



2 Read Way, Coningsby, LN4 4JX



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Freehold

£215,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, kitchen & shower room
- Driveway & car port
- Enclosed rear garden
- Good size plot
- EPC rating C

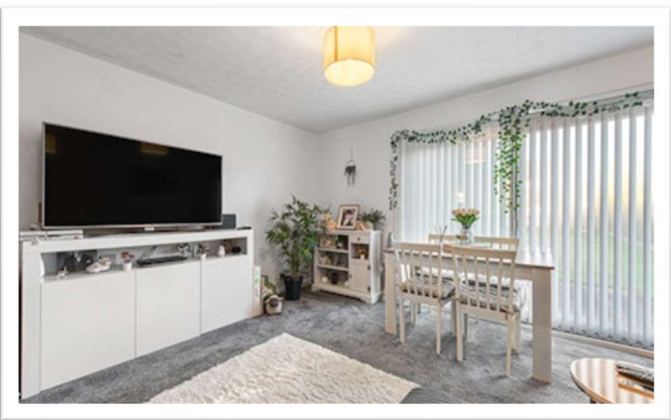




A beautifully presented detached bungalow set on a generous plot in the popular and well-served village of Coningsby.

The property has undergone a scheme of updating including recently having the kitchen professionally wrapped coming with a 10 year guarantee, a new shower room in 2022, new boiler in 2023, new internal doors and fencing to the right hand boundary in 2024 as well as being decorated throughout.

The accommodation offers a welcoming entrance hall, a bright and spacious lounge, a modern fitted kitchen, a rear entrance porch, three well-proportioned bedrooms and a contemporary shower room.



Outside, the property enjoys a neat lawned front garden, a driveway with ample off-road parking, a useful car port and a private, enclosed rear garden, perfect for relaxation or entertaining. Additional benefits include gas central heating and double glazing throughout. This is an excellent opportunity to acquire a well-maintained home in a sought-after village location.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having radiator, built-in cupboard and further built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

LOUNGE

4.64m x 4.36m (15'2" x 14'4")

Having sliding doors to rear elevation and radiator.

KITCHEN

3.82m x 3.13m (12'6" x 10'4")

Having window to side elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, space for electric or gas cooker, cupboards, drawers, integrated dishwasher, space & plumbing for automatic washing machine under, cupboards & concealed extractor over, tall unit to side. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer. Alternatively, an undercounter fridge and freezer could be used to create space for a dining table. Part glazed door with window to side through to the:



REAR ENTRANCE PORCH

2.26m x 1.57m (7'5" x 5'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to rear elevation & garden and wood effect flooring.

BEDROOM ONE

3.61m x 3.49m (11'10" x 11'6")

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM TWO

3.63m x 3.12m (11'11" x 10'2")

Having window to front elevation and radiator.

BEDROOM THREE

2.29m x 2.23m (7'6" x 7'4")

Having window to side elevation and radiator.

SHOWER ROOM

2.25m x 1.3m (7'5" x 4'4")

Having window to side elevation, tiled walls, wood effect flooring, shaver point, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and extends down the side of the property where there is gated access to a car port.

REAR GARDEN

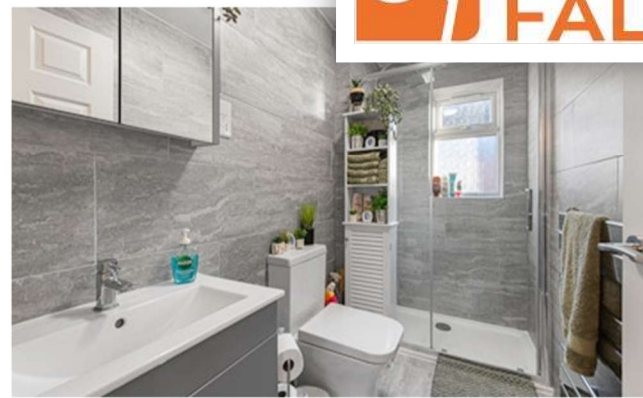
Being enclosed and majority laid to lawn with a patio area and garden shed.

