



The Bungalow

Fairfield, Coningsby, Lincoln, Lincolnshire LN4 4SP

£200,000

BELL



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

Pleasantly situated to the heart of this well serviced Lincolnshire village stands this extremely well presented three bedroom timber framed detached bungalow. Internally the property is further enhanced by two reception rooms and stylish kitchen. Outside there is parking for several vehicles, enclosed rear garden and a range of outbuildings comprising recreation room, workshop and useful storage. The shopping, social and educational facilities 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 radiator, power points and door to:

Living Room

A dual aspect room having views from the side and front of the property. There is a feature fire place, radiator, power points and door to:





Kitchen

With a side aspect and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including carousel corner storage unit. There is a range double over with five ring gas hob, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator, power points and door to:

Rear Lobby

With deep built-in utility cupboard having space and plumbing for washing machine and space for tumble dryer. There is wood effect flooring, radiator, power points, uPVC door to the side of the property and door to:

Dining Room

With views over the rear garden and having radiator and power points.

Cloakroom

With a low-level WC.

Bedroom 1

With front aspect and having radiator and power points.

Bedroom 2

Overlooking the rear garden and having radiator and power points.

Bedroom 3/Home Office

With rear garden views and having radiator and power points.



Bathroom

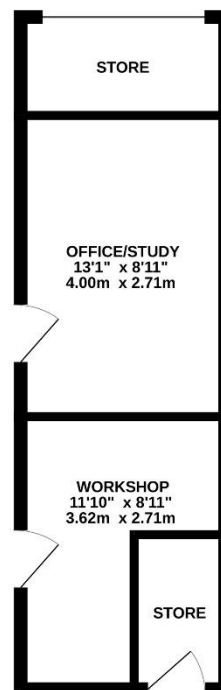
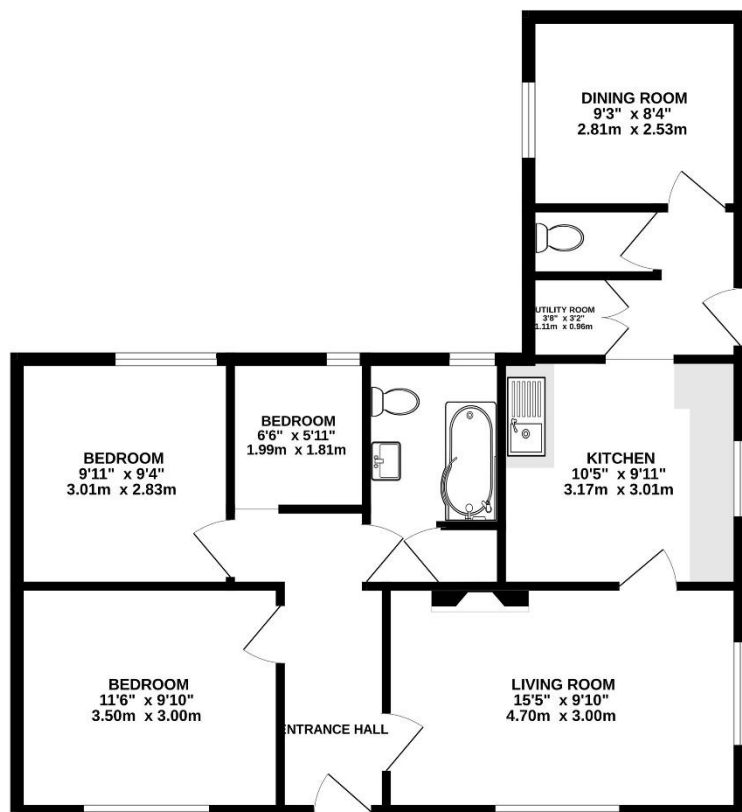
Being fully wall tiled and having a stylish white suite comprising paneled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a deep built-in linen cupboard, tiled flooring, heated towel rail and ceiling spot lights.

Outside

The property is approached through timber double gates and over a graveled driveway providing ample off-street parking. The enclosed rear garden is predominantly laid to lawn with raised paved patio with external power points and water tap. The range of outbuildings comprise **Recreation Room/Study**, with power and lighting, **Workshop** with power and lighting and **Store**. The recreation room was the garage with a stud wall and still retains the up and over door, therefore easily returned back to garage use. There is vehicular access from the rear.

GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.

OUTBUILDINGS
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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East Lindsey District Council – Tax band: A
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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

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