



21 High Street
Coningsby, Lincoln, Lincolnshire LN4 4RB

£460,000

BELL



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Lincoln – 22 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 13 miles

(Distances are approximate)

21 High Street is a substantial, detached bungalow, providing spacious accommodation including up to five bedrooms. Currently laid out with three-bedrooms, plus versatile snug and study; the property enjoys a front (South) facing lounge, and breakfast kitchen leading across to the dining room to the rear. The property offers brick paved parking and a double garage to the front, lawned gardens to the rear with a gate through to the riverbank.

Within walking distance are a full range of services in the large, well-serviced village of Coningsby; with further amenities to be found in adjacent Tattershall. Home to the Battle of Britain Memorial Flight, Coningsby is a popular residential location.

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, dentist 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

Entered through a composite obscure glazed door to entrance porch; with uPVC double glazed door and matching full height window alongside leading to:

Reception Hall

With radiators, multiple power points, wooden flooring, pair of wooden double doors to storage spaces and wooden doors to accommodation including:



Bedroom 4 / Study 13' 0" x 10' 1" (3.96m x 3.07m)
With uPVC double glazed window to front, radiator and multiple power points.

Lounge 15' 8" x 12' 10" (4.77m x 3.91m)
With uPVC double glazed bay window to front and having electric 'fire' to wooden surround, radiator, multiple power points and television point.

Breakfast Kitchen 19' 1" x 11' 10" (5.81m x 3.60m)
With uPVC double glazed French doors and window to rear and having storage units to base and wall levels, including glazed shelves, plus island. There is 1 1/2 Blanco sink and drainer to bevel edge worktop, Belling range cooker and stove beneath extractor canopy and integrated dishwasher. There is space and connection for upright fridge-freezer, multiple power points, radiator, Karndean flooring, wooden door to utility and open arch to:

Dining Room 13' 0" x 10' 0" (3.96m x 3.05m)
With uPVC double glazed French doors to rear, multiple power points, Karndean flooring and radiator.

Utility Room 7' 10" x 7' 10" (2.39m x 2.39m)
With uPVC double glazed stable style door and window to rear. There are storage units to base and wall levels, sink and drainer to worktop with space and connections beneath for washing machine and dryer. There is Karndean flooring, radiator and multiple power points.

Bedroom 5 / Study 11' 4" x 8' 10" (3.45m x 2.69m)
With uPVC double glazed window to rear, radiator and multiple power points.

Bathroom 12' 0" x 7' 8" (3.65m x 2.34m)
With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit, panel bath and separate shower cubicle with tiled surround. There is a radiator and tiles to walls and floor.

Bedroom 3 15' 4" x 8' 11" (4.67m x 2.72m) max
With uPVC double glazed window to side, radiator and multiple power points.

Bedroom 2 15' 7" x 8' 9" (4.75m x 2.66m)
With uPVC double glazed window to side, radiator, multiple power points and wooden door to:

En-Suite Shower Room
With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit and shower cubicle. There is a radiator and tiles to walls and floor.





Bedroom 1 13' 10" x 12' 3" (4.21m x 3.73m)

With uPVC triple glazed window to side, radiator, multiple power points and wooden door to:

En-Suite Shower Room

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and corner shower cubicle. There is a radiator and tiles to walls and floor.

Outside

The property is approached to the front, through vehicle gates in a front boundary wall and opening out to brick paved driveway and parking space, suitable for multiple vehicles and continuing to the **Double Garage 19' 8" x 18' 8" (5.99m x 5.69m)** with up and over electric doors to front, window to side and uPVC door to rear. There is a wall mounted gas fired boiler and water cylinder, space and roll edge worktop with storage units beneath. There are multiple power points and wooden door to hallway.

The rear garden begins with a full width, raised paved patio seating space, leading off the dining kitchen and with a beautiful Moroccan style tiled, timber and tile covered seating area contained by balustrade and looking over the rest of the garden. Predominately laid to lawn, the garden is divided into an initial, dog friendly lawn with post and wire fence securing the further lawned space, with a wealth of mature flower beds and trees. A concreted path leads through the space and to a rear gate, which steps up and then down to the river behind. Along the side of the property is a further patio, timber summerhouse, power point and light connected, shed and greenhouse, to further paved space.

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 = E

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.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

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Ground Floor

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