



4 Castle Lane
Coningsby, Lincoln, Lincolnshire LN4 4RE

£225,000

BELL



4 Castle Lane Coningsby, Lincolnshire LN4 4RE

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

(Distances are approximate)

An interesting cottage of some considerable appeal set to the heart of this well serviced Lincolnshire village yet provides completely private gardens. Internally the property is enhanced by its wide range of flexible accommodation including three reception rooms, two double bedrooms, the main having large bathroom en-suite. Outside the property is enhanced by off street parking, paved 'courtyard' style garden and above ground heated pool. The shopping and social facilities are all within easy 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:

Entrance Lobby/Utility Room 8' 9" x 3' 10" (2.66m x 1.17m)

With fitted worksurface to one wall over space and plumbing for washing machine. There are cloak hooks to one wall, power points and door to:





Kitchen 13' 10" x 7' 2" (4.21m x 2.18m)

With appealing views along Castle Lane and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is radiator, power points and doorway to:

Dining Room 13' 10" x 10' 8" (4.21m x 3.25m)

With rear aspect and having wall lights, radiator, power points, door to lounge and glazed panel double doors to:

Rear Lobby/Home Office 7' 0" x 3' 10" (2.13m x 1.17m)

Overlooking and having uPVC patio door to the rear garden. There is tiled flooring and power points.

Garden Room 11' 0" x 7' 5" (3.35m x 2.26m)

With superb views over the rear garden and having radiator, power points and door to:

Lounge 14' 3" x 8' 9" (4.34m x 2.66m)

With skylight window, radiator, power points and door to:

Shower Room

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

First Floor Landing

Bathroom 1 14' 3" x 10' 10" (4.34m x 3.30m)

Overlooking the rear garden and having a range of full height fitted wardrobes, radiator, power points and door to large **En-Suite 13' 10" x 9' 3" (4.21m x 2.82m)** being fully wall tiled and having a white suite comprising paneled bath with shower attachment taps, wash hand basin over vanity cupboard and a low-level WC. There is a built-in storage cupboard, built-in linen cupboard, radiator and extractor fan.





Bathroom 2 14' 5" x 9' 1" (4.39m x 2.77m)

With rear aspect and having radiator and power points.

Outside

The property is approached from the side, over a driveway providing off street parking. The rear garden offers complete privacy and is thoughtfully designed predominantly to patio with raised gravel borders containing a wide variety of decorative shrubs. There is a raised **Heated Swimming Pool 12' 8" x 6' 3" (3.86m x 1.90m)** that could easily be removed to provide further parking. There is a timber potting shed, several outside power points and lighting.

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 = 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

