



57 Curtis Drive
Coningsby, Lincoln, Lincolnshire LN4 4NQ

£172,625

BELL



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Lincoln – 22 miles
 Grantham – 29 miles with East Coast rail link to London
 Boston – 4 miles

(Distances are approximate)

A well-presented three bedroom mid terrace house pleasantly situated within this popular residential area. Internally the property is enhanced by its stylish kitchen and bathroom and sitting/dining room having access to the rear garden. Outside the property is enhanced by allocated parking and enclosed rear garden with covered outside entertaining area. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

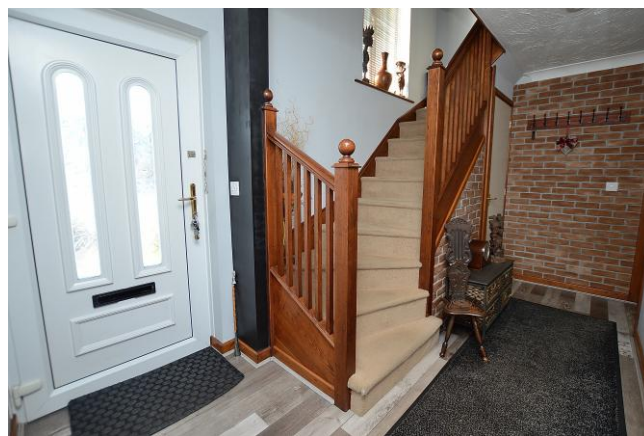
Coningsby and Tattershall, divided by the River Bain, are popular well-served villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for 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 with storm porch over is gained through a uPVC door into:

Reception Hall

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





Sitting/Dining Room 16' 3" x 17' 4" (4.95m x 5.28m)
main dimensions

An appealing dual aspect room with view to the front and patio doors to the rear garden. There is coved ceiling, radiator and power points.

Kitchen 8' 11" x 7' 5" (2.72m x 2.26m)

Overlooking the rear garden and having a range of fitted units comprising sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, ceiling spotlights, radiator and power points.

First Floor
Landing

With built-in airing cupboard, access to roof space, coved ceiling, power points and door to:

Bedroom 1 12' 11" x 8' 11" (3.93m x 2.72m)

Overlooking the rear garden and having radiator, coved ceiling and power points.

Bedroom 2 11' 9" x 7' 10" (3.58m x 2.39m)

With rear garden aspect and having coved ceiling, radiator and power points.

Bedroom 3 8' 4" x 7' 11" (2.54m x 2.41m)

With front aspect, radiator and power points.



Shower Room

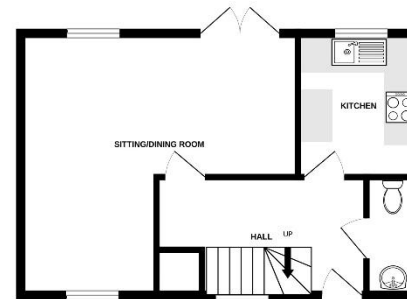
Being fully wall tiled and having a stylish suite comprising easy access shower cubicle, wash hand basin and a low-level WC. There is a heated towel rail, tiled flooring and extractor fan.

Outside

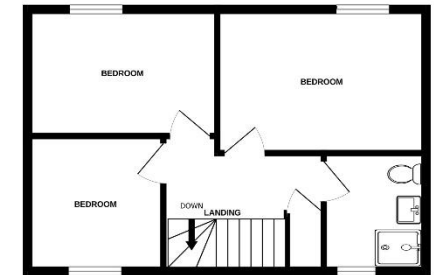
The property is approached over a foot path to main entrance door. The remaining front garden is laid to lawn with shrubs to borders. The enclosed rear garden is thoughtfully designed with lawn, decorative pathways and a superb, covered patio, an ideal all weather outside entertaining area. There is a timber garden shed and ornamental shrubs to borders.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 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 is given as to their operability or efficiency can be given.
Made with Metropix 6/2020

East Lindsey 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
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Brochure prepared 18.04.2026

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