



6 Cheviot Crescent
Coningsby, Lincolnshire LN4 4DB

£165,000

BELL
ROBERT BELL & COMPANY



6 Cheviot Crescent Coningsby, Lincolnshire LN4 4DB

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

An exceptionally well presented two bedroom townhouse pleasantly situated within this popular residential area. The property provides stylish kitchen, dressing room off the main bedroom and lounge diner overlooking the courtyard rear garden. There is garage and off-street parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are within easy walking distance. The property was built-in 2019 therefore will benefit from the remaining NHBC warranty.

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

Entrance into the property with storm porch over is gained through a UPVC door leading into:

Reception Hall

With balustrade staircase to the first floor having storage below. There is porcelain tiled flooring, coved ceiling, radiator, power points and door to:



Breakfast Kitchen *15' 3" x 7' 4" (4.64m x 2.23m) max of an irregular shaped room*

With double aspect and having a stylish range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four ring electric hob over electric oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is porcelain tiled flooring, coving, ceiling spot lights and power points.

Lounge Diner *16' 0" x 14' 0" (4.87m x 4.26m) max of an irregular shaped room*

Overlooking the rear garden through UPVC patio doors and having coved ceiling, wood effect flooring, two radiators, television point and power points.

Cloakroom

With low-level WC and wash hand basin. There is coved ceiling and radiator.

First Floor

Landing

With coved ceiling, power points and door to:

Bedroom 1 *12' 0" x 10' 6" (3.65m x 3.20m)*

With front aspect and having deep built-in wardrobe, coved ceiling, internet port, radiator, power points and archway to **Dressing Room/Home Office** with front aspect and having fitted vanity unit/workstation built-in wardrobe, telephone point and power points.

Bedroom 2 *9' 8" x 10' 9" (2.94m x 3.27m) narrowing to 7' 3" (2.21m)*

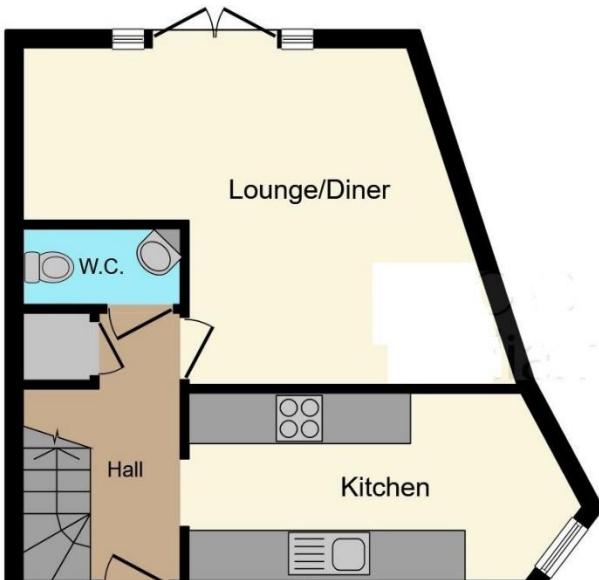
Overlooking the rear garden and having radiator, power points and internet port.

Bathroom

With a white suite comprising bath, shower cubicle, pedestal wash hand basin and low-level WC. There are ceiling spot lights, coving, shaver point and a heated towel rail.

Outside

The enclosed rear garden is laid with low maintenance in mind to paving with wood panel fencing to borders. The **Garage** *16' 5" x 8' 4" (5.00m x 2.54m)* is approached from the side of neighbouring property. There is power, lighting and parking.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 = A
EPC RATING = B

The vendor pays a yearly fee of £120 to a management company (£60 for the garage lease and £60 for road, car parking and the communal areas)

Please Note: photos taken March 2023

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



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