



Providence Place, Coningsby

- SPACIOUS 1,467 sq ft, PERIOD COTTAGE
- FULLY REFURBISHED, providing modern, comfortable living
- EXTENSIVE off road PARKING that can be SECURE
- LOUNGE with NEW WOOD BURNER, French doors to garden
- NEW BATHROOM and EN-SUITE SHOWER room

- FOUR bedrooms, TWO bathrooms, TWO receptions
- Generous 0.17 ACRE plot, BEAUTIFUL WEST FACING gardens
- NEW KITCHEN DINER incl range cooker and marble worktops
- UPVC CONSERVATORY with central heating and power
- NEW BOILER and CENTRAL HEATING, UPVC double glazing

Offers In Excess Of £275,000

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Providence Place, Coningsby

DESCRIPTION

This is a very well presented and spacious 1,467 sq ft, four bedroom, two bathroom, two reception, 1856 period cottage (two former cottages made into one), end of terrace of only three properties, that has been fully refurbished over a three year period, to provide modern comfortable living, on a generous 0.17 acre plot (sts) with extensive off road parking that could be secure and beautiful west facing rear gardens including patio, pond, summer house, workshop and gardeners W.C, all in a very convenient location for well serviced village amenities including shops, school etc.

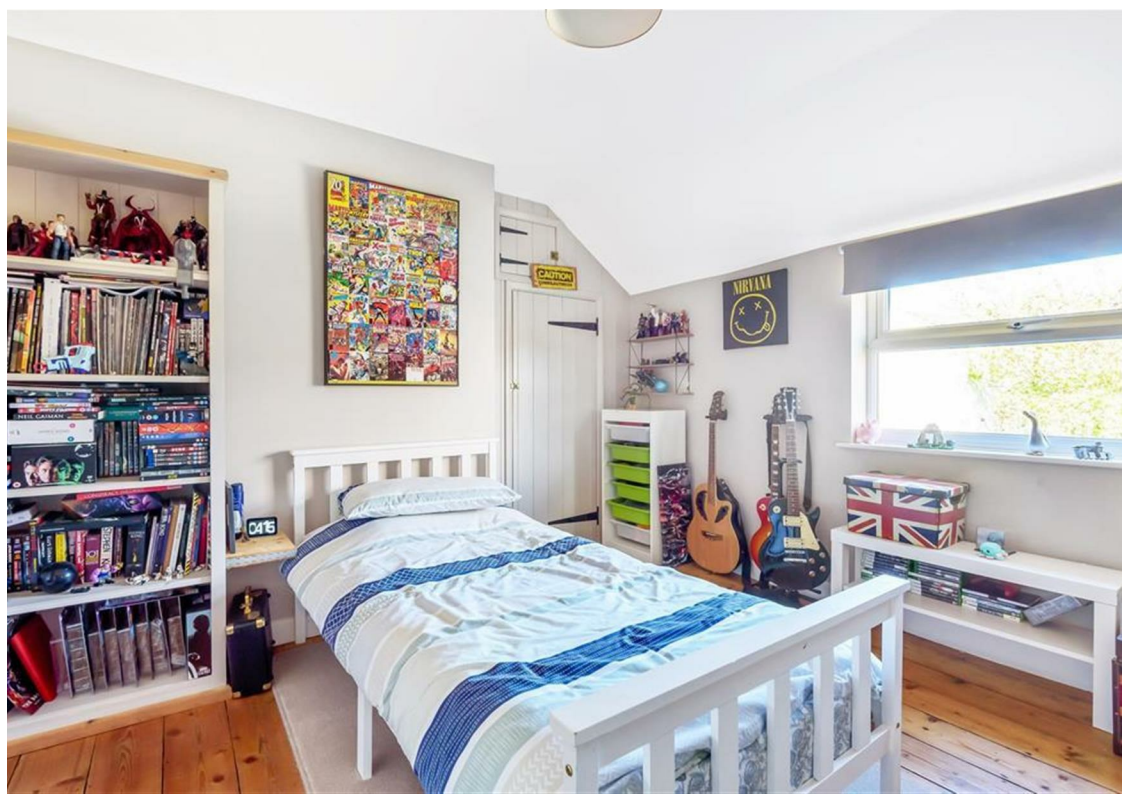
The property consists of entrance, spacious dual aspect kitchen diner with period feature open fireplace, range cooker, marble worktops including to a central island which also functions as a dining table and built in pantry, triple aspect lounge including new fireplace, wood burner and French doors off to the rear garden, UPVC double glazed conservatory with pitched roof, central heating and power, landing, modern bathroom including 'roll top' bath and four bedrooms (three double, third double having a modern en-suite shower room, and a very spacious single fourth bedroom).

