



9 Read Way
Coningsby, Lincoln, Lincolnshire LN4 4JX

£175,000

BELL



9 Read Way

Coningsby, Lincolnshire LN4 4JX

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

9 Read Way is an excellently presented, two-bedroom semi-detached property, enjoying off-road parking and a good-sized rear garden. Entered to a front porch, the ground floor enjoys a spacious lounge and dining kitchen; with two bedrooms, including master with built-in wardrobe storage; and family bathroom to the first. There are tarmac and gravelled driveway parking spaces. The property is located within reasonable walking distance for most, from the centre of the village with its wide range of shopping, social and educational facilities, with neighbouring Tattershall offering further such amenities.

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

Entered into the front through uPVC double glazed obscure door into:

Entrance Hallway

With wood effect flooring and wooden door to:

Living Room 13' 6" x 12' 2" (4.11m x 3.71m)

With uPVC double glazed window to front, radiator, multiple power points, television point and wooden door to:





Dining Kitchen 13' 6" x 8' 0" (4.11m x 2.44m) plus storage

With uPVC double glazed window to rear and obscure patio door to rear. There is a sink and drainer to roll edge worktop and having a good range of storage units to base and wall levels plus full height cupboard. There is a Bosch oven and four ring hob beneath extractor canopy, space and connections for under counter washing machine and slimline dishwasher and upright fridge-freezer. There is tile effect flooring, radiator, multiple power points and open archway to under stairs storage space.

First Floor Landing

With loft access hatch, wooden doors to bedrooms and to:

Shower Room 6' 7" x 6' 2" (2.01m x 1.88m)

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit and walk-in shower cubicle with monsoon and regular heads over. There is heated towel rail, shaver socket, board to walls and tile effect flooring.

Bedroom 2 9' 10" x 7' 1" (2.99m x 2.16m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bedroom 1 10' 6" x 11' 5" (3.20m x 3.48m) max plus storage

With uPVC double glazed window to front, radiator, multiple power points and wooden doors to built-in storage spaces.

Outside

The property is approached to the front, off Read Way over an (initially shared) tarmac drive, leading to number 9's off-road parking space, with gravelled and tarmac areas providing room for multiple vehicles. The front is laid to low maintenance gravel, with a gate from the drive leading to the pet and child friendly, secure rear garden.

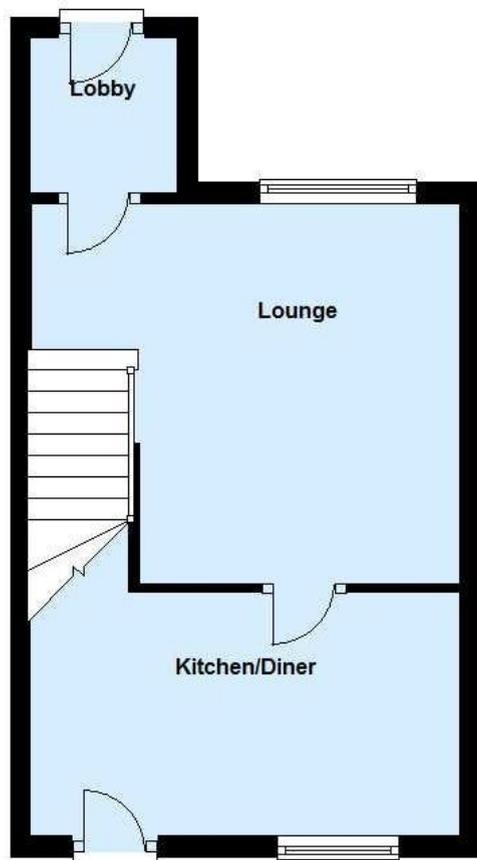
Predominately laid to lawn, the garden is complete with patio seating space, a timber shed, gravelled areas and an outside tap.

**East Lindsey District Council – Tax band: B
EPC RATING: D**

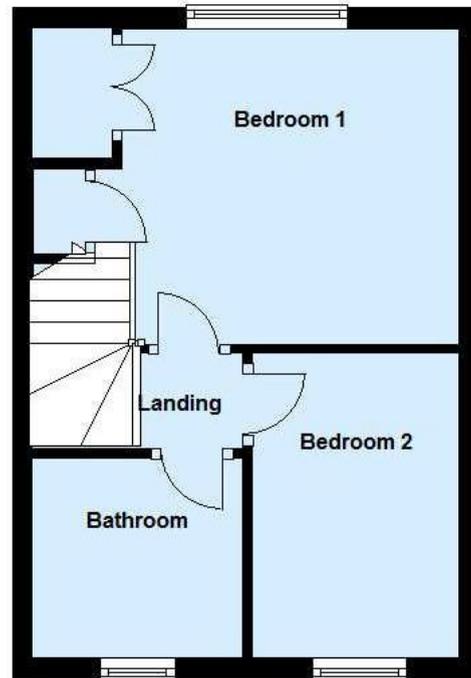
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.



Ground Floor



First Floor



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.
Website: <http://www.robert-bell.org>

Brochure prepared 25.03.2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

