



High Street, Coningsby, Lincoln, LN4 4RB

- THREE bedroom SEMI-DETACHED house, ONLY a council tax BAND 'B' and NO 'upward CHAIN'
- IN THE HEART of LOCAL AMENITIES of a WELL SERVICED large village including transport links
- UPVC double glazed including external rear door, COMPOSITE front door, Mains GAS CENTRAL HEATING with Glo-worm combination boiler serviced annually
- Fitted KITCHEN including built in electric oven and ceramic hob with extractor hood, space for both fridge freezer and an under-counter appliance
- Downstairs SHOWER WET ROOM fully tiled, shower rail & curtain, wall hung hand basin, low level close coupled toilet
- Fantastic OPPORTUNITY including for FIRST TIME BUYERS or INVESTORS
- Off road PARKING for minimum TWO cars, Fully fenced COURTYARD with external lighting and water tap
- SITTING ROOM with previously OPEN FIREPLACE having wooden surround, GENEROUS sized DINING ROOM having 2 ceiling lights, and a STUDY
- UTILITY with worktop and space /plumbing for washing machine with tumble dryer over
- Upstairs BATHROOM majority wall tiled, bath with mixer taps having wall mounted shower extension, hand basin with mixer taps in vanity with double cupboard under, low level toilet

Price £140,000



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DESCRIPTION

This is a fantastic opportunity including for first time buyers or investors: a 3 bedroom semi-detached house with off road parking for minimum 2 cars, and only a council tax band 'B', all in the heart of the local amenities of a well serviced large village including transport links, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external rear door, composite front door, mains gas central heating with Glo-worm combination boiler serviced annually, fully fenced courtyard with external lighting and water tap, and is offered freehold.

The property consists of entrance hall with understairs display/storage area, sitting room (with previously open fireplace having wooden surround), generous sized dining room having 2 ceiling lights, a study, fitted kitchen (including built in electric oven and ceramic hob with extractor hood, space for both fridge freezer and an under-counter appliance), utility (with worktop and space /plumbing for washing machine with tumble dryer over) and a downstairs shower wet room (fully tiled and having shower rail & curtain, wall hung hand basin, and low level close coupled toilet).

Upstairs is the landing with 2 ceiling lights, bathroom (majority wall tiled and having bath with mixer taps and wall mounted shower extension, hand basin with mixer taps in vanity with double cupboard under, and a low level toilet), and the 3 bedrooms (with the master having a feature period cast iron decorative fireplace).

The property is located in the centre of the popular village of Coningsby whose amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre. Coningsby is separated by the River Bain for fishing from historic Tattershall with it's castle, schools, library, country park, water sports centre and go-kart track and the property is only about 15 miles from tree lined Woodhall, home of the National Golf Centre.





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Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 39 SQ M
(420 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 49.3 SQ M
(531 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
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Viewings

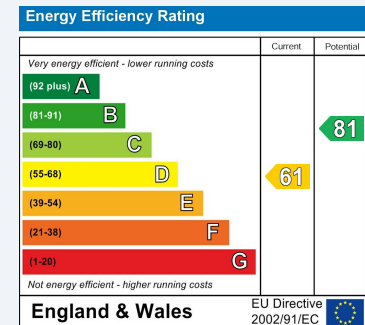
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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