



93 Curtis Drive

Coningsby, Lincolnshire LN4 4DU

£360,000

BELL
ROBERT BELL & COMPANY



93 Curtis Drive, Coningsby

A stylish thoughtfully designed four double bedroom detached house pleasantly situated to the far end of a cul-de-sac within this popular residential area. Internally the property is enhanced by two reception rooms and triple aspect living kitchen. Outside the property has off street parking for three vehicles, enclosed gardens and double garage. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

ACCOMMODATION

Storm Porch over uPVC front entrance door to:

Reception Hall

Having staircase up to the first floor with storage below, coved ceiling, wood effect flooring, radiator and power points. Doors to

Cloakroom

Comprising low-level WC, wash hand basin and wood effect flooring.

Lounge 15' x 12'10" (4.57m x 3.91m)

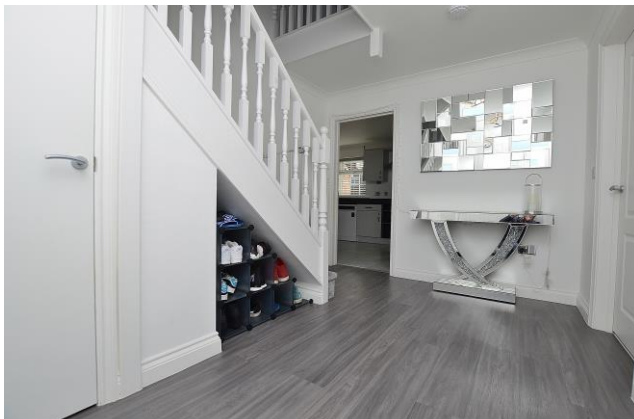
Overlooking the rear garden through uPVC patio doors; having gas coal effect fire set to decorative surround, coved ceiling, radiator and power points. Glazed panel door to:

Home Office 9'3" x 6'4" (2.82m x 1.93m)

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

Living Kitchen 21'8" x 14'8" (6.60m x 4.47m) narrowing to 10'11" (3.32m)

A triple aspect room being the 'Hub' of the home having a wide range of stylish fitted units comprising one and a half bowl sink and drainer inset to work surface over base units including integral dishwasher. There is a four ring electric hob with filter hood over electric oven, wall mounted cupboards above with downlighting; tiled flooring, radiator and power points. Door to





Utility Room 9'5" x 5'4" (2.87m x 1.62m)

With stainless steel sink inset to work surface over base units including space and plumbing for washing machine. Tiled flooring, radiator and power points. uPVC door to the rear garden.

First Floor

Landing

Having built-in airing cupboard, access to roof space, radiator and power points and Doors to:

Bedroom 1 12'7" x 10'11" (3.83m x 3.32m)

A dual aspect room having coved ceiling, radiator and power points. Door to **En-Suite** comprising large shower cubicle, pedestal wash hand basin and a low-level WC, heated towel rail, coved ceiling and a shaver point.

Bedroom 2 12'10" x 8'10" (3.91m x 2.69m)

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

Bedroom 3 12'5" x 9'7" (3.78m x 2.92m)

Overlooking the rear garden; having radiator, coved ceiling and power points.

Bedroom 4 10' 6" x 8'8" (3.20m x 2.64m)

With rear aspect; having radiator, coved ceiling and power points.

Bathroom

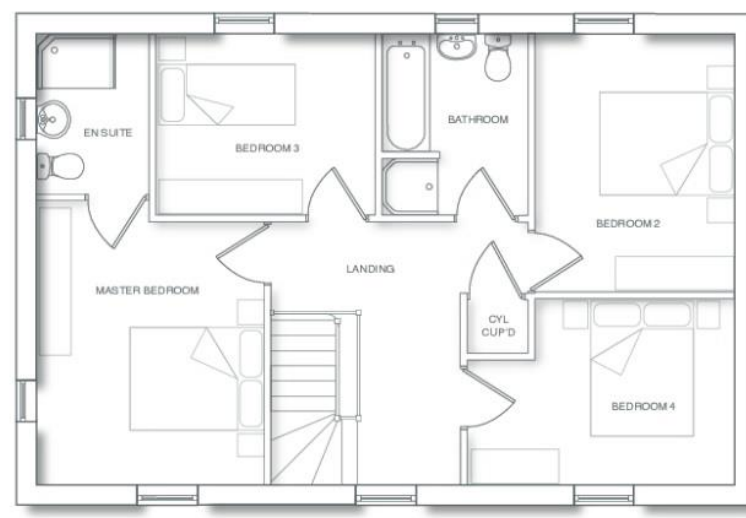
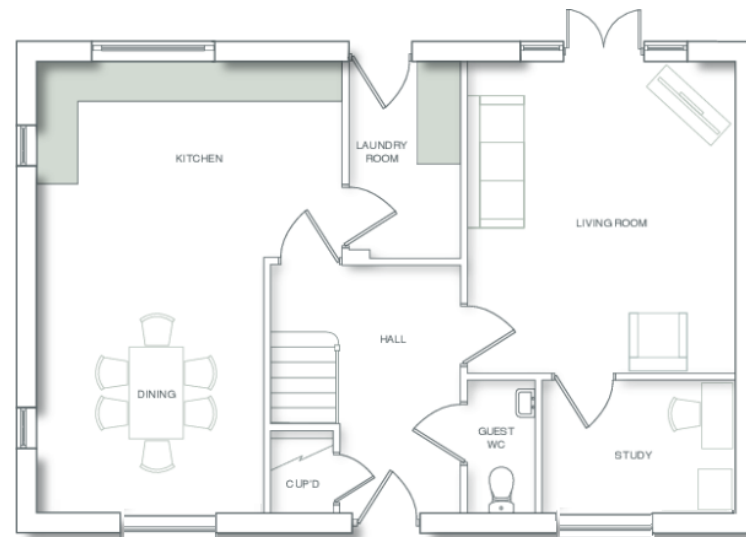
Having a white suite comprising panel spa bath, shower cubicle, pedestal wash hand basin and a low-level WC. Wood effect flooring, heated towel rail, ceiling spotlights, coving and shaver point.

OUTSIDE

The property is approached over a gravel driveway providing side by side parking and access to **Double Garage** 16'9" x 15'6" (5.10m x 4.72m) with up and over doors, strip lighting, power points and service door to the side. (Please Note; the garage is currently used as a recreation space). The remaining front garden is laid to lawn with further gravel turning area / parking space.

The enclosed rear garden is predominantly laid to lawn with large paved patio area.





East Lindsey District Council – Tax band: D **ENERGY PERFORMANCE RATING: B** **Service charge for green space** **All Mains Services** **Solar Panels** **Fibre Broadband**

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> Brochure prepared 29.11.23

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