



1 Pingle Close, Coningsby, LN4 4JZ

 4  2  1

Freehold

£315,000



Key Features

- Detached house
- Four bedrooms
- Lounge & conservatory
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached house in a quiet cul-de-sac location and backing on to the Pingle Nature Reserve. Having over 1,400 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen, conservatory and utility to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, dado rail and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

LOUNGE

4.35m x 3.46m (14'4" x 11'5")

Having box bay window to front elevation, coved ceiling, two radiators, television aerial connection point and fireplace with marble hearth, inset living flame style gas fire and marble surround.



DINING KITCHEN

5.37m x 3.23m (17'7" x 10'7")

Having window to rear elevation, inset ceiling spotlights, chrome heated towel rail, understairs storage cupboard and tiled floor.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over.

Work surface return with cupboards under, cupboards over and tall unit housing integrated fridge & freezer to side. Island unit with inset gas hob, integrated electric oven, cupboard & drawer under, stainless steel cooker hood over. Opening to the utility and sliding patio doors to the:





CONSERVATORY

4.00m x 4.00m (13'1" x 13'1")

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden and wood effect flooring.

UTILITY

2.65m x 2.10m (8'8" x 6'11")

Having window & part glazed door to rear elevation, tiled floor, door to garage, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface with inset sink with mixer tap, cupboards, space & plumbing for automatic washing machine and tumble dryer under.

 **NEWTON
FALLOWELL**



FIRST FLOOR LANDING

Having dado rail and built-in airing cupboard.

MASTER BEDROOM

3.98m x 3.19m (13'1" x 10'6")

Having box bay window to front elevation, radiator, ceiling fan/light fitting and fitted wardrobes to one wall.

EN-SUITE

Having window to side elevation, chrome heated towel rail, tiled walls, tiled floor, shaver point, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

6.11m x 2.67m (20'0" x 8'10")

Having dormer style window to front elevation, further window to rear elevation, two radiators and access to roof space.

BEDROOM THREE

3.19m x 2.92m (10'6" x 9'7")

Having window to rear elevation and radiator.

BEDROOM FOUR

3.01m x 2.11m (9'11" x 6'11")

Having window to front elevation and radiator.

FAMILY BATHROOM

2.08m x 1.83m (6'10" x 6'0")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a gravelled garden and a block paved driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with borders. Having a paved patio area and a decked area to the far rear with a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage. Heating is via a gas fired boiler with Hive controls serving radiators and the property is double glazed. The property has a pressurised hot water system and solar panels with a 7kw battery (available by separate negotiation) We are advised that the conservatory gutters & fascias were replaced in the last three years. The council tax is band D.

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.

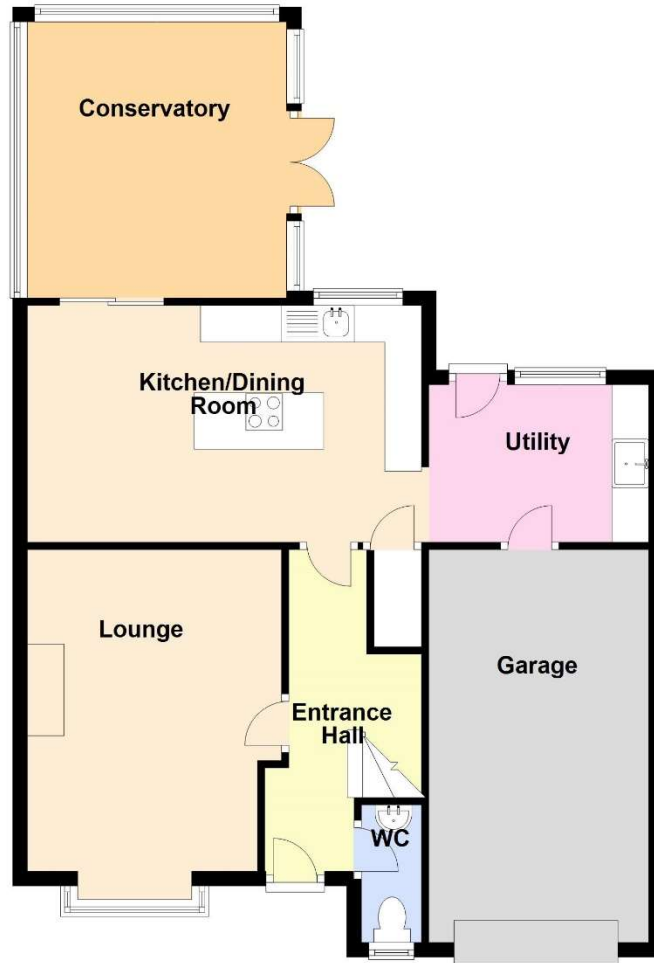
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor

Approx. 79.9 sq. metres (860.2 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 137.0 sq. metres (1474.8 sq. feet)



Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk