





High Street, Coningsby Lincoln LN4 4RF



welcome to

High Street, Coningsby Lincoln

Offered for sale with no onward chain, this end terrace property, which offers spacious accommodation and off road parking. The property is located within the popular village of Coningsby providing great access to local amenities. Call now to view.













Lounge

13' 1" x 12' (3.99m x 3.66m)

Being entered via a uPVC door from the front. There is an open fireplace with surround, radiator, two TV points, telephone point, double glazed window to the side and further double glazed window to the front.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

There is a radiator, storage cupboard, laminate flooring, stairs rising to the first floor, double glazed window to the conservatory and further double glazed window to the side.

Kitchen

9' x 6' (2.74m x 1.83m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks and a single drainer stainless steel sink with mixer tap. There is a freestanding cooker, plumbing for washing machine, tiled flooring, double glazed window to the conservatory and partly glazed door to the:

Conservatory

9' 1" x 7' 11" (2.77m x 2.41m)

Being fully glazed to two sides with double glazed patio doors to the rear and tiled flooring.

Bathroom

Fitted with a suite comprising of bath with shower over, pedestal wash hand basin and WC. There is tiled flooring, fully tiled walls and two double glazed windows to the side.

First Floor Landing

Bedroom One

12' x 12' (3.66m x 3.66m)

There is access to loft, radiator, two fitted cupboards, telephone point and double glazed window to the front.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)

Having sloping ceiling, radiator, TV point and double glazed window to the rear.

Bedroom Three

12' 1" x 6' (3.68m x 1.83m)

There is a radiator, airing cupboard, storage cupboard and double glazed window to the side.

Outside Front

To the front of the property there is a small brick wall, whilst to the side there is a driveway providing parking for several vehicles.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn with a patio area, gravelled area, outside tap, dog kennel, two brick built sheds and one wooden shed.





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High Street, Coningsby Lincoln

- Popular village location
- Close to local amenities
- Off street parking
- Fully enclosed rear garden
- No onward chain

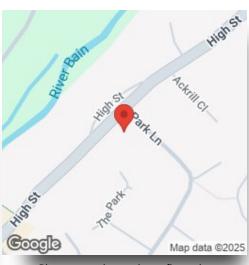
Tenure: Freehold EPC Rating: D Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SNH112604 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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