



4 Curtis Drive, Coningsby, LN4 4NQ



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Freehold

£250,000



Key Features

- Link detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Low maintenance rear garden
- EPC rating C





A link detached house situated at the end of a cul-de-sac in the popular and well served village of Coningsby. Having well presented accommodation comprising: entrance hall, lounge, re-fitted kitchen, dining room, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a block paved area to the front which provides ample off-road parking, a garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having covered & textured ceiling, radiator, laminate flooring, telephone connection point, understairs storage cupboard and staircase rising to first floor.

LOUNGE

4.33m x 3.59m (14'2" x 11'10")

Having window to front elevation, covered & textured ceiling, radiator, laminate flooring, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.

KITCHEN

3.15m x 2.62m (10'4" x 8'7")

Having window to rear elevation, coved & textured ceiling with inset ceiling spotlights, radiator and laminate flooring.

Re-fitted around three years ago with a range of base & wall units with wood work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated slimline dishwasher under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & concealed cooker hood over. Further work surface with space for fridge & freezer under.



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DINING ROOM

3.16m x 2.78m (10'5" x 9'1")

Having french doors with inbuilt blinds to rear elevation & garden

UTILITY

2.26m x 1.60m (7'5" x 5'2")

Having part glazed uPVC door to rear elevation, coved & textured ceiling, laminate flooring, work surface with space & plumbing for automatic washing machine under, cupboards over and larder style unit to side.

CLOAKROOM

Having window to rear elevation, coved & textured ceiling, radiator, laminate flooring, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having coved & textured ceiling and built-in cupboard.



MASTER BEDROOM

3.96m x 3.02m (13'0" x 9'11")

Having window to front elevation, coved & textured ceiling and radiator.

EN-SUITE

3.20m x 0.96m (10'6" x 3'1")

Having window to side elevation, coved & textured ceiling, radiator, tile effect flooring, part tiled walls and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



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BEDROOM TWO

3.22m x 2.72m (10'7" x 8'11")

Having window to rear elevation, coved & textured ceiling, radiator, fitted wardrobe with sliding mirror doors and dressing table.

BEDROOM THREE

2.48m x 2.40m (8'1" x 7'11")

Having window to front elevation, coved & textured ceiling, radiator and fitted wardrobe to side of bed space with bedside cabinet and cupboards over.

BATHROOM

2.16m x 1.96m (7'1" x 6'5")

Having window to rear elevation, coved & textured ceiling, radiator, tile effect flooring, tiled splashbacks, shaver point and extractor. Fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a block paved area which provides ample off-road parking and leads to the:

GARAGE

Having electric roller door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and low maintenance with a paved patio, decked area, artificial grass area and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The heating is controlled by Hive smart heating and we are advised that the windows & doors were replaced around three to four years ago. The current council tax is band C.

VIEWING

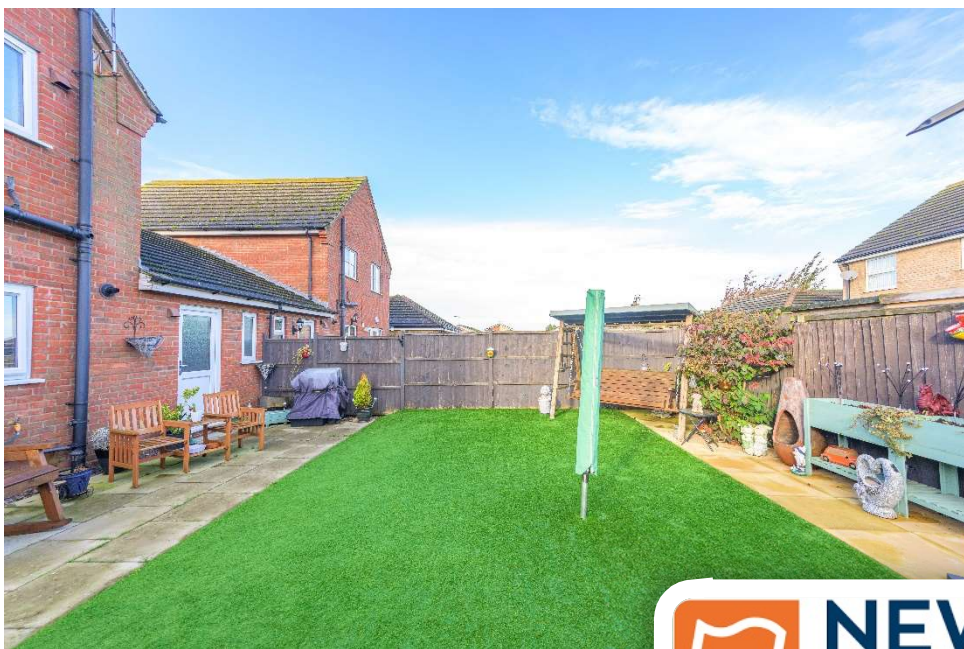
By appointment with Newton Fallowell - telephone 01507 499488.

