



18 Curtis Drive
Coningsby, Lincoln, Lincolnshire LN4 4NQ

£175,000
NO ONWARD CHAIN

BELL



18 Curtis Drive

Coningsby, Lincoln, Lincolnshire LN4 4NQ

Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

A three bedroom semi-detached house pleasantly situated within this ever popular residential area. Internally the property is enhanced by lounge diner having patio doors to the rear garden. Outside there is allocated parking and enclosed rear garden. The shopping, social and educational facilities of this well serviced Lincolnshire village 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 leading into:

Reception Hall

With staircase to the first floor having storage below. There is tiled flooring, radiator, coved ceiling, power points and door to:

Cloakroom

With a low-level WC, wash hand basin, radiator, coved ceiling and tiled flooring.



Kitchen 8' 10" x 7' 4" (2.69m x 2.23m)

With front aspect 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. To opposite wall is further worksurface over base units and four ring gas hob over electric oven. There are wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator, coved ceiling and power points.

L Shaped Lounge Diner 17' 3" x 16' 3" (5.25m x 4.95m) max dimensions

Overlooking and having uPVC patio doors to the rear garden. There is coved ceiling, wood effect flooring, two radiators and power points.

First Floor

Landing

With built-in airing cupboard, access to roof space, coved ceiling, power points and door to:

Bedroom 1 13' 4" x 9' 1" (4.06m x 2.77m)

Overlooking the rear garden and having coved ceiling, wood effect flooring, radiator and power points.

Bedroom 2 11' 3" x 7' 10" (3.43m x 2.39m)

With front aspect and having coved ceiling, radiator and power points.

Bedroom 3 7' 11" x 7' 11" (2.41m x 2.41m)

With front aspect and having coved ceiling, radiator and power points.

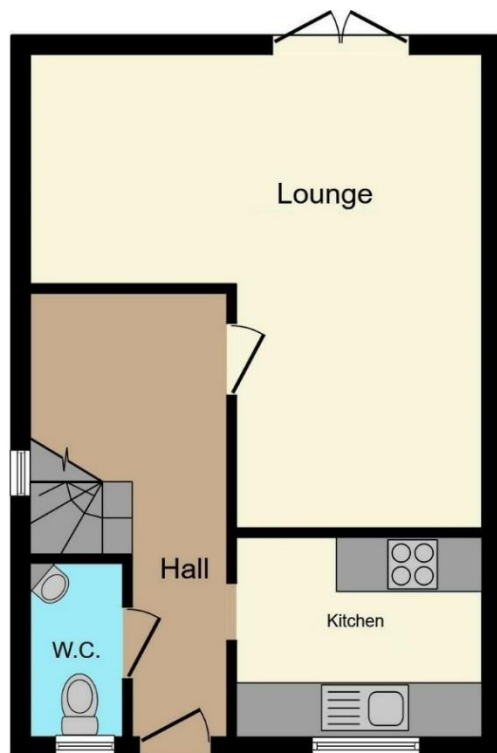
Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

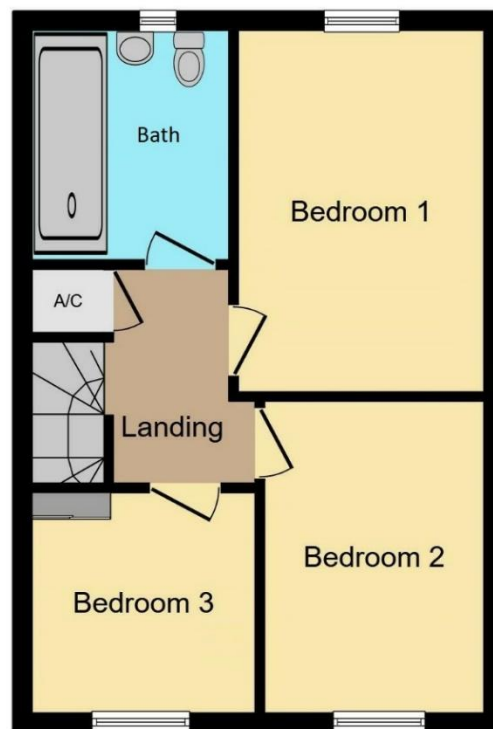
Outside

The property is approached over a footpath leading to the main entrance door. There is allocated parking to the side. The enclosed rear garden is mostly laid to lawn with paved patio area and timber gate providing rear access.





Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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East Lindsey District Council – Tax band: B
EPC Rating: C

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.
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Tel: 01526 353333
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