



# the agent



## 61 Kings Manor, Coningsby, LN4 4TJ

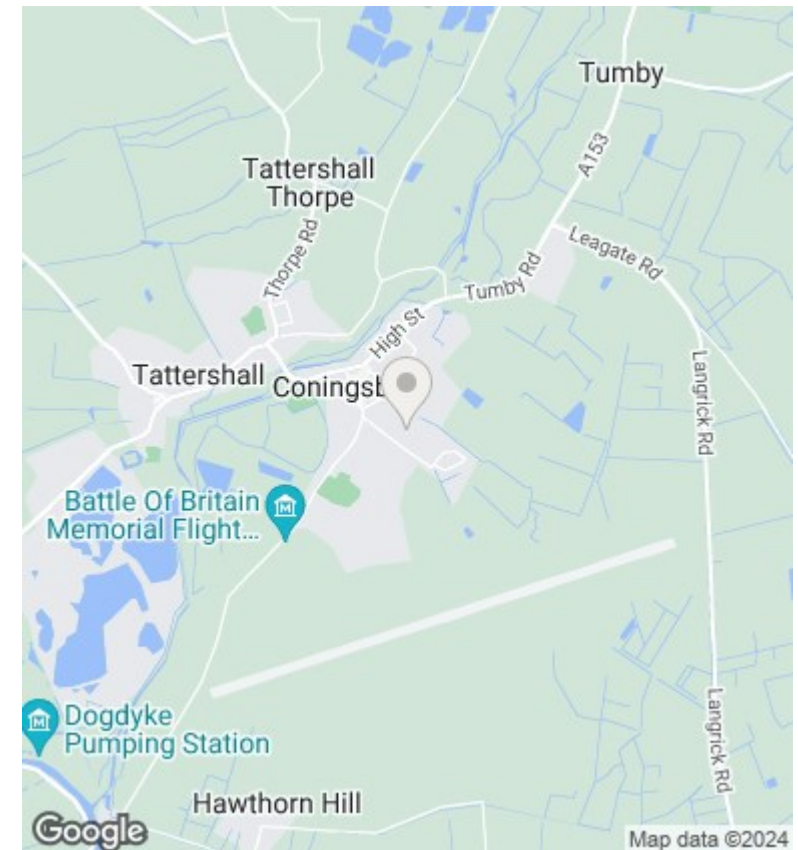
Asking Price £325,000

- Four Bedroom House
- Master Bedroom with Ensuite Shower Room
- Enclosed Rear Garden
- EPC Rating C
- Extended Family/Garden Room
- Fully Fitted Kitchen
- Family Bathroom
- Large Lounge
- Detached Double Garage
- Gas Central Heating



Total area: approx. 159.7 sq. metres (1719.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	84
(69-80)	C		
(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	