



7 The Park

Coningsby, Lincolnshire LN4 4SN

£199,950

NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY



# 7 The Park

## Coningsby, Lincolnshire LN4 4SN

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston -13 miles

Woodhall Spa – 4.5 miles

Distances are approximate

A well presented two bedroom detached bungalow pleasantly situated to a corner position within this popular residential area. The property is enhanced by dual aspect lounge/diner, garage and enclosed rear garden landscaped with low maintenance in mind. The shopping and social 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 is gained through a UPVC door into:

### **Reception Hall**

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





**Lounge/Diner 12' 10" x 20' 0" (3.91m x 6.09m)**

A dual aspect room including bay window to the front. There is a radiator, coved ceiling, power points and service hatch to:

**Kitchen 12' 6" x 8' 1" (3.81m x 2.46m)**

Overlooking the rear garden and having a range of fitted units comprising one and half stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob, electric double oven, wall mounted cupboards above including filter hood over the hob. There is tiled flooring, radiator, power points and glazed panel door to rear garden.

**Bedroom 1 10' 9" x 9' 5" (3.27m x 2.87m)**

With rear aspect and having a range of fitted wardrobes, vanity unit and further wardrobes with overhead storage. There is a radiator and power points.

**Bedroom 2 10' 5" x 8' 8" (3.17m x 2.64m)**

With front aspect and having built-in double wardrobe with central drawers, two further wardrobes with overhead storage and bedside cabinets. There is a radiator and power points.

**Bathroom 6' 9" x 6' 1" (2.06m x 1.85m)**

Being fully wall tiled and having a white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and low-level WC. There is tiled flooring and radiator.

**Outside**

The property is approached over a block paved driveway providing parking and leads to **Detached Garage** with up and over door. The enclosed rear garden is laid with low maintenance in mind to 'Rubbermac' having decorative shrubs to borders.





### 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 = 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.

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**

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