



Dovedale Cottage
107 High Street, Coningsby, Lincoln, Lincolnshire LN4 4RF

£387,000

BELL



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This superb family home has been thoughtfully extended to provide a wide range of accommodation comprising four bedrooms, en-suite to main, two reception rooms, large kitchen and conservatory. Internally the property is further enhanced by many charming features including timber latch doors, open brickwork fireplace and exposed ceiling beams.

The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

ACCOMMODATION

Storm Porch over uPVC main entrance door to:

Reception Hall having ornate staircase to the first floor with exposed ceiling timber, built-in cloaks cupboard, natural stone flooring, ceiling spot lights, radiator and power points. Door to

Dining Kitchen [20' x 14'2" (6.09m x 4.31m)] a striking triple aspect room and the 'Hub' of this superb family home. There is an extensive range of fitted units comprising 'Belfast' style sink inset to solid timber drainer, ample worksurface over matching base units including space and plumbing for dishwasher and washing machine. 'Rangemaster' double oven with five ring gas hob and hotplate set to open brick surround. There are exposed timbers, ceiling spot lights, tiled floor with underfloor heating and power points. uPVC door to the side of the property and stable door to:

Conservatory [18' x 12' (5.48m x 3.65m)] overlooking the rear garden; having oak flooring, radiator and power points. uPVC patio doors to the rear garden.



Inner Hall with useful under stairs storage cupboard, archway to home office and timber latch door to:

Sitting Room [12'9" x 15'4" (3.88m x 4.57m) extending to 21' (6.40m)] a dual aspect room with electric fire set to open brick inglenook type fireplace. There is exposed ceiling timber, ceiling spot lights, radiator, TV aerial point and power point.

Home Office [10'11" x 6'1" (3.32m x 1.85m)] with side aspect; having radiator, power points, ceiling spot lights and timber latched door to:

Shower Room with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC; coved ceiling, radiator and tiled flooring.

First Floor

Landing with exposed ceiling timber, built-in linen cupboard, power point and latched door to:

Bedroom 1 [14'2" x 11'4" (4.31m x 3.45m)] a triple aspect room including views over the rear garden; ceiling spot lights, radiator and power points. Door to En-Suite being fully wall tiled and having a white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard with display cabinets to each side and a low-level WC. There are ceiling spot lights and a heated towel rail.

Bedroom 2 [13'1" x 11'2" (3.98m x 3.40m)] a dual aspect room with built-in wardrobe, radiator and power points.

Bedroom 3 [13'1" x 8'7" (3.98m x 2.61m)] with front aspect; having built-in double wardrobe, wall lights, radiator and power points.

Bedroom 4 [11' x 7'7" (3.35m x 2.31m)] with sloping ceiling, rear aspect, radiator and power points.

Family Bathroom being fully wall tiled and having a white suite comprising bath with shower over, pedestal wash hand basin and a low-level WC.

OUTSIDE

The property is approached through a pair of ornate metal gates over a driveway providing parking for several vehicles and access to **Garage [15'9" x 14'9" (4.80m x 4.49m)]** through timber double doors with strip lighting, power points and service door to the side. This space is currently used as a recreation room. The rear garden has paved patio area with the remaining rear garden laid to lawn leading down to the edge of the River Bain.





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Approx Gross Internal Area
196 sq m / 2105 sq ft



East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE 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
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;
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