



£335,000

Heather Cottage, Ivy Lane, Coningsby, Lincoln, Lincolnshire, LN4 4RY

NEWTONFALLOWELL



Ivy Lane, Coningsby
Lincoln, Lincolnshire, LN4 4RY
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WELCOME TO HEATHER COTTAGE

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator and access to roof space.

LOUNGE

23'0" x 11'11" (7.01m x 3.63m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, wall light points and brick built fireplace with wood burner and wooden surround. Sliding patio doors through to the:

CONSERVATORY

11'2" x 9'10" (3.40m x 3.00m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and french doors to side elevation.

If you are looking for a property in a rural location with land, then look no further! Located on the borders of RAF Coningsby along a dead end road is this detached four bedroom bungalow sitting in roughly two acres (STS). The property is in need of a little updating internally and has accommodation comprising: entrance hall, lounge, study, dining kitchen, two conservatories, four bedrooms, shower room and bathroom. Outside the property has ample off-road parking and a large workshop. The property benefits from oil fired central heating and must be viewed to fully appreciate the size of the plot and the exceptional location.



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DINING KITCHEN

19'1" x 9'11" (5.82m x 3.02m)

Having window to rear elevation, coved ceiling, radiator, feature beam to ceiling and ceramic tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under, cooker hood over, tall unit to one side housing integrated electric double oven with cupboards under & over. Further work surface with cupboards under, cupboards over. Opening to the:

INNER HALLWAY

Having continuation of ceramic tiled floor, door to study and part glazed door to the:

FURTHER CONSERVATORY

10'10" x 8'8" (3.30m x 2.64m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and part glazed door to side elevation.

STUDY

10'0" x 6'6" (3.05m x 1.98m)

Having window to rear elevation, internal windows to dining kitchen & conservatory and radiator.

FURTHER HALLWAY

Having doors to bedroom two, three & four and opening to the:

UTILITY ROOM

With door to the:

BATHROOM

9'10" x 5'3" (3.00m x 1.60m)

Having window to side elevation, coved ceiling, radiator, extractor fan, part tiled walls and ceramic tiled floor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal wash hand basin.



BEDROOM TWO

17'9" x 15'7" (5.41m x 4.75m)

Having window to front elevation, sealed unit double glazed uPVC sliding patio doors to side elevation, coved ceiling, radiator and access to roof space.

BEDROOM THREE

11'9" x 10'7" (3.58m x 3.23m)

Having two windows to side elevation, coved ceiling, radiator and two built-in wardrobes.

BEDROOM FOUR

8'7" x 8'3" (2.62m x 2.51m)

Having window to side elevation, coved ceiling and radiator.

Off the entrance hall there is a door to a lobby area with window to side, door to en-suite and further door to the:

BEDROOM ONE

19'2" (max) x 18'8" (5.84m (max) x 5.69m)

Having windows to both side elevations, sealed unit double glazed uPVC sliding patio doors to side elevation, coved ceiling, radiator and access to roof space.

SHOWER ROOM

Having window to side elevation, tiled walls, shower enclosure with electric shower fitting, close coupled WC and wash hand basin.



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EXTERIOR

The property is approached from Ivy Lane and has ample off-road parking. The gardens are enclosed and mainly grassed with a paved patio area and outside WC.

WORKSHOP

76'0" x 27'4" (23.16m x 8.33m)

Having light & power. Currently divided into separate workshop areas and side rooms.

THE PLOT

The property occupies a plot of approximately two acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. There is private drainage and heating is via an oil fired boiler served by radiators. The current council tax is band C.

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VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

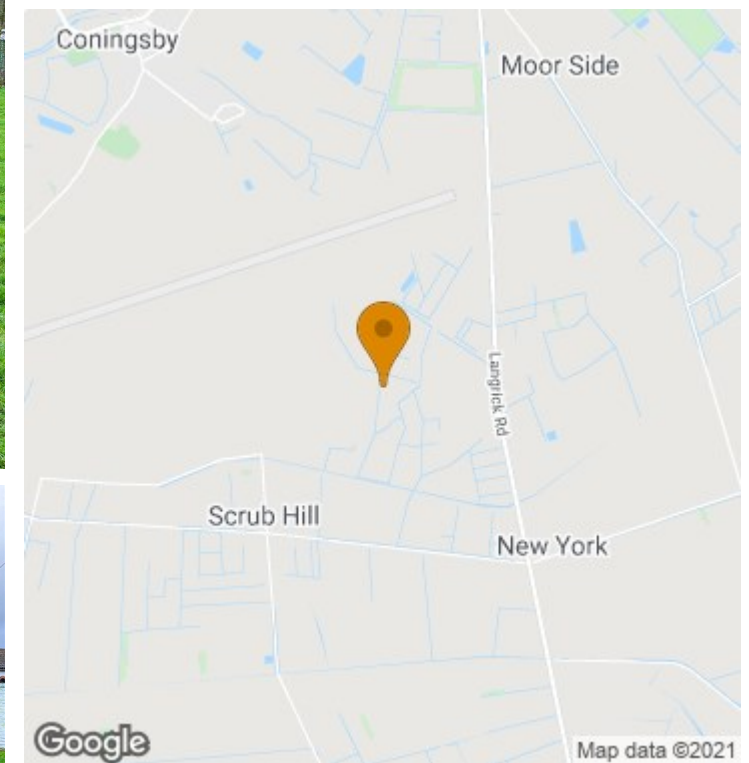
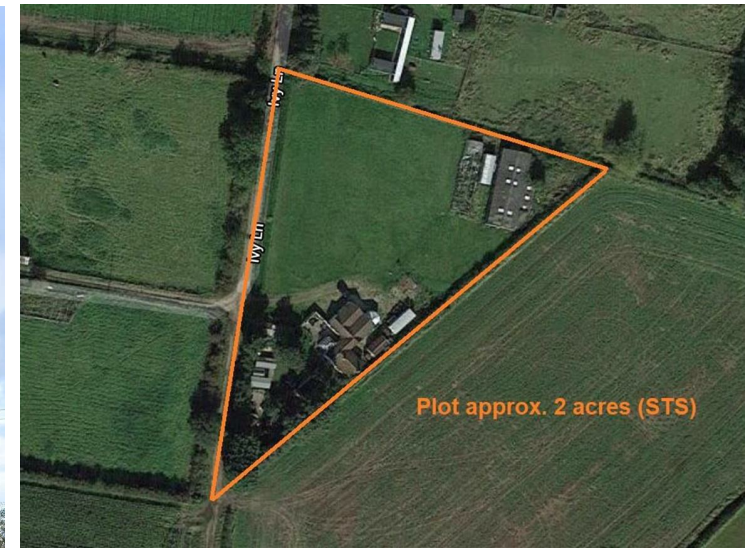
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For more information please call in the office or telephone 01205 353100.





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NEWTONFALLOWELL 

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

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