



White Swan Close, Coningsby, Lincoln, LN4 4NY

- SPACIOUS 1,200 sq ft TWO generous DOUBLE bedrooms, semi-detached Grade II listed HOUSE with off road PARKING
- ENORMOUS 382 sq ft dual aspect LOUNGE with 9 ft 10 in (2.99m) floor to ceiling height
- Fitted KITCHEN DINER with display lighting, stainless steel and glass fronted fan assisted oven, 4 ring induction hob, space for fridge freezer, space/plumbing for washing machine
- SHOWER ROOM with frameless walk in shower, pedestal handbasin, shaver point and toilet, downstairs W.C.
- SLIDING SASH windows, Mains GAS CENTRAL HEATING with annually serviced Ideal Logic + combination boiler
- SOUTH FACING, fully enclosed including pedestrian gate, FLAGSTONE style paved COURTYARD GARDEN
- VERY CONVENIENT LOCATION for WELL SERVICED large village CENTRE

Guide Price £150,000



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DESCRIPTION

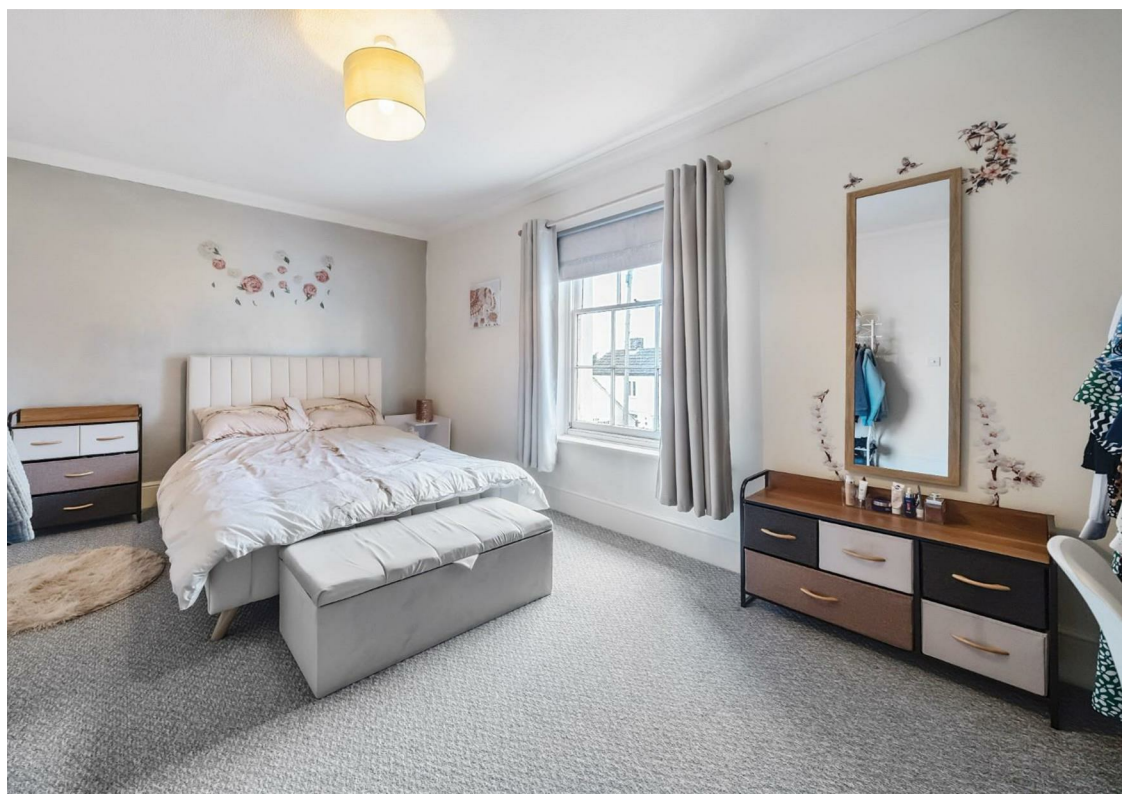
This is a spacious 1,200 sq ft two double bedroom semi-detached house with off road parking and a south facing, fully enclosed including pedestrian gate, flagstone style paved courtyard garden, all in a very convenient location for the centre of the well serviced large village of Coningsby.

It also benefits from sliding sash windows, mains gas central heating with annually serviced Ideal Logic + combination boiler, outside lighting, and is offered freehold.

The property consists of generous entrance hall with double doors and an understairs storage cupboard, enormous 382 sq ft dual aspect lounge (with 9 ft 10 in (2.99m) floor to ceiling height), fitted kitchen diner (with display lighting, stainless steel and glass fronted fan assisted oven, 4 ring induction hob, space for fridge freezer, space/plumbing for washing machine), downstairs W.C, landing (with built in airing cupboard having a radiator), shower room (with frameless walk in shower, pedestal handbasin, shaver point and toilet), and the two generous double bedrooms.

This Grade II listed property is located in the popular village of Coningsby whose 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, water sports centre and go-kart track and the property is only about five miles from tree lined Woodhall, home of the National Golf Centre.





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Approximate Area = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



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: 1188891

Viewings

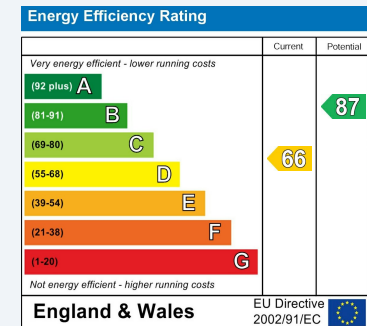
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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