

8 Ackrill Close

Coningsby, Lincolnshire LN4 4SH

£215,000

BELL

ROBERT BELL & COMPANY







8 Ackrill Close

Coningsby, Lincolnshire LN4 4SH

Lincoln – 22 miles
Grantham – 30 miles with East Coast rail link to London
Boston - 13 miles
Woodhall Spa - 4 miles

Distances are approximate

An appealing three bedroom semi-detached house with garage and parking, pleasantly situated to an attractive block paved cul-de-sac. The property is further enhanced by front aspect lounge and kitchen diner overlooking the enclosed south facing rear garden. The shopping, social and educational facilities of this well serviced Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

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 UPVC door leading to:

Reception Hall

With staircase to first floor having storage cupboard below, wood effect flooring, coved ceiling, radiator, power points and door to:







Cloakroom
With a low-level WC and wash hand basin.

Lounge ***15' 3" x 10' 7" (4.64m x 3.22m)***
With front aspect and having coved ceiling, radiator, television point and power points.

Kitchen Diner ***17' 6" x 10' 7" (5.33m x 3.22m)***
Overlooking the rear garden and having a stylish range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher and washing machine. There is a four-ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, tiled flooring, radiator, power points, television point, deep full height larder cupboard and UPVC door to rear garden.

First Floor

Landing
With access to boarded loft via a drop-down ladder. There is coved ceiling, power points and door to:

Bedroom 1 ***12' 6" x 9' 0" (3.81m x 2.74m)***
With front aspect and having a range of full height fitted wardrobes, radiator, coved ceiling and power points.

Bedroom 2 ***11' 4" x 10' 7" (3.45m x 3.22m)***
Overlooking the rear garden and having coved ceiling, radiator and power points.

Bedroom 3 ***8' 10" x 8' 3" (2.69m x 2.51m)***
With rear aspect and having coved ceiling, radiator and power points.

Bathroom
With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a heated towel rail and tiled flooring.

Outside
The property is approached over a path leading to main entrance door, the remaining front garden is laid to lawn. The enclosed south facing rear garden is laid to lawn with paved patio area.





Further Information

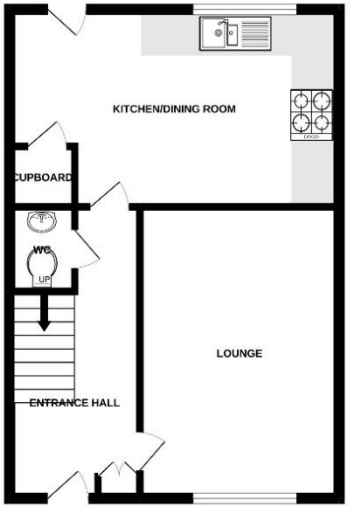
All mains' services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = B
EPC RATING = C

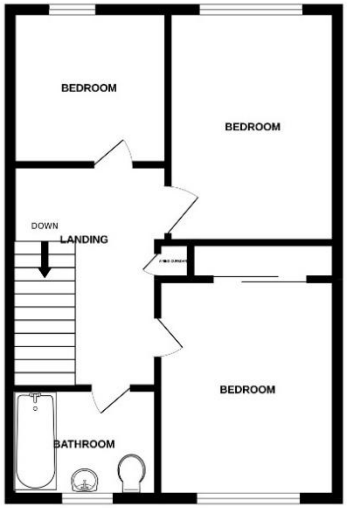
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THESE PARTICULARS WERE PREPARED JUNE 2026
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