



Elizabethan Close, Coningsby, Lincoln, LN4 4HG

- VERY well presented, SPACIOUS 825 sq ft detached MODERN BUNGALOW, majority of furniture included if required
- GOOD '73' ENERGY efficiency RATING, Mains GAS CENTRAL HEATING including Baxi REPLACED BOILER serviced annually, UPVC double glazing including French, patio and external doors
- GENEROUS block paved PARKING for 3 cars, VERY CONVENIENT for large WELL SERVICED village CENTRE
- Soft closure fitted KITCHEN BREAKFAST room including slot in Hotpoint electric cooker (with double oven, fan assisted and 4 ring ceramic hob), space/plumbing for fridge freezer and washing machine
- ONE YEAR OLD detached STUDIO/SELF-CONTAINED BEDSIT including kitchenette, shower wet room, is dual aspect, French doors to rear garden etc
- TWO shower WET ROOMS and THREE BEDROOMS including ONE YEAR OLD detached MODERN SELF-CONTAINED BEDSIT/STUDIO
- SOUTH WEST facing SECLUDED, LANDSCAPED LOW MAINTENANCE rear GARDEN including extensive paving, established borders of plants and shrubs and a large shed
- 179 sq ft dual aspect LOUNGE including feature marble fireplace with inset electric fire, patio doors to rear garden
- TWO DOUBLE bedrooms with BESPOKE extensive fitted WARDROBES including full height, mirror fronted and sliding doors and both bedrooms having TV points
- Second SHOWER WET ROOM, converted from bathroom, including built in soft closure corner cupboards

Offers In Excess Of £225,000



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DESCRIPTION

This is a very well presented, spacious 825 sq ft, detached modern bungalow, with two shower wet rooms and three bedrooms including a one year old detached modern self-contained bedsit/studio, generous block paved parking for three cars, front garden and a south west facing secluded, landscaped low maintenance rear garden including extensive paving, established borders of plants and shrubs and a large shed, as well as having a good '73' energy efficiency rating, all in a secluded cul-de-sac location, very convenient for the centre of a very well serviced large village.

It also benefits from mains gas central heating including Baxi replaced boiler serviced annually UPVC double glazing including French, patio and external doors, low maintenance corbelled brickwork in lieu of soffits and fascias, external lighting and water supply.

Bungalow consists of generous entrance hall with built-in cupboard having a radiator, 179 sq ft dual aspect lounge (including feature marble fireplace with inset electric fire and patio doors to rear garden), soft closure fitted kitchen breakfast room (including slot in Hotpoint electric cooker with double oven, fan assisted and 4 ring ceramic hob, Neff concealed extractor, space/plumbing for fridge freezer and washing machine), shower wet room (converted from bathroom, including built in soft closure corner cupboards) and two double bedrooms (with bespoke extensive fitted wardrobes including full height, mirror fronted and sliding doors and both bedrooms having TV points).

The one year old detached modern self-contained bedsit/studio includes kitchenette, shower wet room, is dual aspect, French doors to rear garden etc.

Located in a secluded cul-de-sac very convenient for the centre of the very well serviced large village of Coningsby whose amenities include supermarket, post office, butchers, hairdressers, electrical store, doctors, public house, restaurants and the Battle of Britain Memorial Flight Visitor.





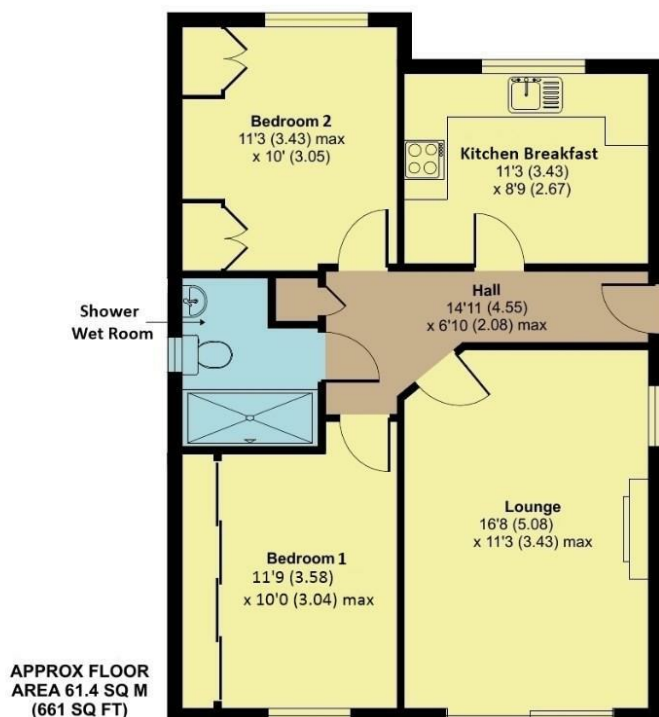
Elizabethan Close, LN4

Approximate Area = 661 sq ft / 61.4 sq m

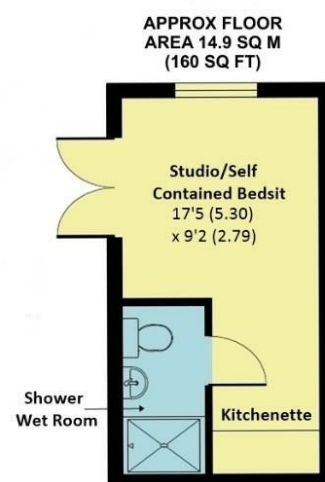
Outbuilding = 160 sq ft / 14.9 sq m

Total = 821 sq ft / 76.3 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1215966



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(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.



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