



9 Hamilton Way  
Coningsby, Lincolnshire LN4 4ZW

£160,000

**BELL**  
ROBERT BELL & COMPANY





# 9 Hamilton Way

## Coningsby, Lincolnshire LN4 4ZW

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 5 miles

Distances are approximate

An appealing two bedroom end of terrace house pleasantly situated within this ever popular residential area. Internally the property is enhanced by stylish kitchen and bathroom and living room overlooking the rear garden. There is parking and enclosed rear garden landscaped with low maintenance in mind to synthetic grass. The shopping, educational and social facilities are all within easy walking distance.



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 leading into:





### **Kitchen** 11' 7" x 10' 2" (3.53m x 3.10m)

With front aspect and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher and washing machine. There is a four-ring gas hob, electric oven, wall mounted cupboards above with filter hood over the hob. There is a radiator, power points door to cloakroom and open doorway to:

### **Living Room** 15' 9" x 11' 7" (4.80m x 3.53m)

Overlooking the rear garden through UPVC patio door and having open staircase to the first floor, radiator and power points.

### **Cloakroom**

With a low-level WC, corner wash hand basin and radiator.

### **First Floor**

#### **Landing**

With a deep built-in storage cupboard, access to roof space, power points and door to:

### **Bedroom 1** 10' 6" x 11' 7" (3.20m x 3.53m)

Overlooking the rear garden and having radiator and power points.

### **Bedroom 2** 11' 7" x 6' 7" (3.53m x 2.01m)

With double aspect to the front and having radiator and power points.

### **Bathroom** 8' 10" x 5' 0" (2.69m x 1.52m)

With a stylish suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a radiator and extractor fan.

### **Outside**

The property has parking to the front with path leading to main entrance door. The enclosed rear garden is mostly laid to lawn with paved patio area, timber fencing to borders and gate to side.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 = 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.

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 OCTOBER 2023**

Property Reference: WO0001 6328



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