



9 Lee Avenue, Coningsby, LN4 4GY



Freehold

£180,000



Key Features

- End terrace house
- Two bedrooms
- Lounge & kitchen
- Cloakroom & bathroom
- Two parking spaces
- Enclosed rear garden
- Ideal for first time buyers
- EPC rating B





An end terrace house in a sought after area close to the town centre. Ideal for first time buyers and having accommodation comprising: kitchen, cloakroom and lounge to ground floor. Two bedrooms and bathroom to first floor. Outside the property has two parking spaces and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

KITCHEN

3.14m x 3.50m (10'4" x 11'6")

Having window to front elevation and Karndean flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric oven & microwave with cupboards under & over. Further tall unit to side. Opening to the lounge and door to the:

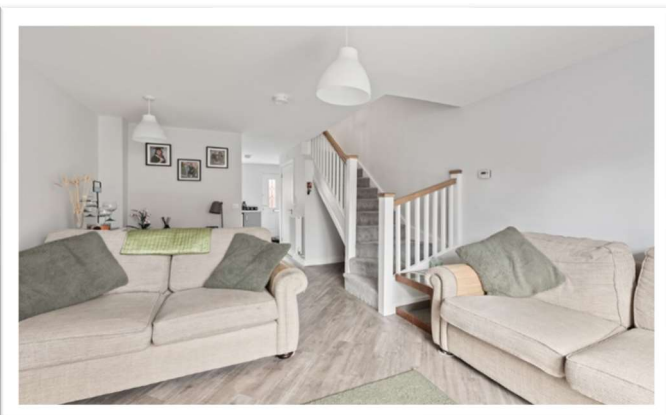
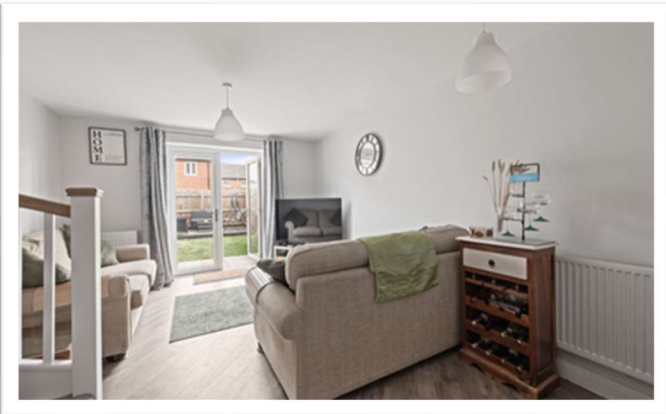
CLOAKROOM

Having Karndean flooring close coupled WC and hand basin.

LOUNGE

3.56m x 4.74m (11'8" x 15'7")

Having french doors to rear elevation & garden, two radiators, continuation of Karndean flooring and staircase rising to first floor.



FIRST FLOOR LANDING

Having access to roof space and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

2.82m x 3.52m (9'4" x 11'6")

Having window to rear elevation and radiator.

BEDROOM TWO

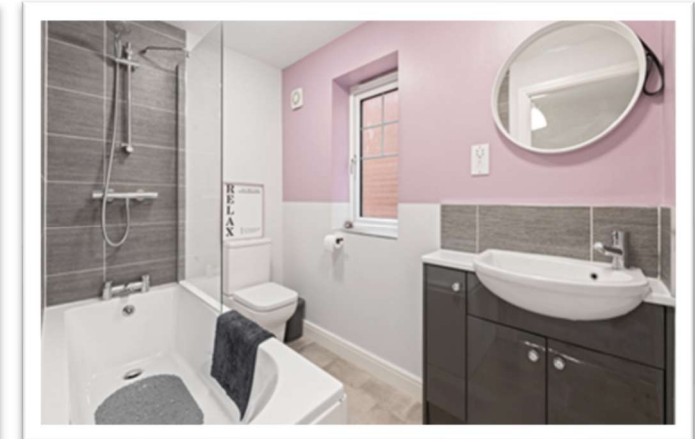
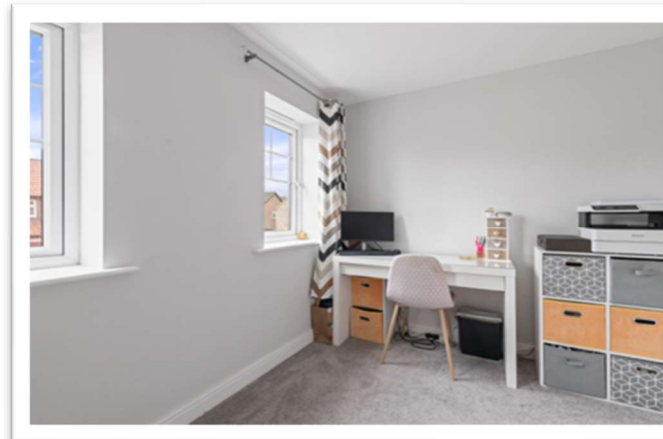
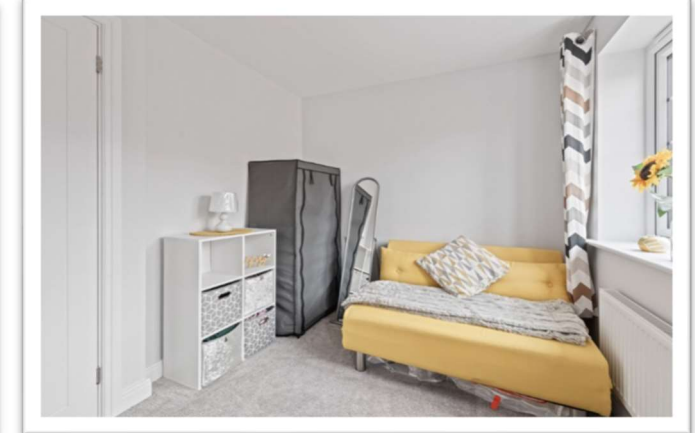
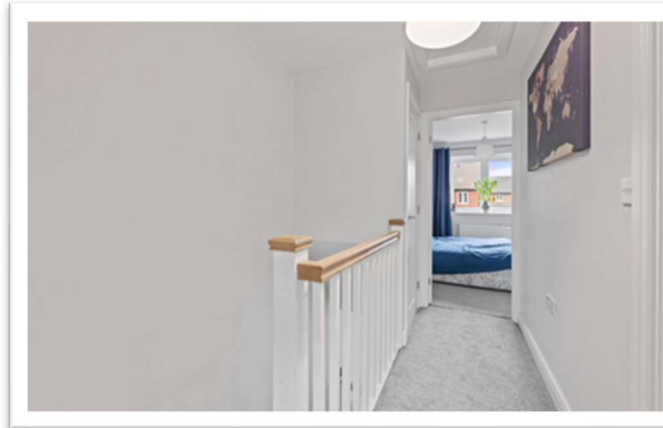
2.13m x 3.52m (7'0" x 11'6")

