

Coningsby Road, Dogdyke, Lincoln, LN4 4UY

- REFURBISHED & VERY well presented, SPACIOUS 1,150 sq ft, semi-detached HOUSE in a NON-ESTATE location
- GENEROUS and SECURE off road PARKING for FIVE cars including for CARAVAN if required
- Open plan LOUNGE with FEATURE wall panel having inset remote FIRE (elongated, glass fronted and log/pebble living flame effect) and recess for wall mounted TV, Dual aspect DINING ROOM
- Fitted UTILITY ROOM including soft closure base and wall units, sink, space/plumbing for TWO appliances
- UPVC double glazing including FRENCH and external doors, CENTRAL HEATING with external boiler
- THREE DOUBLE bedrooms (including field views and one with extensive range of contemporary built in furniture), TWO receptions, and ONLY a council tax BAND 'B'
- Field side VIEWS, PRIVATE side and SOUTH EAST facing rear cosy GARDEN, ALL fully fenced/walled, 2 x block/paved PATIOS incl built in seat, 2 x SHEDS (incl large and summer house style, light & power)
- MODERN and soft closure fitted OPEN PLAN KITCHEN BREAKFAST with ISLAND including breakfast bar and sink, EXTENSIVE range of BUILT -IN APPLIANCES, FRENCH external doors
- MODERN BATH & SHOWER ROOM having a shower with both monsoon and flexible hose heads, deep bath with side mixer taps and recessed mirror fronted medicine cabinet over the hand basin
- ONLY 1.5 miles to supermarket in WELL SERVICED large village

Price £225,000



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DESCRIPTION

This is a refurbished and very well presented, spacious 1,150 sq ft, three double bedroom, two reception, semi-detached house with generous, secure off road parking for 5 cars including for caravan if required, only a council tax band 'B', in a non-estate location with field side views, private side and south east facing rear cosy garden (all fully fenced/walled and having 2 x block/paved patios including built in seat, 2 x sheds including large and summer house style, light and power), and is only 1.5 miles to supermarket in well serviced large village.

It also benefits from a UPVC double glazing including French and external doors, central heating with external boiler, external light, power and water supplies, and is offered freehold.

The property consists of entrance lobby, open plan lounge (with feature wall panel having inset remote fire, elongated, glass fronted and log/pebble living flame effect, and a recess for wall mounted TV), dual aspect dining room, modern and soft closure fitted open plan kitchen breakfast (having French external doors, extra wide and deep drawers, island including breakfast bar and sink, extensive range of built-in appliances including 5 ring induction hob, fan assisted oven, microwave oven, fridge freezer and dishwasher), fitted utility room (including soft closure base and wall units, sink, space/plumbing for 2 appliances), and open plan rear lobby with built in double fronted storage cupboard.

Upstairs is the landing, modern bath and shower room (having a shower with both monsoon and flexible hose heads, deep bath with side mixer taps and recessed mirror fronted medicine cabinet over the hand basin), and the 3 double bedrooms (including field views and one with extensive range of contemporary built in furniture).

The well serviced large village of Coningsby amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre.





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Approximate Area = 1180 sq ft / 109.6 sq m

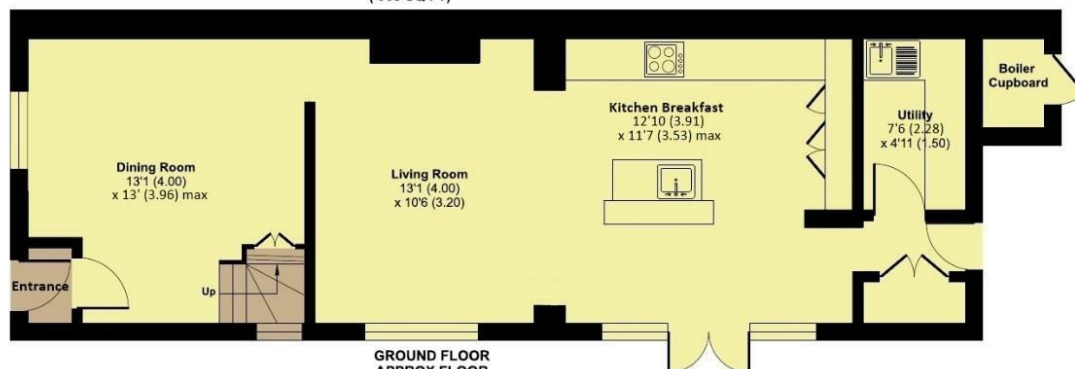
Outbuilding = 13 sq ft / 1.2 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 52.7 SQ M
(568 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 56.8 SQ M
(612 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1279376

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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