



8 Carrington Close
Coningsby, Lincolnshire LN4 4UG

£229,950

BELL
ROBERT BELL & COMPANY



8 Carrington Close Coningsby, Lincolnshire LN4 4UG

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13.5 miles

Woodhall Spa – 4.5 miles

Distances are approximate

Pleasantly situated to the far end of a cul-de-sac stands this extremely well presented three bedroom detached house. Internally the property has been thoughtfully reconfigured to provide a stylish home with living room and dining kitchen having conservatory off. Outside there is ample parking for several vehicles and lawned gardens that enjoy excellent privacy. The shopping social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the setting and accommodation on offer.



Coningsby and Tattershall, divided by the River Bain, are popular well-served 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 leading into:

Entrance Lobby

With staircase to first floor, cloak hooks to one wall, radiator, power points and door to:



Living Room 12' 11" x 12' 7" (3.93m x 3.83m)

With front aspect and having wall mounted electric fire, wood effect flooring, radiator, television point, power points and door to:

Dining Kitchen 15' 10" x 11' 4" (4.82m x 3.45m)

A dual aspect room including UPVC door to the rear garden. There is a wide range of fitted units comprising sink drainer inset to worksurface over base units including integral fridge and freezer. There is an electric range double oven, wall mounted cupboards above and filter hood over the hob, central island unit providing further worksurface, base units and breakfast bar. There is tiled flooring, radiator, power points and sliding patio doors to:

Conservatory 10' 0" x 10' 0" (3.05m x 3.05m)

Overlooking the rear garden and having wood effect flooring, radiator, power points and patio doors to garden.

First Floor

Landing

With built-in airing cupboard, access to roof space and doors to:

Bedroom 1 12' 9" x 7' 6" (3.88m x 2.28m) extending to 10' (3.05m) in part

With front aspect and having radiator, power points and archway to walk-in wardrobe.

Bedroom 2 9' 7" x 9' 2" (2.92m x 2.79m)

With views over the rear garden and having radiator and power points.

Bedroom 3 9' 7" x 6' 6" (2.92m x 1.98m)

Again, overlooking the rear garden and having radiator and power points.

Bathroom

With a white suite comprising panelled bath having shower attachment taps, pedestal wash hand basin and a low-level WC. There is a radiator and tiled flooring.

Outside

The property is approached over a gravelled double width driveway providing parking for several vehicles. The remaining front garden is laid to lawn. The enclosed rear garden is predominantly laid to lawn with paved patio that extends to one side.





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 = C

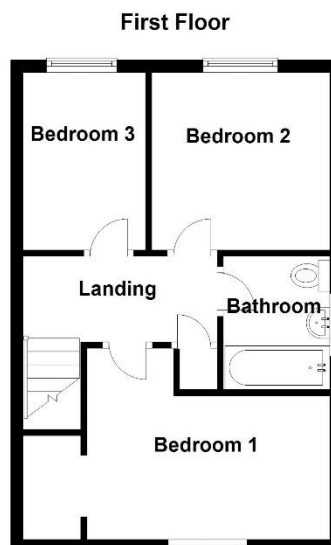
EPC RATING = D

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.

THESE PARTICULARS WERE PREPARED MAY 2023

Property Reference: WO0001 5999



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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