



Dogdyke Road, Coningsby, Lincoln, LN4 4TE

- VERY well presented, THREE bedroom, TWO reception, detached MODERN house on a GOOD sized PLOT in a NON-ESTATE location with LIMITED 'upward CHAIN'
- Front, side and PRIVATE fully fenced rear GARDENS, decked seating, two sheds, low maintenance quality artificial grassed garden, far VIEWS of fields and Tattershall Castle
- LOUNGE with feature fireplace having a wood burner and flag stone hearth, OPEN PLAN to the DINING ROOM, which in turn is open plan to the kitchen
- MODERN BATH & SHOWER ROOM fully tiled and having a contemporary suite including a DOUBLE+ WIDTH shower with monsoon and body showers, and a FREE-STANDING BATH with feet, downstairs W.C.
- GENEROUS off road PARKING for four cars
- GOOD '70' ENERGY efficiency RATING, COMPOSITE front door, UPVC double glazing including external door, WOOD BURNER, mains GAS CENTRAL HEATING with WORCESTER boiler
- MODERN fitted KITCHEN having quartz effect straight edged worktops, BUILT IN Bosch fridge freezer, new 2024 fan assisted electric oven with LCD display, stainless steel 5 ring gas hob, space/plumbing for dishwasher and washing machine
- VERY CONVENIENT LOCATION for WELL SERVICED large village CENTRE

Price £240,000



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DESCRIPTION

This is a very well presented, three bedroom, two reception, detached modern house on a good sized plot in a non-estate location, with generous off road parking for four cars, front, side and fully fenced private rear gardens, far views of fields and Tattershall Castle, all in a very convenient location for the centre of the well serviced large village of Coningsby, and there is only a limited 'upward chain'.

It also benefits from a good '70' energy efficiency rating, composite front door, UPVC double glazing including external door, wood burner, mains gas central heating with annually serviced Worcester boiler, modern vertical panelled internal doors, external light and water supplies, low maintenance quality artificial grassed rear garden, decked seating, two sheds, and wide front door porch with light.

The property consists of generous hall with built in cupboard (having its own ceiling light), lounge (with feature fireplace having a wood burner and flag stone hearth) and open plan to the dining room, which in turn is open plan to the modern fitted kitchen (having quartz effect straight edged worktops, built in Bosch fridge freezer, new 2024 fan assisted electric oven with LCD display, stainless steel 5 ring gas hob, space/plumbing for dishwasher and washing machine), and downstairs W.C.

Upstairs is the landing, modern bath and shower room (fully tiled and having a contemporary suite including a double+ width shower with monsoon and body showers, and a free-standing bath with feet), master bedroom and bedrooms two and three.

It is located in a very convenient location for the centre of the well serviced large 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.

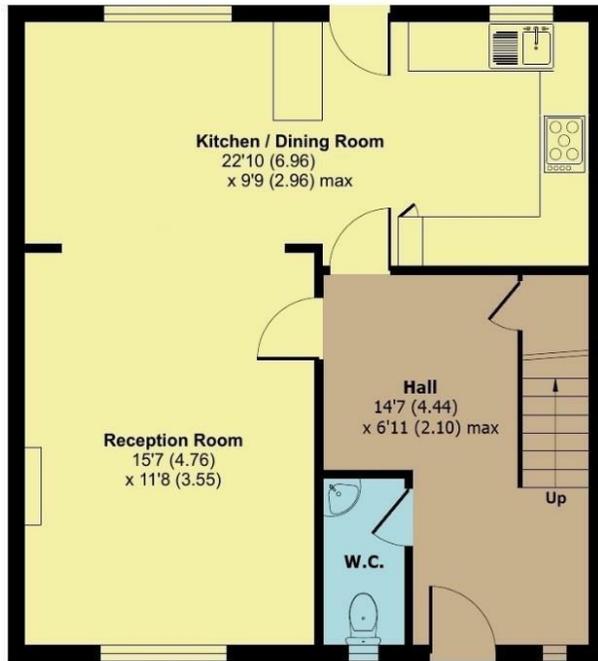




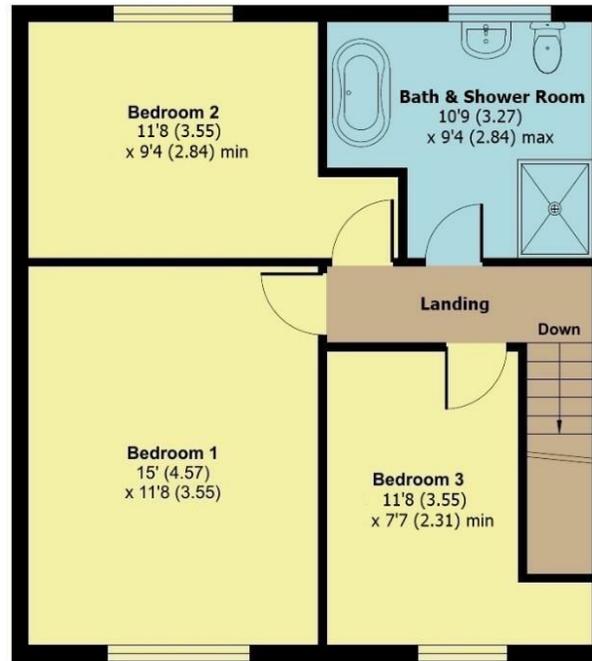
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Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 52.1SQ M
(561 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 52.1 SQ M
(561 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1230757

Viewings

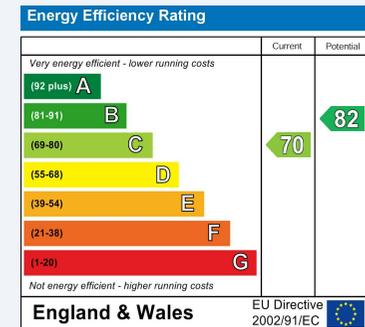
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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