



17a Providence Place
Coningsby, Lincoln, Lincolnshire LN4 4TA

£195,000

BELL



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Pleasantly situated to a cul-de-sac position stands this well-presented two bedroom detached bungalow. The property is further enhanced by its stylish kitchen and enclosed lawned gardens, garage and off-street parking. 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 are well-served villages with shops, schools, post office and library. There is a Leisure Centre and the Battle of Britain Memorial Flight. The market towns of Horncastle and Boston are close by and the historic city of Lincoln and the East Coast are both within easy driving distance.



Accommodation

Reception Hall having uPVC main entrance door, built-in linen cupboard, tiled flooring, radiator, access to roof space and timber doors leading to the following:

Lounge 16' 6" x 10' 3" (5.03m x 3.12m) overlooking the garden through sliding patio door and having radiator, ceiling spot lights, television point, telephone and power points.

Kitchen 10' 1" x 8' 8" (3.07m x 2.64m) having rear aspect; a stylish range of fitted units consisting of sink drainer inset to fitted work surface over matching base units with fridge beneath; four ring electric hob over electric oven, wall-mounted cupboards above and filter hood over the hob. There is tiled floor, radiator, ceiling spot lights, power points and uPVC door to rear.



Bedroom 1 14' 2" x 10' 3" (4.31m x 3.12m) a dual aspect room including uPVC patio door to rear garden; with radiator, television point and power points.

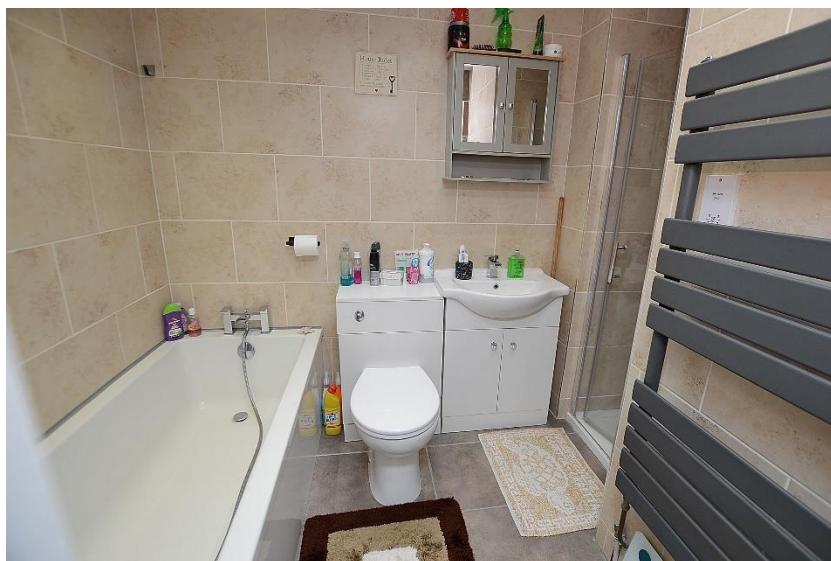
Bedroom 2 10' x 8' (3.05m x 2.44m) with front aspect; radiator, television point, telephone point and power points.

Bathroom having a white suite consisting of panelled bath, separate shower cubicle, wash hand basin over vanity unit and low-level WC. There is a wall-mounted vanity unit with downlighting, shaver point and heated towel rail.

Outside

The property is approached over a driveway and leads to a **Garage** with up-and-over door, power, lighting, radiator and uPVC service door to rear.

The front garden is mostly laid to gravel with the remaining front garden providing side by side parking. The enclosed garden to the side is laid to lawn with decked seating area and timber garden shed.



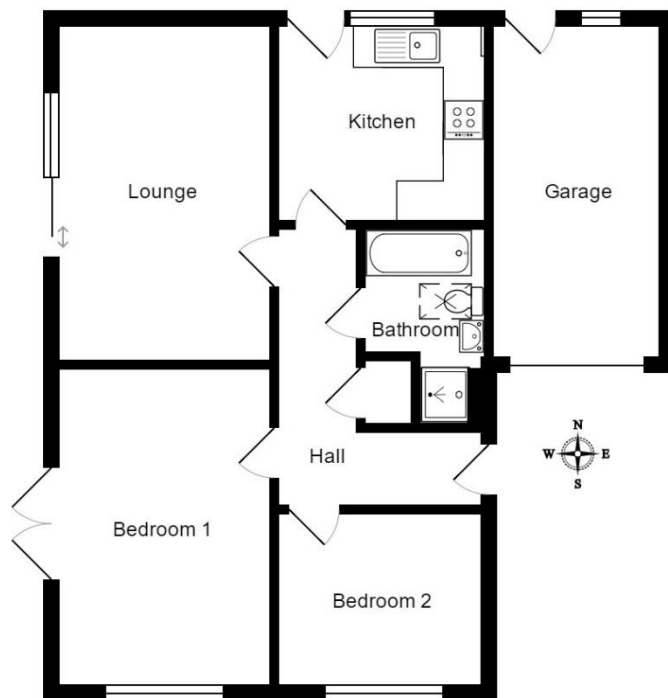
East Lindsey District Council – Tax band: B

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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Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



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