



Lee Avenue, Coningsby, Lincoln, LN4 4GY

- VERY WELL presented and spacious 646 sq ft TWO DOUBLE bedroom MODERN HOUSE, an end of terrace of only 3 properties!
- BRAND NEW October 2022 with 10 year WARRANTY, VERY GOOD 'B' (83) ENERGY efficiency RATING, Council TAX BAND only an 'A'
- 188 sq ft LOUNGE DINER having FRENCH doors to the garden
- MODERN BATHROOM with separate SHOWER over the bath, Downstairs MODERN W.C.
- Offered to FIRST TIME BUYERS via the FIRST HOME SCHEME
- TWO tandem PARKING SPACES on a block paved GENEROUS 9.98m (32' 9") DRIVE, to the side of the property
- MODERN soft closure fitted KITCHEN including ZANUSSI fan assisted OVEN, MICROWAVE, stainless steel GAS HOB, HOTPOINT slimline DISHWASHER, and space/plumbing for fridge freezer and washing machine
- Front GARDEN with plants and shrubs, SOUTH EAST facing SECLUDED and fully fenced LAWNED rear GARDEN with paved PATIO and gate to drive/front

Price £133,000



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DESCRIPTION

This is a very well presented and spacious 646 sq ft two double bedroom modern house, an end of terrace of only three properties, built brand new October 2022 with a 10 year warranty, very good energy efficiency 'B' (83) rating (see attached graph), two tandem parking spaces, front and south east secluded rear garden including patio, all in a popular and convenient location for this well serviced large village.

It is offered to first time buyers via the First Home Scheme, with the following link detailing how the scheme works, who is eligible etc. We have copies of the application needed to be submitted to East Lindsey District Council <https://www.gov.uk/first-homes-scheme>

The property also benefits from UPVC double glazing including French doors, composite front door, mains gas central heating with annually serviced boiler, separate thermostat controls for upstairs and downstairs, vertical panelled internal doors, 'stone' window sills, external light and water supplies, and is only a council tax band 'A', currently £1,439.77 gross annually.

It consists of a modern soft closure fitted kitchen (including Zanussi fan assisted oven, microwave and stainless steel gas hob, Hotpoint slimline dishwasher, and space/plumbing for fridge freezer and washing machine), 188 sq ft lounge diner (with French doors to the patio/ rear garden and stairs to first floor), downstairs modern W.C, landing with built in cupboard, modern bathroom (with separate Aqualisa shower and glass shower screen over the bath, as well as a shaver point and soft closure fitted double cupboard under the hand basin) and two double bedrooms (with the master having a built in double wardrobe).

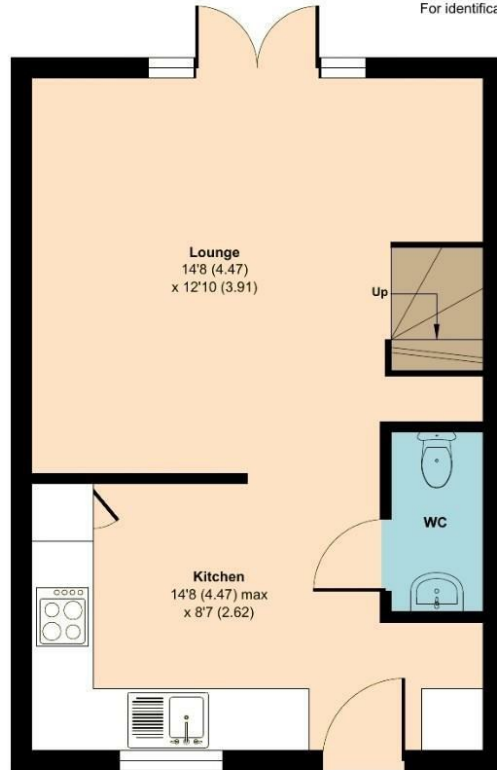
Outside there is a front open plan garden of established plants and shrubs, and a path to the front door porch. To the side of the house is the block paved generous 9.98m (32' 9") drive to a gate to the rear south east facing secluded and fully fenced lawned rear garden that has a paved patio to the French doors.



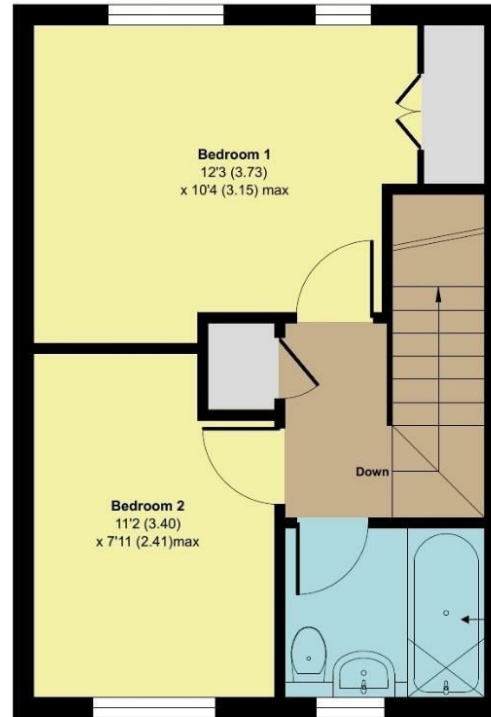


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Approximate Area = 640 sq ft / 59.4 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 29.7 SQ M
(320 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 29.7 SQ M
(320 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1131348

Viewings

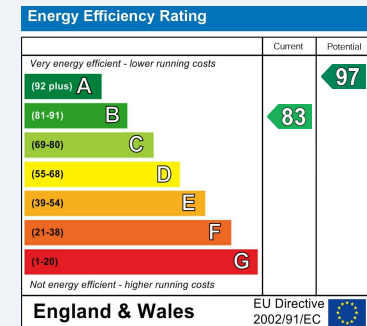
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.



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