



21 Dogdyke Road
Coningsby, Lincoln, Lincolnshire LN4 4TB

Offers Over £140,000

BELL



21 Dogdyke Road

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Lincoln – 22 miles
Grantham – 30 miles with East Coast rail link to London
Boston – 14 miles

(Distances are approximate)

21 Dogdyke Road is a well-presented, two-bedroom mid-terrace house enjoying a large lounge to the front; plus dining room, kitchen and cloakroom to the ground floor. Complete with a generous, South and East facing garden, the property is within walking distance for most of the services, amenities and schooling of Coningsby and adjacent Tattershall.

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.



Lounge 12' 1" x 11' 1" (3.68m x 3.38m)

Entered into the front through a uPVC door with double glazed window to front. There are lights to ceiling and wall, radiator, multiple power points, wood effect flooring and open to dining room.

Dining Room 10' 6" x 8' 0" (3.20m x 2.44m)

With radiator, wood effect flooring, multiple power point and wooden door to understairs storage space.



Kitchen 12' 10" x 6' 8" (3.91m x 2.03m)

With uPVC double glazed window to side and French doors to rear and having sink and drainer to bevel edge worktop, oven and grill beneath extractor, space and connections for American style fridge-freezer and under counter washing machine. There is a radiator, tiled flooring and wooden door to cloakroom.

Cloakroom

Having uPVC double glazed obscured window to rear, low-level WC, hand wash basin and tiled flooring.

First Floor Landing

With radiator, power point and wooden doors to bedrooms and bathroom.

Bathroom 8' 2" x 6' 0" (2.49m x 1.83m) max

Having uPVC double glazed obscured window to rear, low-level WC, pedestal sink and shower cubicle with electric shower and tiled surround. There is a heated towel rail and tiled to walls and floor.

Bedroom 1 14' 8" x 12' 0" (4.47m x 3.65m) max

With uPVC double glazed windows to front, radiators and multiple power points.

Bedroom 2 11' 1" x 8' 2" (3.38m x 2.49m)

Having uPVC double glazed window to rear, radiator, multiple power points and wall mounted, gas fired boiler.

Outside

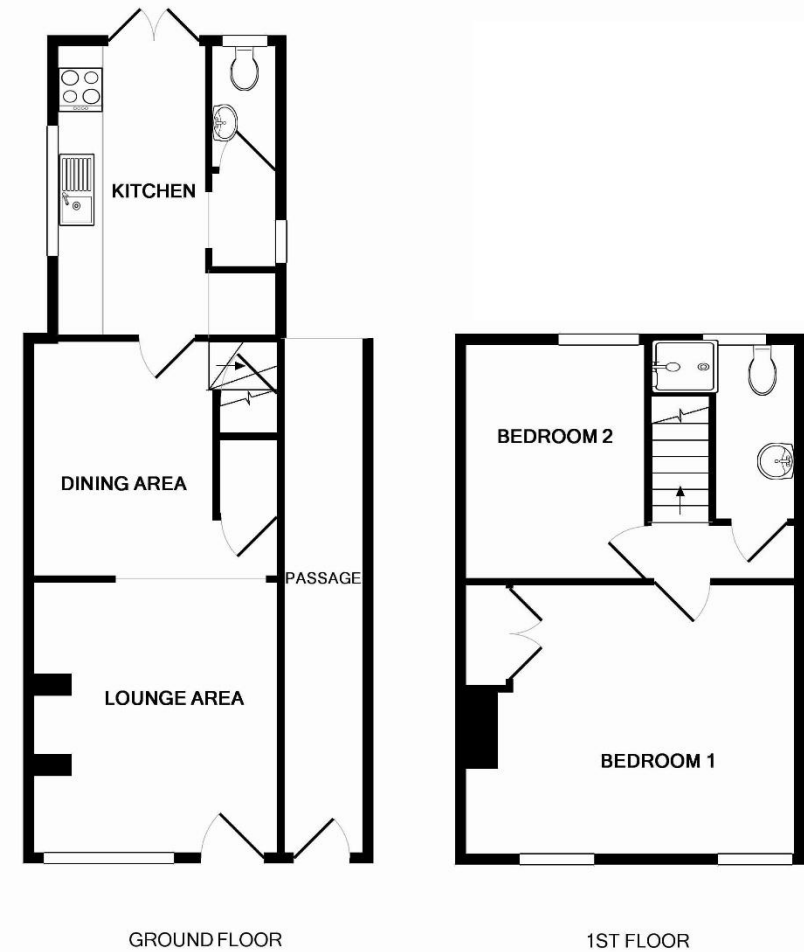
The garden is initially laid to paved patio seating, with gravelled and slate chipped beds alongside, continuing down to a lawned space with timber shed. The boundaries are fenced to ensure a child and pet friendly, secure area with a gate through the archway to access the front.

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

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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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.



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