Outside, on the generous 0.17 acre plot, there is extensive off road parking that can be secure, beautiful west facing rear gardens with views beyond to Tattershall castle, patio, miniature lamp posts, pond with water features, summer house, workshop and gardeners W.C.

It also benefits from new mains gas new central heating with boiler, serviced annually and retro style radiators, UPVC double glazing including grey coloured, external and French doors, all fitted white wooden blinds are included, all rooms refurbished, replaced carpets and flooring, external lighting, power and water supply, and the property is offered freehold.

Situated in a cul-de-sac location within the well serviced large village of Coningsby whose amenities include supermarket, post office, butchers, hairdressers, electrical store, doctors, public

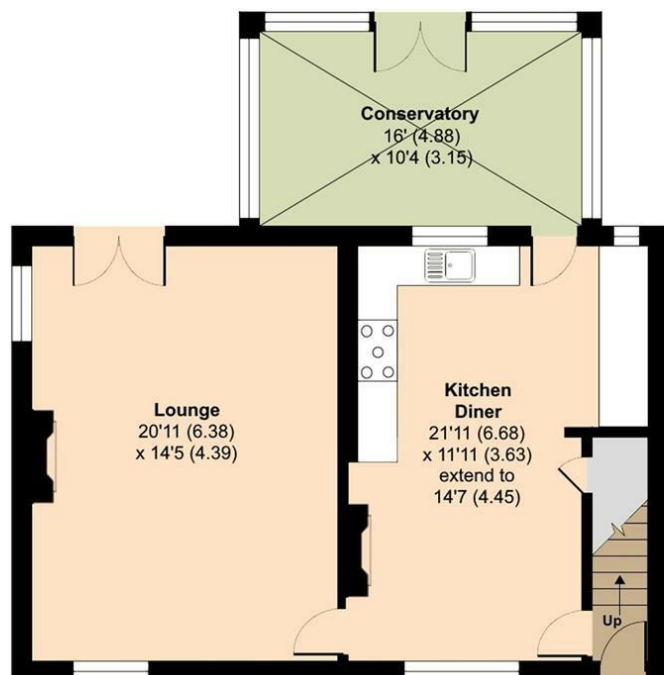




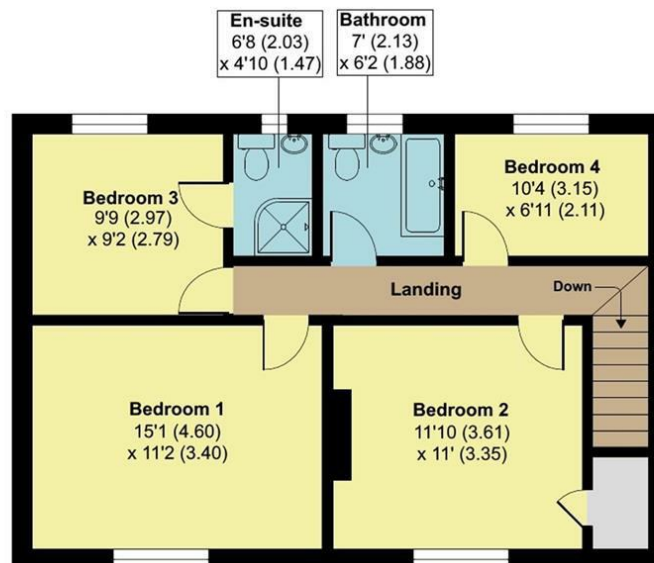
Providence Place, Coningsby, Lincoln, LN4

Approximate Area = 1486 sq ft / 138 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 77.2 SQ M
(831 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 60.8 SQ M
(655 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hunters Property Group. REF: 838401

Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

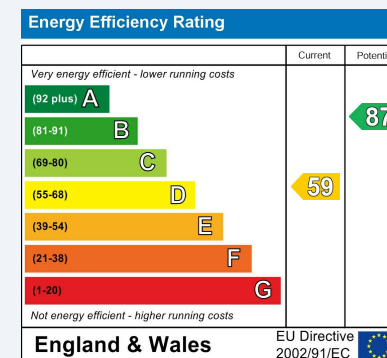
Tel: 01507 524910 Email:

horncastle@hunters.com <https://www.hunters.com>



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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