

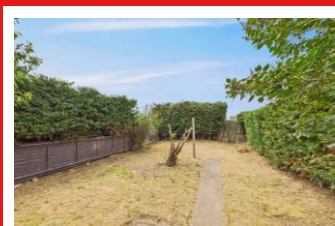


8 Allen Road,
Coningsby, LN4 4RW
Offers in the Region of £130,000



- Mid-Terrace House
- Sought After Residential Location
- Hall, Lounge, Dining Kitchen
- 3 Bedrooms, Bathroom
- Gardens to Front and Rear
- NO UPWARD CHAIN

Brought to the market with the benefit of NO UPWARD CHAIN, is this mid-terrace non-standard three bedroom home, having uPVC units together with gas fired central heating and is set in convenient sized gardens on this popular and sought after estate. The property is within driving distance of the village centre with all its amenities and facilities.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





ENTRANCE LOBBY With radiator, coats rail and staircase to the first floor.

LOUNGE 19' 7" x 11' 9" (5.97m x 3.58m) Having feature open fireplace and tiled hearth, two radiators, dado rail, TV lead and telephone point.

BREAKFAST KITCHEN 16' 5" x 10' 6" (5m x 3.2m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine. Breakfast bar, tiled floor, part-tiled walls, uPVC sealed double glazed door to the rear garden, fitted shelved pantry cupboard, under stairs storage cupboard and open access to SECONDARY FRONT ENTRANCE LOBBY with tiled floor and gas fired wall mounted combination boiler.

FIRST FLOOR LANDING With built-in shelved storage cupboard.

BEDROOM ONE 11' 9" x 10' 6" (3.58m x 3.2m) Having double radiator, built-in single wardrobe.

BEDROOM TWO 12' 9" x 8' 7" (3.89m x 2.62m) With radiator and views over the rear garden.

BEDROOM THREE 10' 6" x 7' 6" (3.2m x 2.29m) With radiator and built-in shelved storage cupboard.

BATHROOM 9' 6" x 5' 4" (2.9m x 1.63m) Having enclosed bath with tiled shower cubicle with electric shower unit, extractor fan, pedestal hand basin and low level WC. Part-panelled walls, part-tiled walls and radiator.

OUTSIDE The front garden is mainly lawn and to the fully enclosed rear is a further lawn garden.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter’s- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter’s-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter’s- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter’s- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