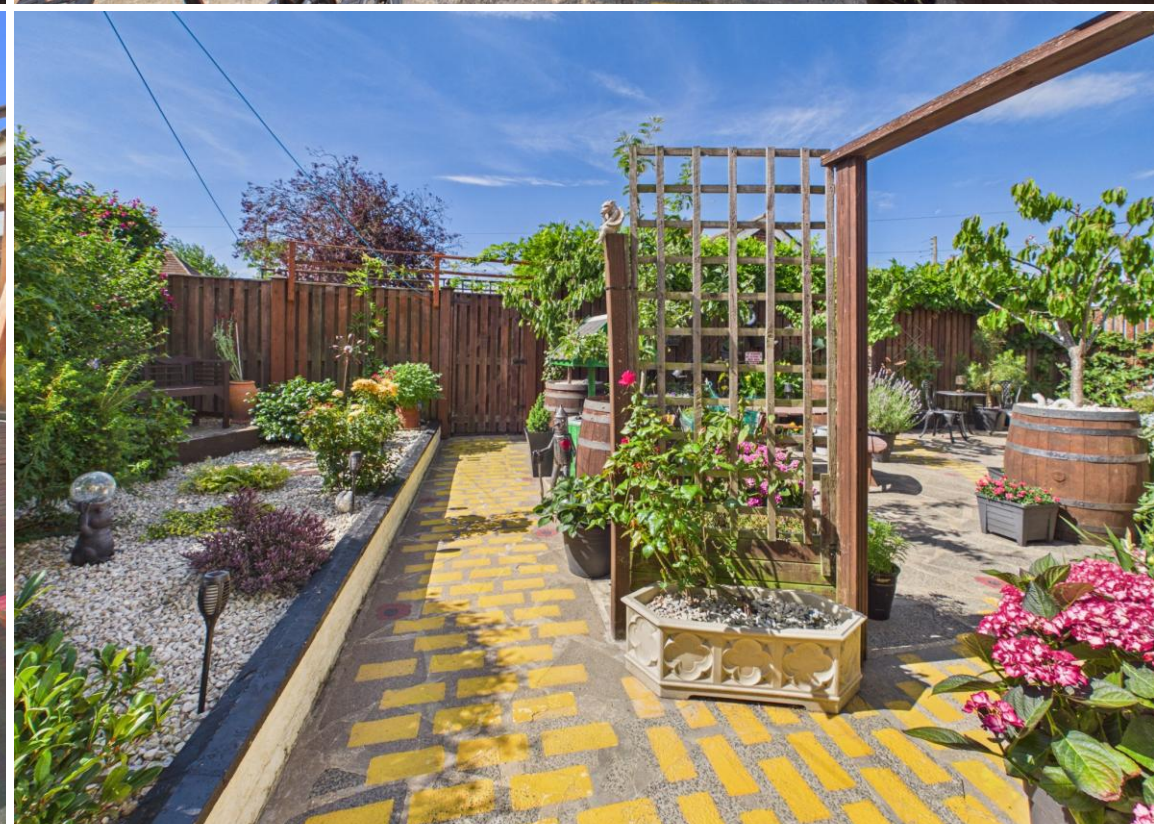
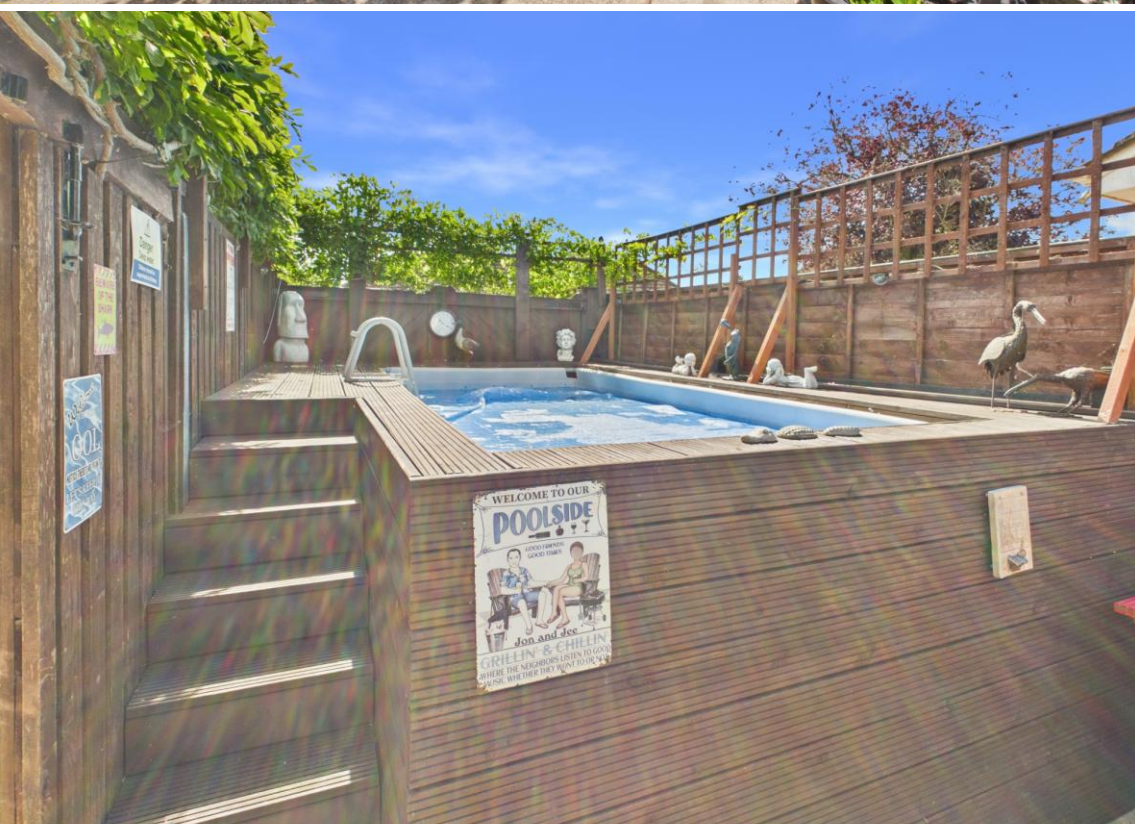
Tel: 01526 353333

Email: woodhallspa@robert-bell.org

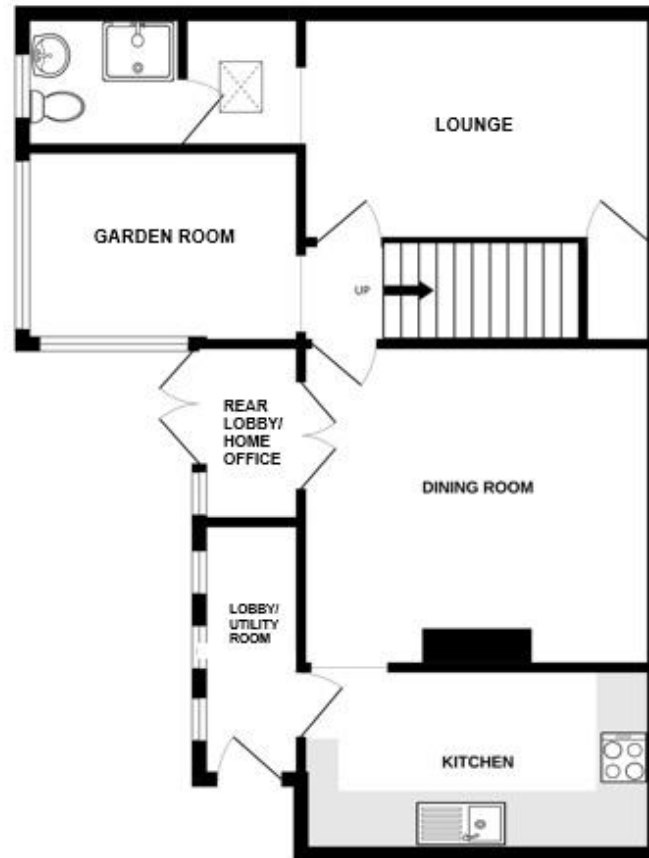
Website: <http://www.robert-bell.org>

Brochure prepared 08.07.2026





GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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- 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.

TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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