



10 Ingham Road
Coningsby, Lincoln, Lincolnshire LN4 4RJ

£159,950

BELL



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Lincoln – 22 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

A three bedroom mid terraced house pleasantly situated within the ever-popular Pilgrim Square. Internally the property provides an appealing dual aspect L-shaped lounge diner with bay window to the front and patio door to the rear garden. The property has a staircase into the loft space, separated into two areas and is currently used as a hobby area with Velux window, lighting and power points. Outside there is off street parking, enclosed rear garden and garage situated to a block around the corner. The shopping, social and educational facilities can be found within reasonable walking distance.

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.



Accommodation

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

Reception Hall

With staircase to the first floor and having understairs cloak area, radiator, power points and open brick archway to:



Kitchen 13' 5" x 7' 5" (4.09m x 2.26m)

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, five ring gas hob and electric double oven. There are wall mounted cupboards above including filter hood over the hob. There are coved ceilings, radiator, power points, timber door to rear garden and glazed panel door to:

Utility Room 7' 5" x 5' 0" (2.26m x 1.52m)

With worksurface over base over shelving and space with plumbing for washing machine and wall mounted cupboards above.

Lounge/Diner 18' 7" x 16' 3" (5.66m x 4.95m) max dimensions of an L-shaped room

A dual aspect room including bay window to the front and sliding patio doors to the rear garden. There is a gas coal effect fire set to open brick surround extending to provide shelving for television. There are coved ceilings, timber flooring, radiator, and power points.

First Floor Landing

With built-in airing cupboard and linen cupboard.

Bedroom 1 12' 7" x 10' 10" (3.83m x 3.30m)

With front aspect and having coved ceiling, radiator and power points. There is a door opening to staircase leading to Attic Space, having Velux window, power and lighting.

Bedroom 2 11' 1" x 9' 8" (3.38m x 2.94m)

With front aspect and having built-in double wardrobe, shelving and overhead storage. There is wood effect flooring, radiator, coved ceiling and power points.

Bedroom 3 9' 0" x 7' 7" (2.74m x 2.31m)

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

Bathroom 7' 10" x 5' 10" (2.39m x 1.78m)

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

Outside

The property is approached over a block paved double width driveway providing side by side parking. The remaining front garden has a variety of decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with decorative shrubs to borders and paved patio area. There is a timber garden shed and brick-built Bar B Q. There is a **Garage** situated within a block accessed off Hunson Drive.





FLOORPLAN



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East Lindsey District Council – Tax band: A
EPC RATING - tbc

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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Brochure prepared 10.08.2026



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