



12 Marmion Road, Coningsby, LN4 4RG



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Freehold

£220,000



Key Features

- Detached bungalow
- Three bedrooms & study
- Lounge & fitted kitchen
- Conservatory
- Driveway providing off-road parking
- Enclosed rear garden
- NO CHAIN
- EPC rating D

A detached bungalow in a pleasant residential area in the well served village of Coningsby. The property was refurbished in 2021 and has accommodation comprising: kitchen, conservatory, lounge, three bedrooms, study/bedroom four and shower room. Outside the property has a driveway providing off-road parking and an enclosed garden to the rear. The property benefits from gas central heating, double glazing and solar panels. NO CHAIN



ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

2.7m x 4.96m (8'11" x 16'4")

Having window to side elevation, inset ceiling spotlights, vertical radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under, cupboard over. Work surface return with cupboards, drawer and space for fridge under, cupboards over. Further work surface with inset electric hob, integrated electric oven & drawers under, cupboards & extractor over.

French doors with side screens through to the:

CONSERVATORY

3.04m x 3.06m (10'0" x 10'0")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to rear garden, radiator and wood effect flooring.

HALL

Having radiator, access to roof space and airing cupboard with radiator.

LOUNGE

3.93m x 4.76m (12'11" x 15'7")

Having sliding patio doors to side elevation, window to rear elevation, inset ceiling spotlights, radiator and feature fireplace with marble back & hearth and wooden surround.



BEDROOM ONE

3.31m x 4.73m (10'11" x 15'6")

Having window to front elevation, inset ceiling spotlights and radiator.



BEDROOM TWO

3.33m x 3.63m (10'11" x 11'11")

Having window to front elevation, circular window to side elevation, inset ceiling spotlights and radiator.



BEDROOM THREE

2.41m x 2.86m (7'11" x 9'5")

Having window to rear elevation, inset ceiling spotlights and radiator.



STUDY/BEDROOM FOUR

2.58m x 4.56m (8'6" x 15'0")

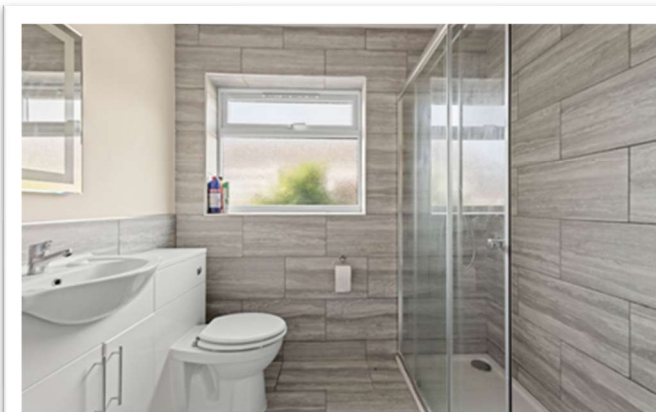
Formerly the garage. Having windows to front & side elevations, inset ceiling spotlights and electric radiator.



SHOWER ROOM

1.66m x 2.27m (5'5" x 7'5")

Having window to side elevation, inset ceiling spotlights, heated towel rail, part tiled walls and tiled floor. Fitted with a suite comprising: walk-in double shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

The front of the property is gravelled for ease of maintenance and a driveway provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn and having a paved & gravelled patio area with raised beds and a further paved patio.



Floorplan



Total area: approx. 108.7 sq. metres (1169.9 sq. feet)

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels with a battery.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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