



18 Cheviot Crescent
Coningsby, Lincolnshire LN4 4BD





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Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa – 4.5 miles

(Distances are approximate)

An exceptionally well presented three bedroom semi-detached home pleasantly situated within this recently constructed development. Internally the property is enhanced by its stylish kitchen and bathroom fitment and lounge diner overlooking the rear garden through patio doors. Externally there is side by side parking, enclosed lawned gardens with decked outside entertaining area. The shopping, social and educational facilities are all within easy walking distance. **A viewing is highly recommended to fully appreciate the accommodation and setting on offer.**



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

Storm Porch

Having a glazed panel door to:



Reception Hall

With balustrade staircase to first floor, under stairs storage cupboard below, coved ceilings, radiator, wood effect flooring and doors to accommodation including:

Cloakroom

Comprising low level WC, pedestal corner wash hand basin, tiled flooring and extractor fan.

Breakfast Kitchen 14' x 9' (4.26m x 2.74m)

A dual aspect room with a stylish range of fitted units comprising sink drainer inset to work surface over base units, integral dishwasher and space with plumbing for washing machine. Four ring gas hob with filter hood over electric oven, wall mounted cupboards above. Coved ceiling, tiled flooring, radiator and ample power points.

Lounge Diner 15'5" x 10'10" (4.70m x 3.30m) narrowing to 8'9" (2.66m)

With double aspect over the rear gardens including patio doors to decked entertaining area. Coved ceilings, radiator, wood effect flooring and internet, TV and power points.

First Floor

Landing

With access to roof space, power points and doors to:

Bedroom 1 13'3" x 9'1" (4.04m x 2.77m)

Overlooking the rear garden; having coved ceiling, power points, TV and internet point.

Bedroom 2 11'5" x 8" (3.48m x 2.44m)

With front aspect; having coved ceiling, radiator, TV, internet and power points.

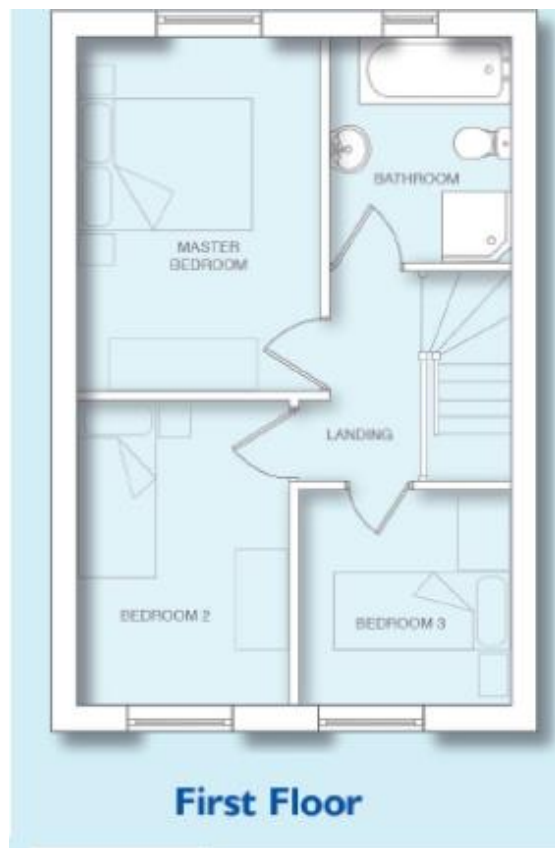
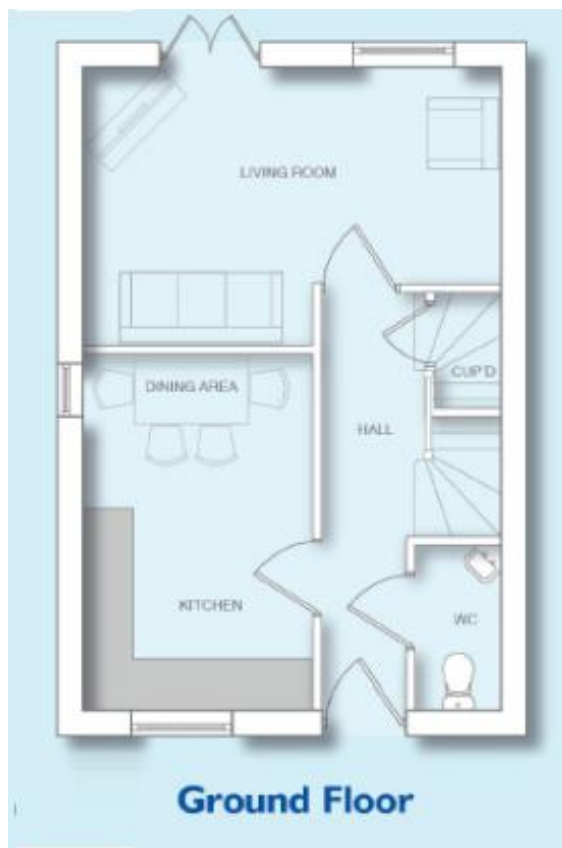
Bedroom 3 8' x 8' (2.44m x 2.44m)

With front aspect; having coved ceiling, internet, and power points.

Bathroom

Having a white suite comprising panelled bath, corner shower cubicle, low level WC and pedestal wash hand basin. Coved ceiling, heated towel rail, tiled flooring and extractor fan.





Outside

The property is approached over a double width gravel driveway. The enclosed rear garden is predominantly laid to lawn with full width decked entertaining area off the lounge patio doors.

Further Information

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

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel: 01507 601111
DISTRICT COUNCIL TAX BAND = B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 DECEMBER 2020
Property Reference: WO0001 5485