



22 Greenfield Road, Coningsby, LN4 4UF

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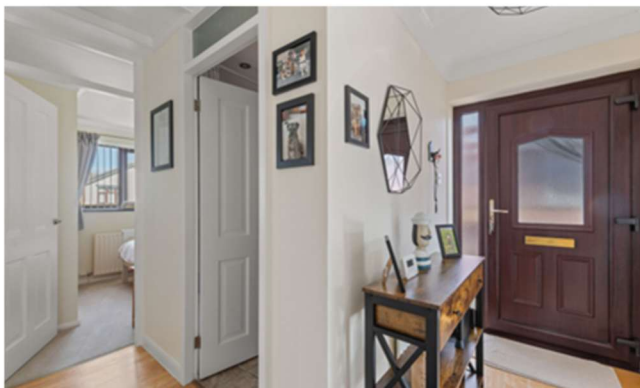
Freehold

£210,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & garden room
- Kitchen & bathroom
- Driveway, car port & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





An extended detached bungalow in a popular residential location in the well served village of Coningsby. Having well presented accommodation comprising: entrance hall, lounge, garden room, kitchen, two bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a car port & garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring, built-in cupboard and access to roof space.

LOUNGE

5.23m x 3.65m (17'2" x 12'0")

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and feature electric fire in surround. Part glazed double doors through to the:

GARDEN ROOM

3.33m x 3.2m (10'11" x 10'6")

Having french doors with windows to either side to rear elevation & garden, further window to side elevation, coved ceiling and tiled floor.

KITCHEN

3.8m x 2.16m (12'6" x 7'1")

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights, radiator and cupboard housing gas fired boiler providing for both domestic hot water & heating.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards under.

Work surface return with inset gas hob, integrated electric oven, cupboard, drawers, integrated fridge, space & plumbing for automatic washing machine under, cupboard & cooker hood over, tall unit to side.

Further work surface return with cupboard & drawer under, cupboards & glazed display units over.

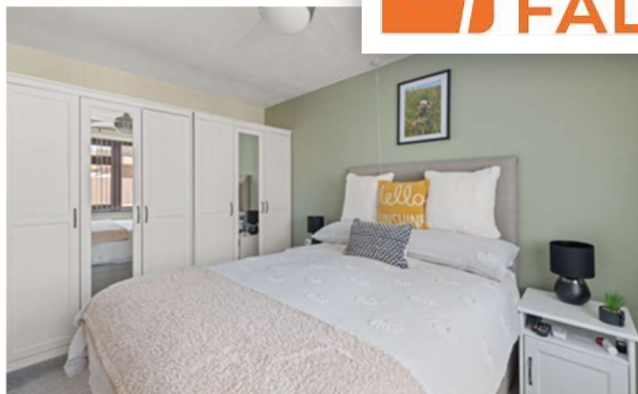


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BEDROOM ONE

3.87m x 3.2m (12'8" x 10'6")

Having window to front elevation and radiator.

BEDROOM TWO

2.56m x 2.44m (8'5" x 8'0")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, chrome heated towel rail, half tiled walls, tiled floor and shaver point. Fitted with a suite comprising: panelled bath with mains shower over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden. There is an outside security light and an external power point. A driveway provides off-road parking and there is gated access to a continuation of the driveway with a car port leading to the:

GARAGE

Having up-and-over door, window & door to side, light and power.

REAR GARDEN

Being enclosed and having a paved patio, lawned garden with borders, garden shed and outside security light.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new in December 2024) serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

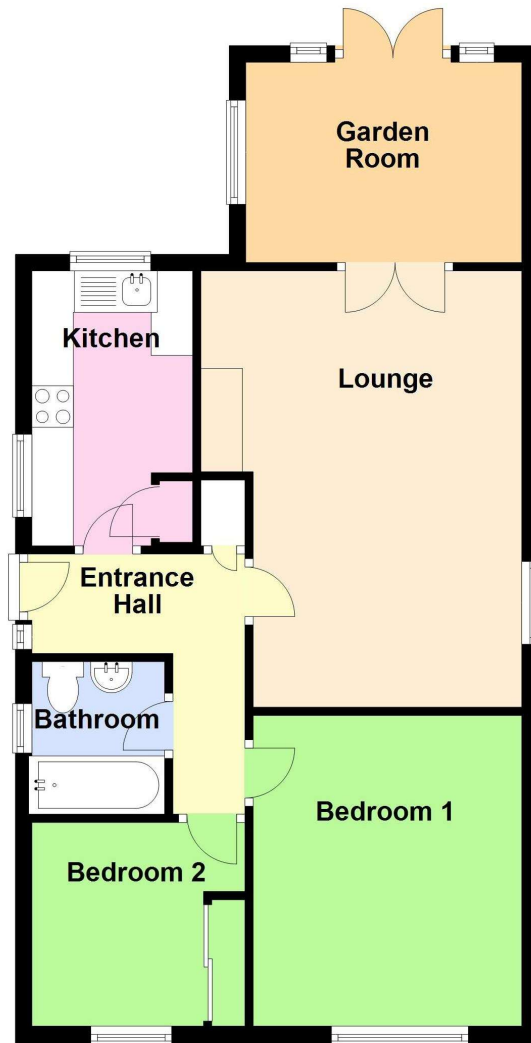
AGENT'S NOTES

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 62.4 sq. metres (671.3 sq. feet)



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