Having two windows to front elevation and radiator.

BATHROOM

1.50m x 2.74m (4'11" x 9'0")

Having window to side elevation, radiator, tile effect flooring, tiled splashbacks, extractor and shaver point. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards under.



EXTERIOR

To the front of the property there is a small garden and two parking spaces.

REAR GARDEN

Being enclosed with a side access gate and laid to lawn with two paved patio areas.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

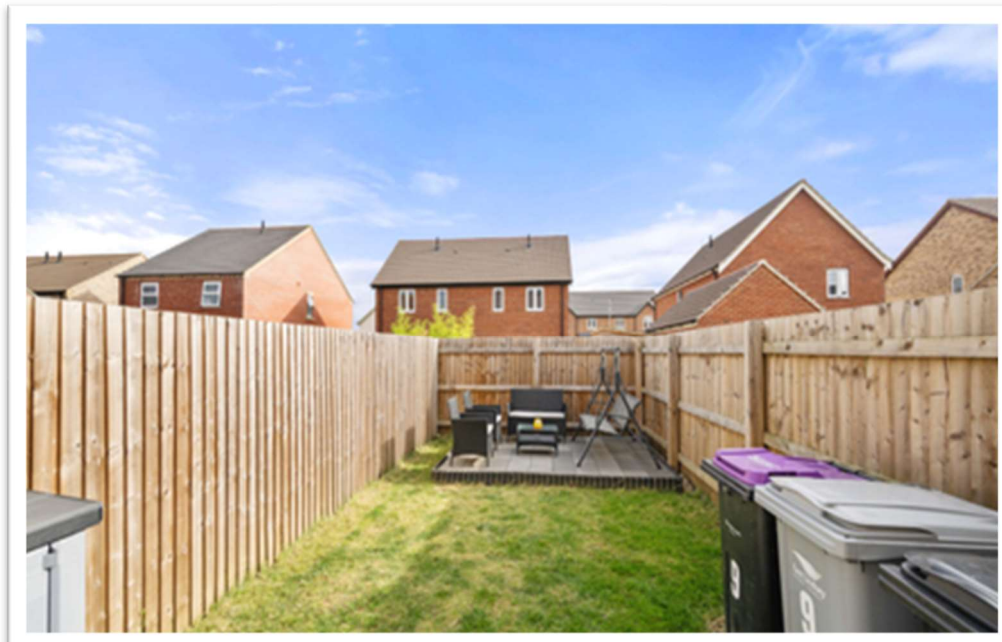
VIEWING

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.

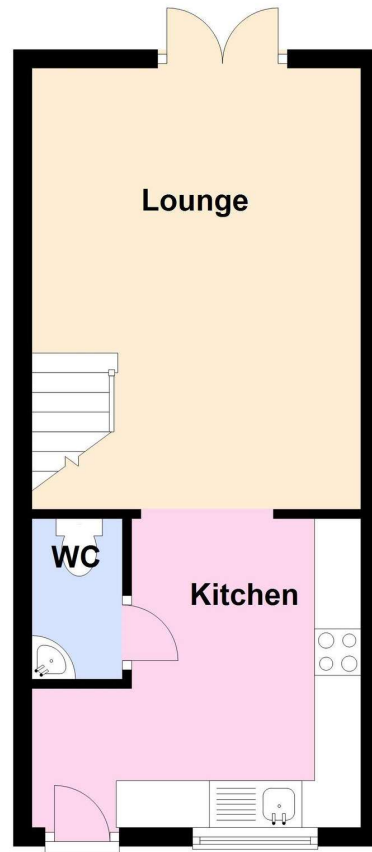
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Floorplan

Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)



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