



## Stenner Road, Coningsby, Lincoln, LN4 4RP

- Fantastic OPPORTUNITY for FIRST TIME BUYERS or INVESTORS, to UPDATE a property with NO 'upward CHAIN'
- GENEROUS, SECLUDED, FULLY fenced rear GARDEN OVERLOOKING FIELD and there is a shed
- Dual aspect LOUNGE with fireplace, GARDEN ROOM with central heating, power, cables for wall lights, and off to rear garden
- Upstairs SHOWER WET ROOM
- Mains GAS CENTRAL HEATING with WORCESTER boiler
- TWO DOUBLE bedroom, TWO reception, END terrace HOUSE, ONLY a Council TAX BAND 'A'
- Off road PARKING which may be EXTENDED to the front/side of the property if required
- Dual aspect, solid wood fronted fitted KITCHEN with external side door, space for breakfast table and chairs and space/plumbing appliances (slot in cooker, fridge freezer, washing machine)
- UPVC DOUBLE GLAZED including FRENCH and external doors
- POPULAR LOCATION to the edge of WELL SERVICED LARGE VILLAGE

**Guide Price £110,000**





# Stenner Road, Coningsby, Lincoln, LN4 4RP

## DESCRIPTION

This is a fantastic opportunity for first time buyers or investors, to update a property: a two double bedroom, two reception, end of terrace house with a generous, secluded, and fully fenced rear garden overlooking a field and there is a shed, as well as off road parking which may be extended to the front/side of the property if required, all in a popular location to the edge of the well serviced large village of Coningsby, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including French and external doors, mains gas central heating with Worcester boiler, external light and water supplies, is only a council tax band 'A' currently £1439.77 gross per annum, and the property is offered freehold.

The property consists of dual aspect lounge with fireplace that may be re-opened, garden room (with central heating, power, cables for wall lights, and off to rear garden), dual aspect, solid wood fronted fitted kitchen breakfast with external side door, space for breakfast table and chairs and space/plumbing appliances (slot in cooker, fridge freezer, washing machine), landing with built in cupboard, upstairs shower wet room, master bedroom and second double bedroom with built in cupboard.

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. Coningsby is separated by the River Bain for fishing from historic Tattershall with it's castle, schools, library, country park and water sports centre, and the property is only about five miles from tree lined Woodhall Spa, home of the National Golf Centre.








## 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			
(55-68) D			
(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.

### Viewings

Please contact [horncastle@hunters.com](mailto: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.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

