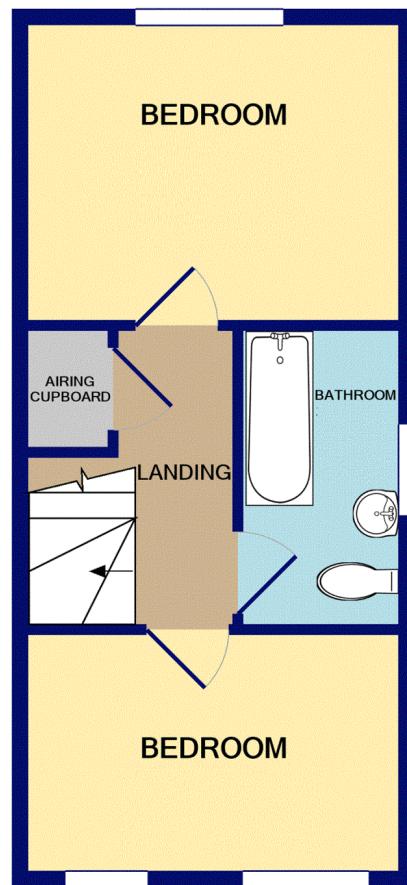
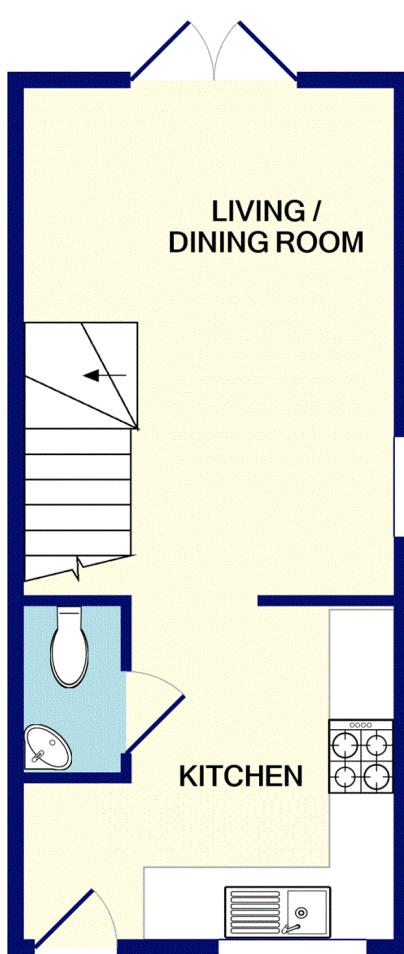
With double aspect to front and having radiator and power points.

### **Bathroom $9' 0'' \times 5' 0''$ (2.74m x 1.52m)**

With a suite consisting panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a radiator, extractor fan and wood effect flooring.

### **Outside**

The property is approached over a block paved driveway providing off street parking. The enclosed rear garden is predominantly laid to lawn with paved patio.



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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### Further Information

All mains services. Gas central heating. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND = A  
EPC RATING = B

**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 APRIL 2023**

Property Reference: WO0001 6191



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