



4 Wesselow Road
Coningsby, Lincolnshire LN4 4RN

BELL
ROBERT BELL & COMPANY



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Lincoln – 22 miles
Grantham – 30 miles with East Coast rail link to London
Boston - 13 miles
Woodhall Spa - 5 miles
(Distances are approximate)

A three-bedroom mid terrace house having just been extensively refurbished and upgraded to provide an appealing home. Internally the property has a new mains gas heating system, new carpets and stylish kitchen and bathroom units and has been fully redecorated throughout. Externally the property benefits from south facing rear garden and off-street parking. The shopping, social and educational facilities are within reasonable walking distance. NO CHAIN.

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 leading to:

Entrance Lobby

With staircase to first floor and having power points and doorway to:

Lounge Diner **19' 8" x 12' 0" (5.99m x 3.65m)**

A dual aspect room including patio doors to rear garden. There are ceiling spot lights, radiator, power points and doorway to:

Kitchen **16' 5" x 10' 0" (5.00m x 3.05m)**

Overlooking and having door to rear garden. There is a stylish range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator, built-in storage cupboard, power points and further door to the front of the property.

First Floor

Landing

With access to roof space, power point and having doorway to:

Bedroom 1 **12' 0" x 10' 9" (3.65m x 3.27m)**

With front aspect and having built-in wardrobe, radiator and power points.

Bedroom 2 **13' 0" x 8' 8" (3.96m x 2.64m)**

Overlooking the rear garden and having built-in double wardrobe, radiator and power points.

Bedroom 3 **10' 8" x 7' 7" (3.25m x 2.31m)**

With front aspect and having built-in wardrobe, radiator and power points.

Bathroom **7' 9" x 5' 6" (2.36m x 1.68m)**

With a white suite comprising paneled bath with shower over, wash hand basin over vanity units and a low-level WC. There is wood effect flooring and heated towel rail.

Outside

The property is approached over a block paved driveway providing off street parking. The enclosed south facing rear garden is mostly laid to grass with garden store.



Ground Floor



First Floor

Further Information

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

Timber Frame Construction

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel: 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 MARCH 2022

Property Reference: WO0001 5842

B135 Printed by Ravensworth 01670 713330