



55 Curtis Drive  
Coningsby, Lincolnshire LN4 4NQ

**BELL**  
ROBERT BELL & COMPANY



# 55 Curtis Drive

## Coningsby, Lincolnshire LN4 4NQ

Lincoln – 22 miles  
Grantham – 30 miles with East Coast rail link to London  
Boston - 14 miles  
Woodhall Spa - 4.5 miles

(Distances are approximate)

A well presented three bedroom semi detached house pleasantly situated within this ever popular residential area. The property is enhanced by stylish kitchen and bathroom with L-shaped lounge diner overlooking the rear garden. A recent scheme of redecorating, new carpets and new bathroom suite add to the appeal of this attractive family home. The shopping, social and educational 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:

Storm porch having a UPVC door leading to:



**Reception Hall** having staircase to the first floor with storage cupboard below, coving, telephone point, radiator, power point. Door to:

**Kitchen** [8' 10" x 7' 5" (2.69m x 2.26m)] a dual aspect room; having a range of fitted units comprising of stainless steel sink with drainer, ample work surface to each side over matching base units, space and plumbing for an automatic washing machine and dishwasher. To the opposite wall there is further fitted work surface with a four-ring gas hob over an electric oven, cupboard and set of drawers to the side. There are wall-mounted cupboards above with an extractor fan over the hob, space for a fridge/freezer to one side. Coving, radiator and power points.

**Cloakroom** comprising low-level WC, wash hand basin over vanity cupboard and radiator.

**L-Shaped Lounge/Diner** [17' 0" x 16' 4" (5.18m x 4.98m max dimensions] with a rear aspect and uPVC door opening to the rear garden; television aerial point, coving, two radiators and power points.

#### **First Floor**

**Landing** with built-in airing cupboard, access to the roof space, coving and power point. Door to:

**Bathroom** having panel bath with shower over, wash hand basin over vanity unit, low level WC, shaver point, radiator, coving and extractor fan.

**Bedroom 1** [13' 4" x 9' 2" (4.06m x 2.79m)] with a rear aspect; having coving in part, telephone point, radiator and power points.

**Bedroom 2** [11' 5" x 8' 0" (3.48m x 2.44m)] with a front aspect; having coving and radiator and power points.

**Bedroom 3** [8' x 8' (2.44m x 2.44m)] with front aspect; having part coved ceiling, radiator and power points.

## OUTSIDE

The property is approached over a path leading to main entrance door with storm porch over, the remaining front garden is laid to lawn. The enclosed rear garden is landscaped with low maintenance in mind to paving with timber gate leading to two allocated parking spaces.

## ENERGY PERFORMANCE 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.

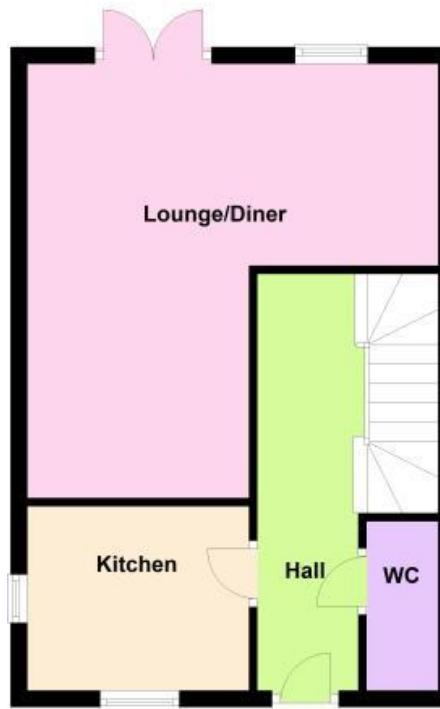
**VIEWING:** By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);  
Website: <http://www.robert-bell.org>

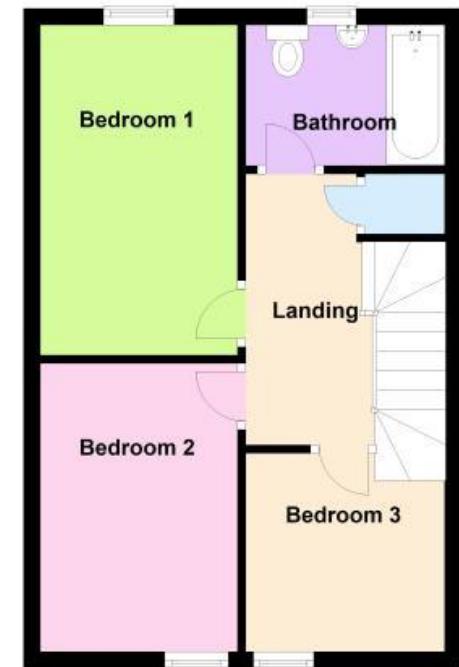
Brochure prepared 22.12.2020



## Ground Floor



## First Floor



## DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation or warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa.. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)

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

