



26 Lee Avenue
Coningsby, Lincoln, Lincolnshire LN4 4GY

£275,000
NO ONWARD CHAIN

BELL



26 Lee Avenue

Coningsby, Lincolnshire LN4 4GY

Lincoln – 23 miles

Grantham – 29 miles with East Coast rail link to London

Boston – 13 miles

(Distances are approximate)

26 Lee Avenue is a modern, three-bedroom detached family home, located to a corner position on the Kings Manor development by respected local firm Chestnut Homes. Built to a high standard, the property offers spacious and well-presented accommodation ideal for family living comprising hallway, dual aspect lounge, dining kitchen and cloakroom to the ground floor; three bedrooms including master with en suite, and family bathroom to the first floor. Externally, driveway and garage parking are on hand, alongside a secure rear garden.

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.

Reception Hall

Entered through uPVC composite double-glazed door to front, with wooden effect flooring, radiator and multiple power points. With wooden doors to storage space, kitchen, cloakroom and lounge and carpeted stairs to first floor.

Lounge 19' 3" x 11' 7" (5.86m x 3.53m) plus bay

Having uPVC double glazed bay window to front and French doors with windows alongside to rear. There are two television points, multiple power points and radiators.





Dining Kitchen 20' 0" x 13' 0" (6.09m x 3.96m) max

With uPVC double glazed window to front and French doors to rear with windows alongside. There are storage units to base and wall levels and 1 1/2 leisure sink and drainer to wood effect worktop. There is a Zanussi oven, microwave, hob, integrated dishwasher, integrated fridge freezer and space and connections for washing machine. With wood effect flooring, multiple power points and radiators.

Cloakroom

Having uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit, radiator and wood effect flooring.

First Floor Landing

With uPVC double glazed window to rear, loft access hatch, radiator and wooden door to storage space.

Bedroom 2 13' 6" x 11' 2" (4.11m x 3.40m) max

Having uPVC double glazed window to front, radiator, multiple power points and wooden door to storage space.

Bedroom 3 8' 3" x 7' 10" (2.51m x 2.39m)

Having uPVC double glazed window to rear, radiator and multiple power points.

Bathroom 7' 8" x 6' 7" (2.34m x 2.01m)

With uPVC double glazed obscured window to rear and having low-level WC, hand wash basin to storage unit and bath with shower over. There are tiles to walls and floor and radiator.

Bedroom 1 15' 2" x 13' 3" (4.62m x 4.04m) max

Having uPVC double glazed bay window to front and having mirror fronted built-in wardrobes storage space, Air-Con unit, radiator, multiple power points and wooden door to:





En-Suite Shower Room 9' 7" x 8' 6" (2.92m x 2.59m) max

With uPVC double glazed obscured windows to side and having low-level WC, hand wash basin to storage unit and shower cubicle with tiled surround. There is storage cupboard, tiled flooring and heated towel rail.

Outside

The property is approached over a paved path to the front, with mature flower beds and a small lawn alongside. To the side is a wide, brick paved driveway, leading to the **Single Garage and EV Charger**, with gate through to the lawned rear garden. A child and pet friendly, secure, fenced space; the garden is complete with a generous, paved patio area and stone chipped border to the rear.

Single Garage 17' 0" x 9' 8" (5.18m x 2.94m)

Having up and over door to front, uPVC door to side, multiple power points and light to ceiling.

Further Information

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

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = B

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

Email: woodhallspa@robert-bell.org

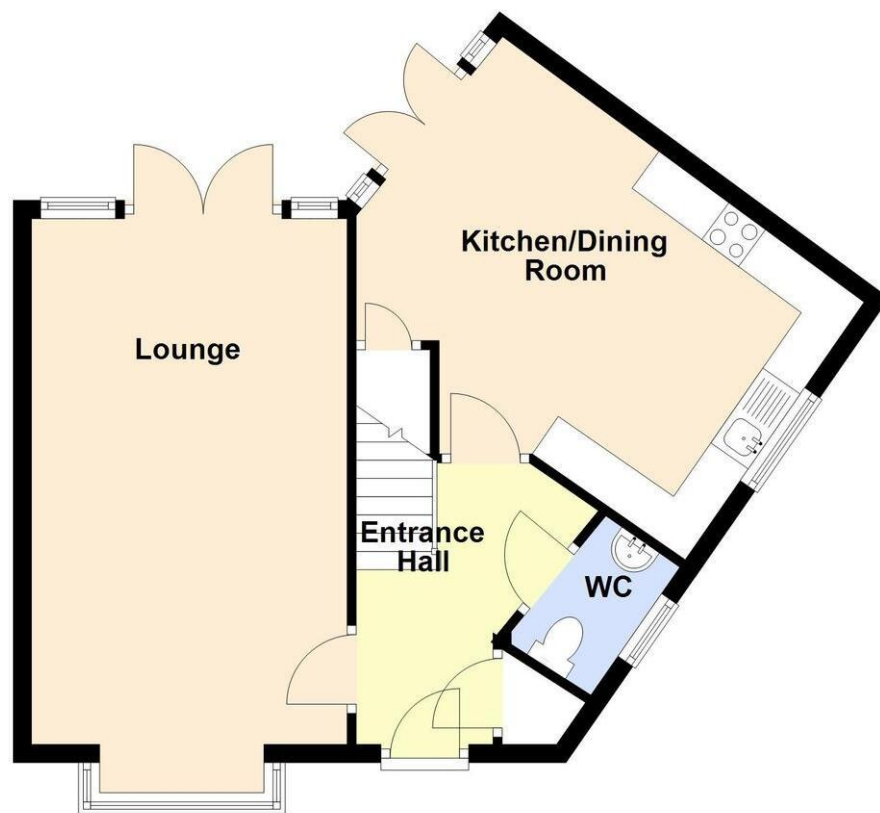
Website: <http://www.robert-bell.org>

Brochure prepared 13.10.2026



Ground Floor

Approx. 48.6 sq. metres (523.7 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

