



**84 Curtis Drive**  
Coningsby, Lincoln, Lincolnshire LN4 4DU

**£340,000 – No Chain**

**BELL**





## 84 Curtis Drive

Coningsby, Lincolnshire LN4 4DU

84 Curtis Drive is a spacious, modern detached four-bedroom family home enjoying an attractive south-facing aspect with garden, driveway and double garage. Laying out generous living accommodation with stunning open-plan kitchen to dining room alongside utility, cloakroom, living room and office to the ground floor.

The property benefits from photovoltaic (solar) panels.

### ACCOMMODATION

**Entrance Hallway** having wood front entrance door, carpeted floor, ceiling light and power points. Wood spindle and balustrade carpeted stairs to first floor; doors to living room, cloakroom and:

**Kitchen** having uPVC double glazed windows to side and rear aspects; an excellent range of modern units to base and wall levels, integrated Neff oven; four ring hob beneath extractor canopy, fridge, freezer and dishwasher. 1 1/2 bowl sink and drainer set to roll edge worktop, tiled flooring, radiator, ceiling spotlights and multiple power points. Door to utility, open to:

**Dining Room** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

**Utility Room** with uPVC double glazed obscure patio door to rear aspect; storage units to base level, sink and drainer set to roll edge worktop with space and connections for under counter appliances. Wall mounted gas fired Ideal logic boiler, tiled flooring, ceiling light and radiator.





**Living Room** with uPVC double glazed French doors and windows alongside to rear; carpeted floor, electric fire set to stone style surround, radiator, TV point, ceiling light and power points. Wood windowed door to:

**Office** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Cloakroom** comprising low level WC, pedestal wash hand basin, carpeted floor and ceiling light.

### First Floor

**Gallery Landing** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Built in storage cupboard, doors to bathroom and bedrooms.

**Bedroom 1** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**En-suite Shower Room** with uPVC double glazed obscure window to side aspect; corner shower cubicle with monsoon and regular head over, low level WC, pedestal wash hand basin, heated towel rail and ceiling spotlights.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bathroom** with uPVC double glazed obscure window to rear aspect; panel bath with tiled surround and separate shower cubicle with monsoon and regular head over. low level WC and pedestal wash hand basin. Carpeted floor, heated towel rail and ceiling spotlights.

**Bedroom** with uPVC double glazed window to rear aspect; radiator, carpeted floor, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





## OUTSIDE

The property is approached to the front, up paved pedestrian path cutting through the lawned front garden with low level hedging and shrubs; railed fencing containing the front. A gravel driveway leads up the side, providing ample off-road parking for multiple vehicles and access to the **Double Garage**, with up and over door, light, power and personnel door to the side.

The rear garden is laid to lawn, with mature beds laid to flowers and shrubs dividing the initial space from the further rear lawn. A timber pergola covers the patio seating space leading off the living room French doors. The garden is a child and pet friendly secure space, with gate leading through to the driveway.

**East Lindsey District Council**  
**Tax band: D**  
**EPC Rating: B**

**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

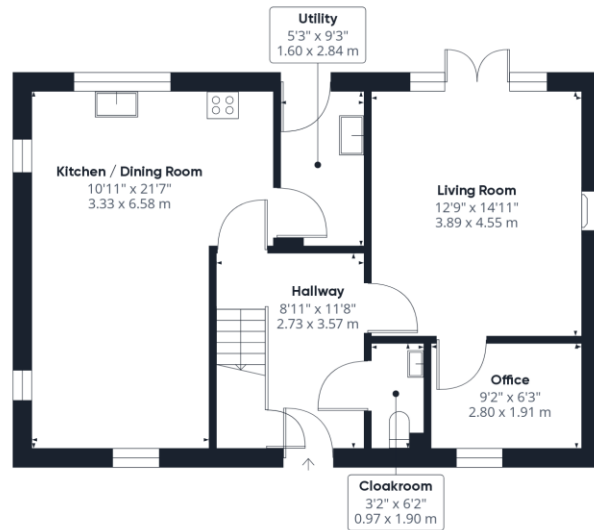
19 Station Road, Woodhall Spa. LN10 6QL.  
 Tel: 01526 353333  
 Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);  
 Website: <http://www.robert-bell.org>

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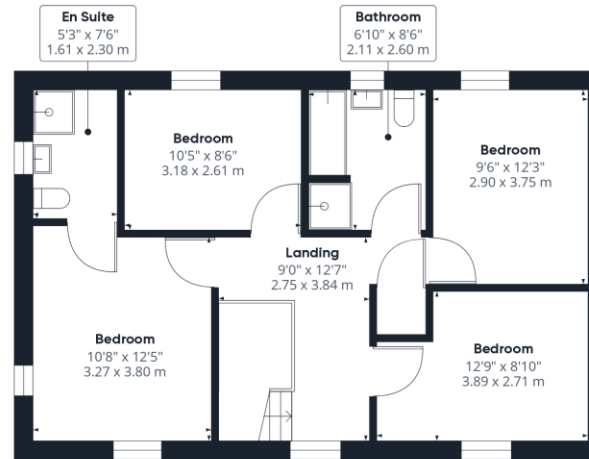








Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1652.03 ft<sup>2</sup>

153.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

[www.robert-bell.org](http://www.robert-bell.org)

