



76 Dogdyke Road  
Coningsby, Lincoln, Lincolnshire LN4 4TE

£239,950  
NO ONWARD CHAIN

**BELL**



## 76 Dogdyke Road

Coningsby, Lincolnshire LN4 4TE

Lincoln – 22 miles  
 Grantham – 29 miles with East Coast rail link to London  
 Boston – 13 miles

(Distances are approximate)

A four bedroom semi-detached house set well back from the passing road providing two reception rooms and shower room. Outside the property enjoys most appealing grounds with views over open countryside towards the Medieval Tattershall Castle. From the garden there are also views of two churches St Micheals in Coningsby and Holy Trinity in Tattershall. The shopping social and educational facilities of this well serviced Lincolnshire village are all within reasonable walking distance.

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 into:

### Reception Hall

With staircase to the first floor having storage below, radiator, power points and door to:

### Dining Room 12' 7" x 9' 4" (3.83m x 2.84m)

With front aspect and having radiator, power points and archway to:





**Kitchen 19' 9" narrowing to 10' 9" (3.27m) x 8' 8" (6.02m x 2.64m)**

With rear aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring gas hob, electric double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There are power points, uPVC door to rear garden and door returning to reception hall.

**Living Room 18' 6" x 12' 0" (5.63m x 3.65m)**

A dual aspect room with views to the front and rear. There is a feature fireplace extending to provide shelving and T.V stand. There is coved ceiling, two radiators, power points and ceiling fan light.

**First Floor**

**Landing**

With access to roof space and having power point and door to:

**Bedroom 1 15' 9" x 9' 3" (4.80m x 2.82m)**

With front aspect and having built-in wardrobe, picture rails, radiator and power points.

**Bedroom 2 12' 8" x 8' 8" (3.86m x 2.64m)**

With superb views over the rear garden towards Tattershall Castle. There is built-in full height double wardrobe next to cupboard housing boiler, picture rails, radiator and power points.

**Bedroom 3 12' 0" x 8' 8" (3.65m x 2.64m)**

With front aspect and having built-in wardrobe, picture rails, radiator and power points.

**Bedroom 4 9' 5" x 8' 7" (2.87m x 2.61m)**

With views over the rear garden with open countryside beyond towards Tattershall Castle. There are picture rails, radiator and power points.

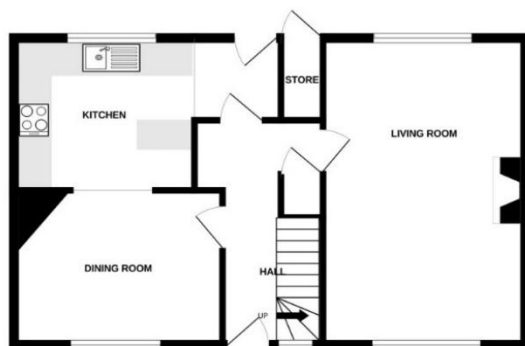
**Shower Room**

Being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a heated towel rail and extractor fan.

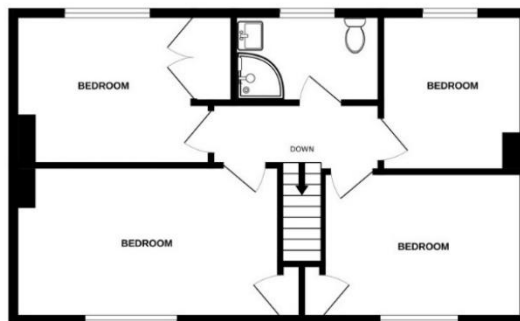
**Outside**

The property is approached over a gravelled driveway providing ample parking for several vehicles. The remaining front garden is laid to lawn with a wide variety of shrubs to borders. The large rear garden is predominantly laid to lawn and a feature of the property with far reaching views over open countryside towards Tattershall Castle. There is a patio area off the kitchen with outbuilding providing **Workshop 10' 1" x 7' 1" (3.07m x 2.16m)** and adjoining W.C. There is further storage to the house accessed via an external timber door.

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**East Lindsey District Council – Tax band: B**  
**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.

**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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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)

