



18 The Park
Coningsby, Lincoln, Lincolnshire LN4 4SN

£249,950
NO ONWARD CHAIN

BELL



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

No onward chain! 18 The Park is a spacious, three bedroom bungalow located to a corner position at the end of this no through road. Enjoying a sweeping rear garden, long driveway and garage, the property will suit a range of potential purchasers. Accommodation comprises: L-shaped entrance hallway, breakfast kitchen; large sitting/dining room, three bedrooms including generous master and shower room.

Within walking distance for most are the services and amenities of Coningsby, a large village which also benefits from further facilities in adjacent Tattershall.

Hallway

Entered into the side and having wood effect flooring, radiator, multiple power points and wooden doors to storage space and accommodation.

Kitchen 11' 7" x 10' 1" (3.53m x 3.07m)

With uPVC double glazed windows to front and having a good range of units to base and wall levels including glazed shelves. There is a Lamona 1 1/2 sink and drainer to roll edge worktop, Stoves oven and grill and Hotpoint hob beneath extractor. There is a breakfast bar and space and connections for washing machine, dryer and fridge-freezer. Tiled flooring.

Sitting/Dining Room 15' 6" x 15' 1" (4.72m x 4.59m)

Having uPVC double glazed bay window to front, window to side, radiator and multiple power points.





Dining Room/Bedroom 3 12' 2" x 10' 9" (3.71m x 3.27m)

With uPVC double glazed window to side, radiator and multiple power points.

Bedroom 1 15' 4" x 12' 5" (4.67m x 3.78m)

Enjoying uPVC double glazed windows to side and rear aspects. There is a light to ceiling with fan, wood effect flooring, multiple power points and radiator.

Bedroom 2 12' 5" x 10' 1" (3.78m x 3.07m)

With uPVC double glazed French doors to rear, wood effect flooring, radiator and multiple power points.

Bathroom 8' 8" x 7' 0" (2.64m x 2.13m)

Having uPVC double glazed obscured windows to side and having low-level WC, hand wash basin to storage unit and wide shower cubicle. There are tiles to walls and floor and radiator with heated towel rail.

Outside

The property is approached over a gravelled driveway with path leading to the front door and to the **Garage** with up and over door to front. The front garden is lawned with mature flower beds.

The rear garden is laid to lawn with mature shrubs and trees. Leading off the French door at the rear is a large sleeper-floored seating area with pergola cover. The lawn sweeps around the side to further garden space, and a timber shed. Gates and wood panel fencing ensure a child and pet friendly, secure space.



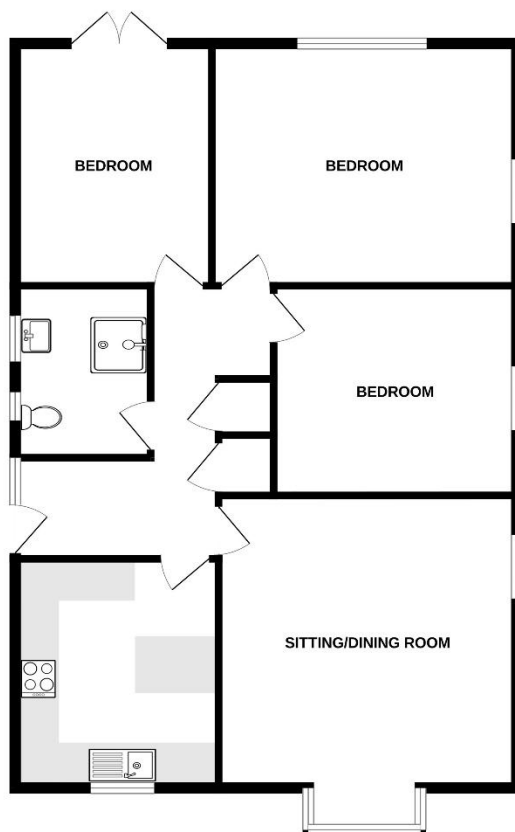
East Lindsey District Council – Tax band: C
EPC Rating: D

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.

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;
Website: <http://www.robert-bell.org>

Brochure prepared 06.08.2026

GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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