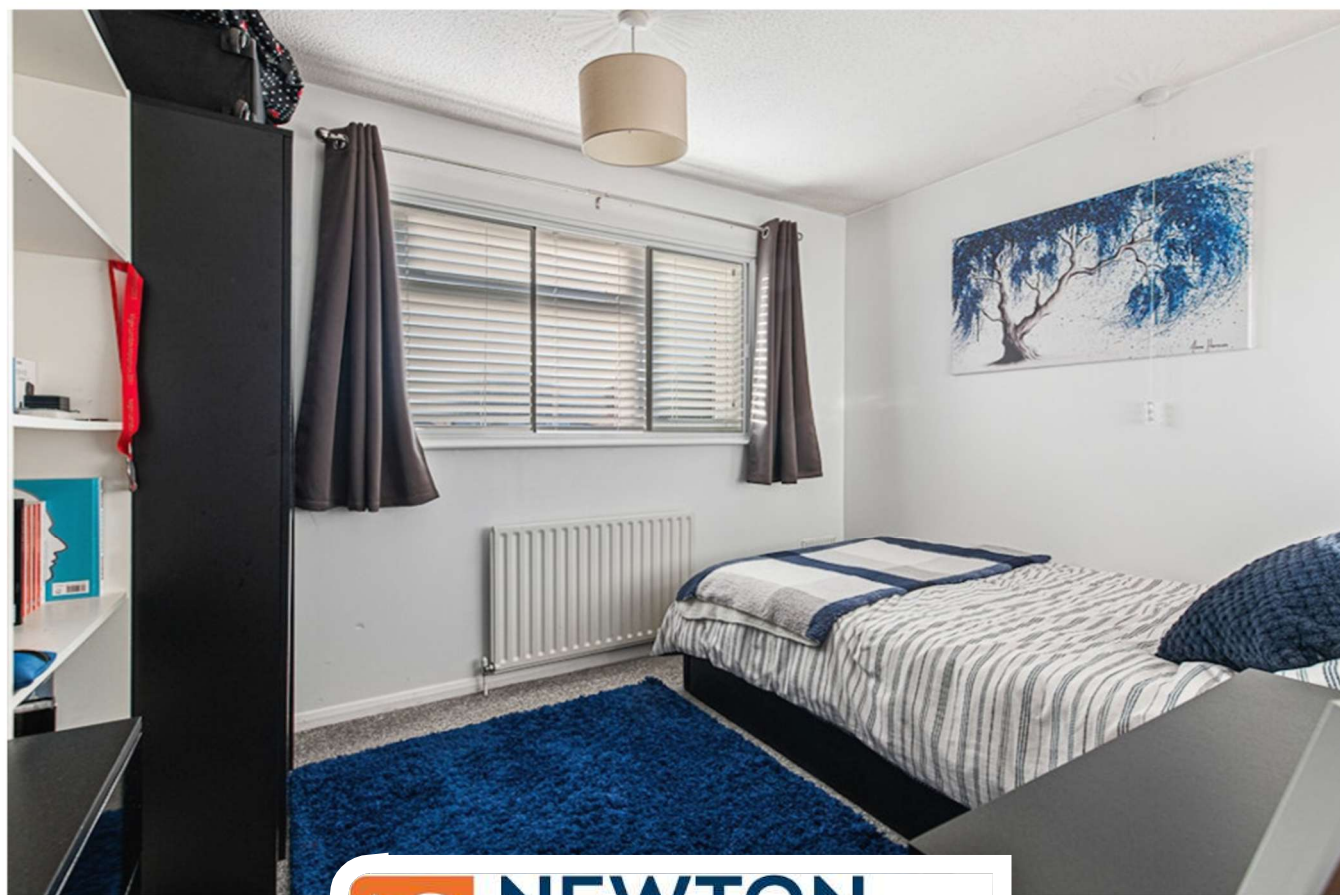
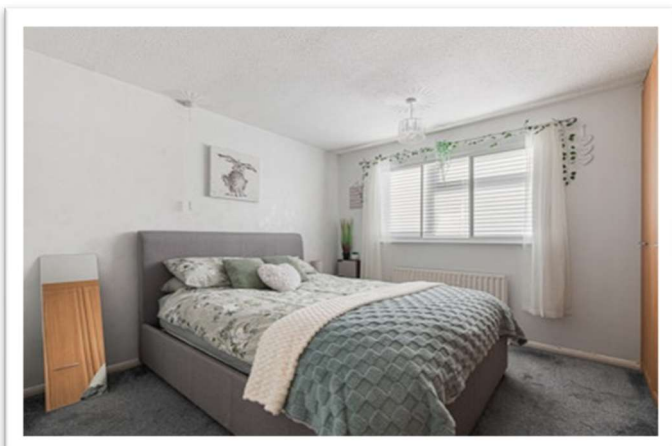
SERVICES

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 B.



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Floorplan



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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