



Virtual Tour

<https://youtu.be/2AOvIHhegvY>



14 Park Lane, Coningsby, LN4 4SW



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Freehold

£260,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- En-suite & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow in a popular sought after location within a short distance from local amenities. Having accommodation comprising: entrance hall, lounge, dining kitchen, master bedroom with en-suite, two further bedrooms and shower room. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Porch recess with part glazed uPVC front entrance door & side screen through to the:

FITTED KITCHEN AREA

Having sealed unit double glazed uPVC window & part glazed door to rear elevation, coved ceiling and ceramic tiled floor.



ENTRANCE HALL

Having coved ceiling, radiator, wooden flooring, wood panelling to dado height, access to roof space, built-in airing cupboard and built-in cupboard housing oil fired boiler providing for both domestic hot water & heating.

Re-fitted in 2020 with a range of high gloss base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated automatic washing machine under. Work surface return with inset electric hob, cupboard, drawers & integrated dishwasher under, cupboards, cooker hood & integrated microwave over. Tall unit to side housing integrated fridge & freezer. Tall unit housing integrated electric double oven with cupboards under & over and further tall units to side. Open to the:

LOUNGE

5.04m x 3.75m (16.5ft x 12.3ft)

Having sealed unit double glazed uPVC windows to front & side elevations, radiator and television aerial connection point.

DINING KITCHEN

5.91m x 3.34m (19.4ft x 11ft)

Forming two areas comprising:

DINING AREA

Having sealed unit double glazed uPVC french doors to rear elevation & garden, coved ceiling, radiator and ceramic tiled floor.



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BEDROOM ONE

5.27m x 3.62m (17.3ft x 11.9ft)

Having sealed unit double glazed uPVC window & french doors to rear elevation, coved ceiling and radiator.

EN-SUITE

Having sealed unit double glazed uPVC window to rear elevation, shower enclosure with mixer shower fitting, close coupled WC and hand basin.

BEDROOM TWO

3.68m x 3.56m (12.1ft x 11.7ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling and radiator.

BEDROOM THREE

2.64m x 2.48m (8.7ft x 8.1ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling and radiator.

SHOWER ROOM

2.39m x 1.96m (7.8ft x 6.4ft)

Having sealed unit double glazed uPVC window to rear elevation, radiator, part tiled walls, fully tiled shower enclosure with 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 with borders and central tree. A driveway with turning area provides off-road parking leads to the:

GARAGE

4.35m x 2.68m (14.3ft x 8.8ft)
Having up-and-over door, light & power.

REAR GARDEN

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

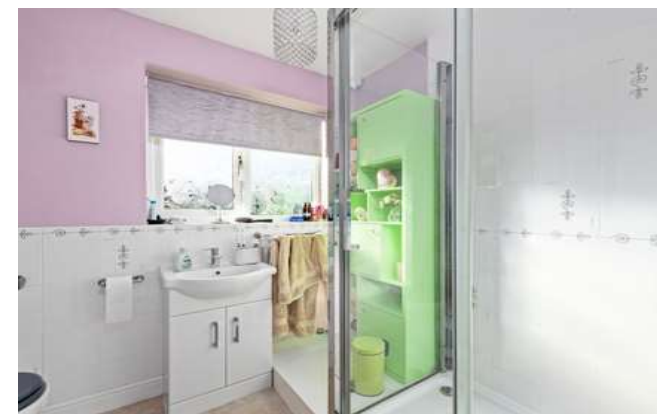
VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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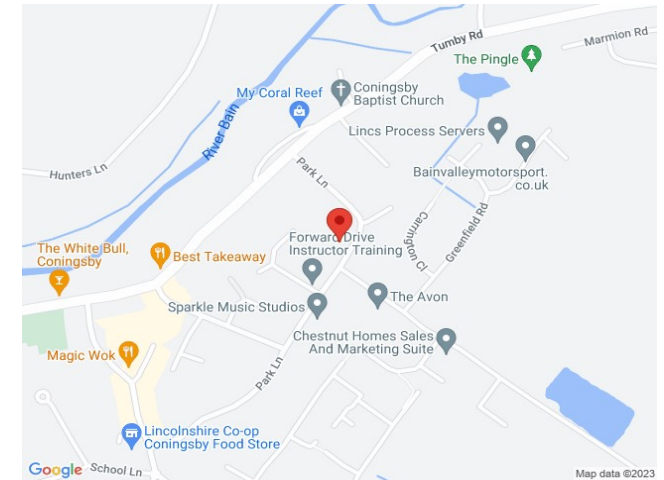
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Floorplan



Total area: approx. 110.1 sq. metres (1185.6 sq. feet)



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.

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For more information please call 01507 499488



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