



7 Old Boston Road  
Coningsby, Lincolnshire LN4 4SZ

£179,950

**BELL**  
ROBERT BELL & COMPANY



# 7 Old Boston Road Coningsby, Lincolnshire LN4 4SZ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa – 4.5 miles

Distances are approximate

An extremely well-presented three bedroom semi detached house benefiting from a surprisingly spacious range of accommodation including lounge, kitchen/diner, utility room and two bathrooms. Externally the property is further enhanced by an attractive 'courtyard' garden and off-street parking. The shopping, social and educational facilities are within easy walking distance. A viewing is highly recommended to appreciate the accommodation on offer.

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 is gained through a UPVC door into:

### **Kitchen/Diner 15' 0" x 12' 5" (4.57m x 3.78m)**

With a range of fitted units comprising one and half sink drainer having mixer tap, inset to ample worksurface over matching base units. There are wall mounted cupboards above and range double oven with filter hood over set to alcove. There is tiled flooring, radiator, power points, staircase to first floor, door to utility room and door to:



#### **Lounge 11' 8" x 11' 9" (3.55m x 3.58m)**

With front aspect and having cast iron stove set to decorative surround, exposed ceiling timbers, television aerial point, radiator and power points.

#### **Utility Room 12' 3" x 6' 7" (3.73m x 2.01m)**

With fitted worksurface to one wall over base units and space with plumbing for automatic washing machine and tumble dryer. There are wall mounted cupboards above, radiator, tiled flooring, power points, uPVC door to rear of property and door to:

#### **Bathroom 8' 1" x 6' 5" (2.46m x 1.95m)**

With a white suite comprising panelled bath having shower over, pedestal wash hand basin and low-level WC. There is extractor fan, tiled flooring and heated towel rail.

### **First Floor**

#### **Landing**

With door to:

#### **Bedroom 1 14' 0" x 12' 0" (4.26m x 3.65m)**

With front aspect and having television aerial point, radiator and power points.

#### **Bedroom 2 9' 5" x 11' 1" (2.87m x 3.38m)**

With side aspect and having deep alcove, ideal for wardrobe space, radiator and power points.

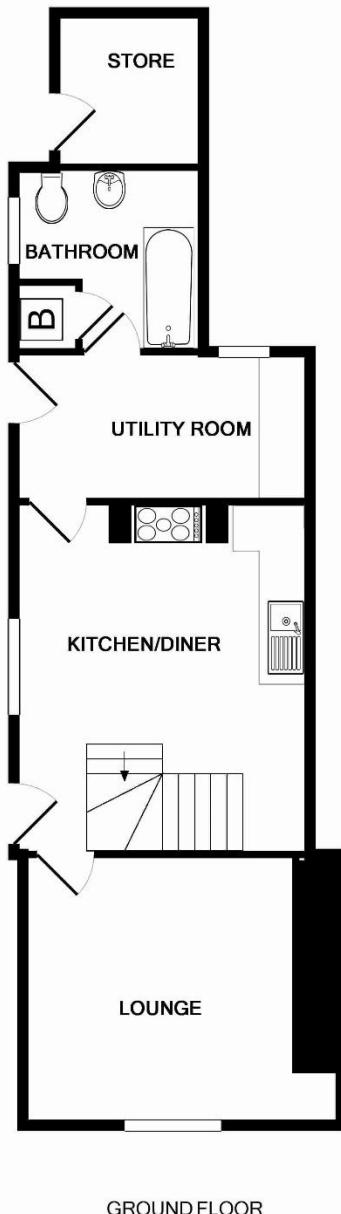
#### **Bedroom 3 12' 5" x 6' 11" (3.78m x 2.11m)**

With side aspect and having radiator, power points, access to roof space with loft ladder and door to **En-Suite** with a white suite comprising panelled spa bath having shower attachment taps, wash hand basin over vanity cupboard, low-level WC and large shower cubicle with double shower head. There is tiled flooring and heated towel rail.

### **Outside**

The property is approached over a gravelled driveway providing parking for two vehicles. A gate leads to rear 'courtyard garden' with raised decked seating area. There is a timber garden shed and outbuilding.





GROUND FLOOR



1ST FLOOR

A Links2Lincs (Copyright) Floor Plan service. Use only as a guide, not as an accurate plan.  
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### 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 = 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.

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.



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