



13 Hamilton Way
Coningsby, Lincoln LN4 4ZW

BELL
ROBERT BELL & COMPANY



13 Hamilton Way

Coningsby, Lincolnshire LN4 4ZW

Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A stylish two bedroom semi detached house pleasantly situated to a corner position within this popular residential area. The property is enhanced by living room being open plan with the kitchen and enclosed rear garden. The shopping and social facilities of this well serviced village are within easy walking distance.

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

Storm Porch having a glazed panel door to:



Kitchen [11'8" x 10'2" (3.55m x 3.10m)] with front aspect; having a range of fitted units comprising one and a half bowl stainless steel sink with drainer inset to work surface over base units and space and plumbing for washing machine. There is a four ring gas hob with filter hood over an electric oven, wall mounted cupboards, tiled flooring, radiator and power points. Open doorway to the living room and door to:

Cloakroom comprising low level WC, wash hand basin and tiled flooring.

Living Room [15'4" x 11'8" (4.67m x 3.55m)] overlooking and having patio door to the enclosed rear garden; having staircase to first floor, wood effect flooring, radiator, TV point, power points.

First Floor

Landing having built-in airing cupboard and doors to:

Bedroom 1 [11'7" x 10'5" (3.53m x 3.17m)] overlooking the rear garden; having wood effect flooring, radiator and power points.

Bedroom 2 [11'7" x 6'8" (3.53m x 2.03m)] with front aspect; having radiator and power points.

Bathroom with a white suite comprising panel bath with shower over, wash hand basin over vanity cupboard, low level WC, extractor fan and radiator.

OUTSIDE

The property has allocated parking in frontage with path leading to main entrance door. The front garden is laid with decorative gravel to borders. The enclosed rear garden is laid with low maintenance in mind to paving.

ENERGY PERFORMANCE 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;

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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

www.robert-bell.org

