



2 New Cottages
Tumby, Boston, Lincolnshire PE22 7TA

£175,000
NO ONWARD CHAIN

BELL



2 New Cottages

Tumby, Lincolnshire PE22 7TA

Lincoln – 23 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A well-positioned three-bedroom semi-detached house, set back from the road in a rural location and enjoying far-reaching countryside views. The accommodation includes a front-facing living Room and a dining kitchen overlooking the rear garden. Outside, the property provides off-street parking for several vehicles, an enclosed rear garden and an attached timber garage. The nearby village of Coningsby offers a range of shopping, social and educational facilities.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With staircase to the first floor and having storage cupboard below. There is wood effect flooring, radiator, power points and door to:

Living Room 15' 0" x 10' 11" (4.57m x 3.32m)

With front aspect and having open fireplace set to open brickwork and tiled hearth. There is a radiator, television point and power points.

Dining Kitchen 16' 8" x 9' 7" (5.08m x 2.92m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is wall mounted cupboard above, space for slot-in cooker with filter hood over. There is wood effect flooring, radiator, power point, door to shelved pantry and door to:





Rear Lobby

With door to side passage, wood effect flooring and door to:

Cloakroom

With a low-level WC, wash hand basin and wood effect flooring.

Side Passage

With lighting, power points, doors to front and rear of property and service door to timber garage.

First Floor

Landing

With side aspect and having built-in airing cupboard, access to roof space and door to:

Bedroom 1 12' 4" x 11' 0" (3.76m x 3.35m)

With front aspect and having radiator and power points.

Bedroom 2 12' 6" x 9' 6" (3.81m x 2.89m)

With open countryside views and having built-in double wardrobe, radiator and power points.

Bedroom 3 10' 11" x 6' 0" (3.32m x 1.83m)

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

Bathroom

With a white suite comprising paneled bath having shower over, pedestal wash hand basin and a low-level WC. There is a radiator and wood effect flooring.

Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to attached **Timber Garage 18' 11" x 11' 8" (5.76m x 3.55m) & 19' 10" x 8' 0" (6.04m x 2.44m)** with timber double doors, power, lighting and service door to side passage. The remaining front garden is laid to grass. The enclosed rear garden is mostly laid to lawn with decked seating area and three garden stores.

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

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

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

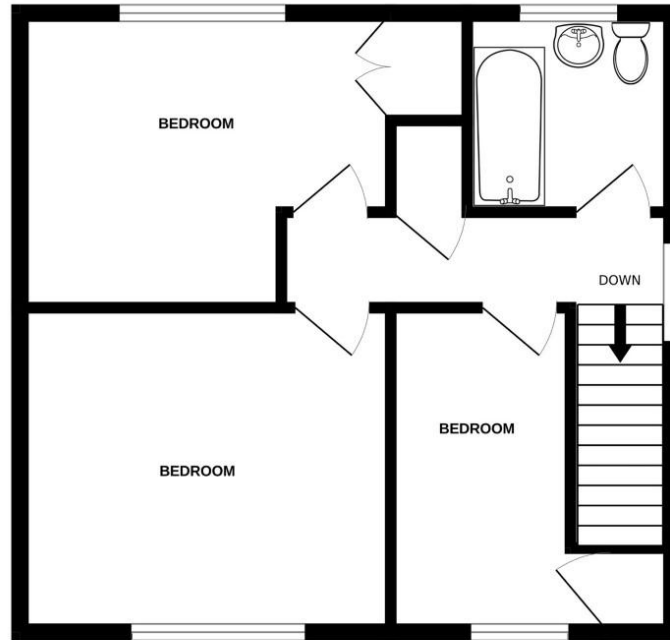
Email: woodhallspa@robert-bell.org

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

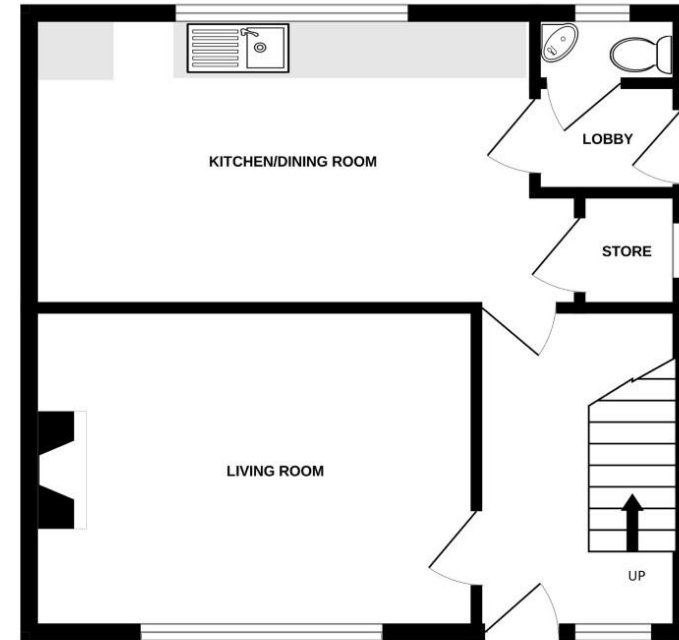
Brochure prepared 20.10.2026



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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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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www.robert-bell.org