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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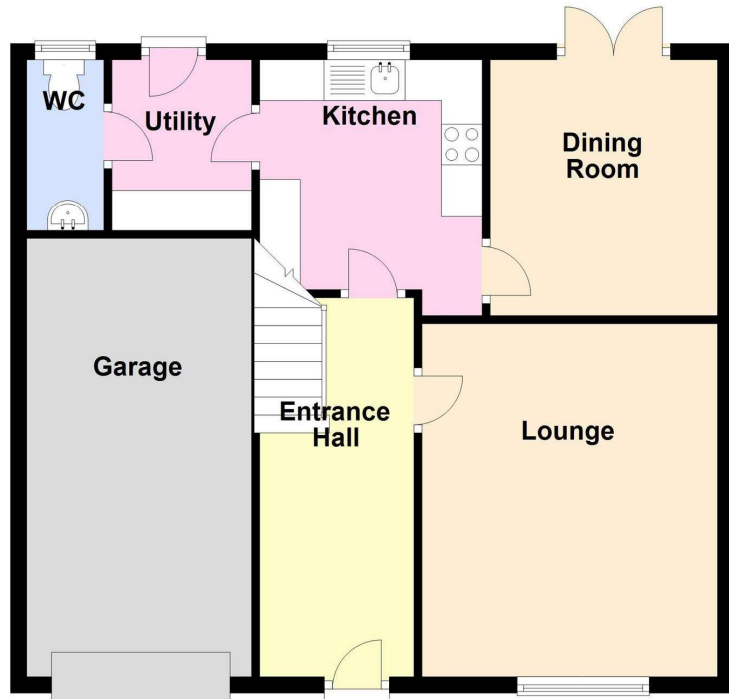
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Floorplan

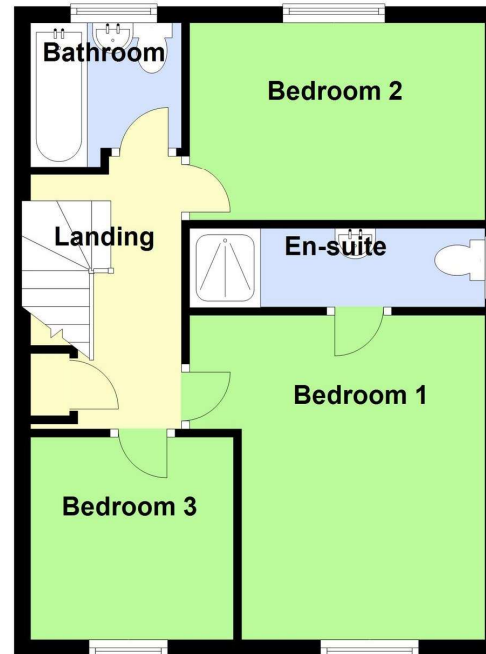
Ground Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)



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