



21 Curtis Drive, Coningsby, LN4 4NQ



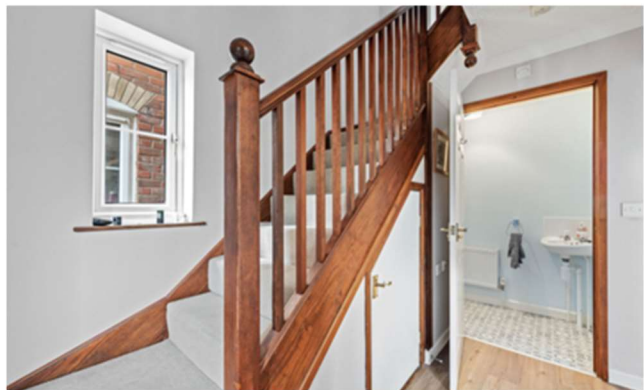
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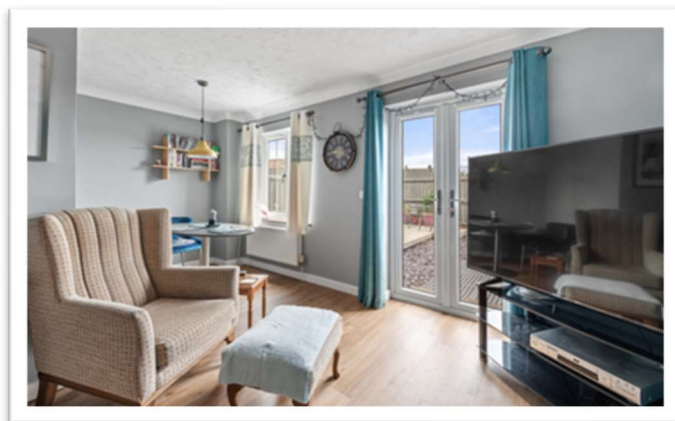
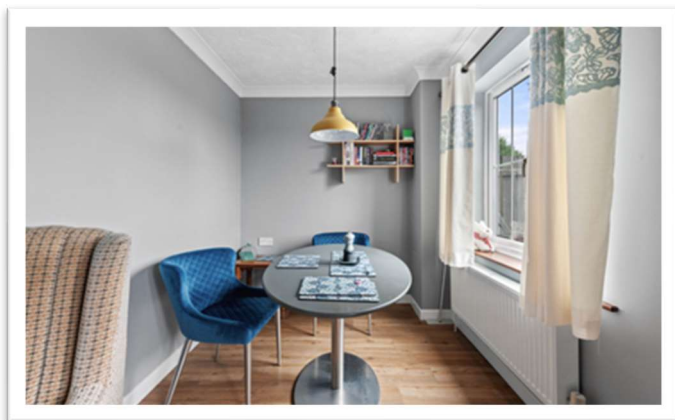
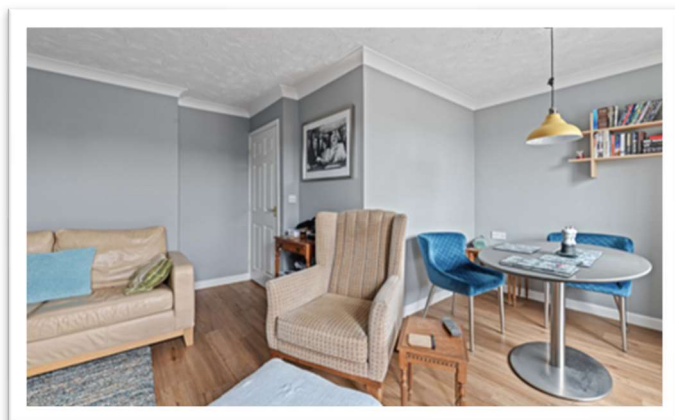
£155,000



Key Features

- End terrace house
- Two bedrooms
- Kitchen & lounge/diner
- Cloakroom & bathroom
- Two parking spaces
- Enclosed rear garden
- EPC rating C





Ideal for first time buyers this end terrace house is in a cul-de-sac location with two parking spaces and an enclosed rear garden. Having well presented accommodation comprising: entrance hall, cloakroom, kitchen and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, smoke alarm, laminate flooring, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having close coupled WC and hand basin.

KITCHEN

2.99m x 2.22m (9'10" x 7'4")

Having window to front elevation, coved ceiling and tile effect vinyl flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven & cupboard under, cupboards & concealed cooker hood over, space for upright fridge/freezer to one side.

LOUNGE/DINER

4.97m x 3.96m (16'4" x 13'0")

(max) Having window & french doors to rear elevation, coved ceiling, radiator and laminate flooring.

FIRST FLOOR LANDING

Having coved ceiling, access to roof space and built-in cupboard with radiator.

BEDROOM ONE

3.67m x 3.23m (12'0" x 10'7")

Having two windows to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO

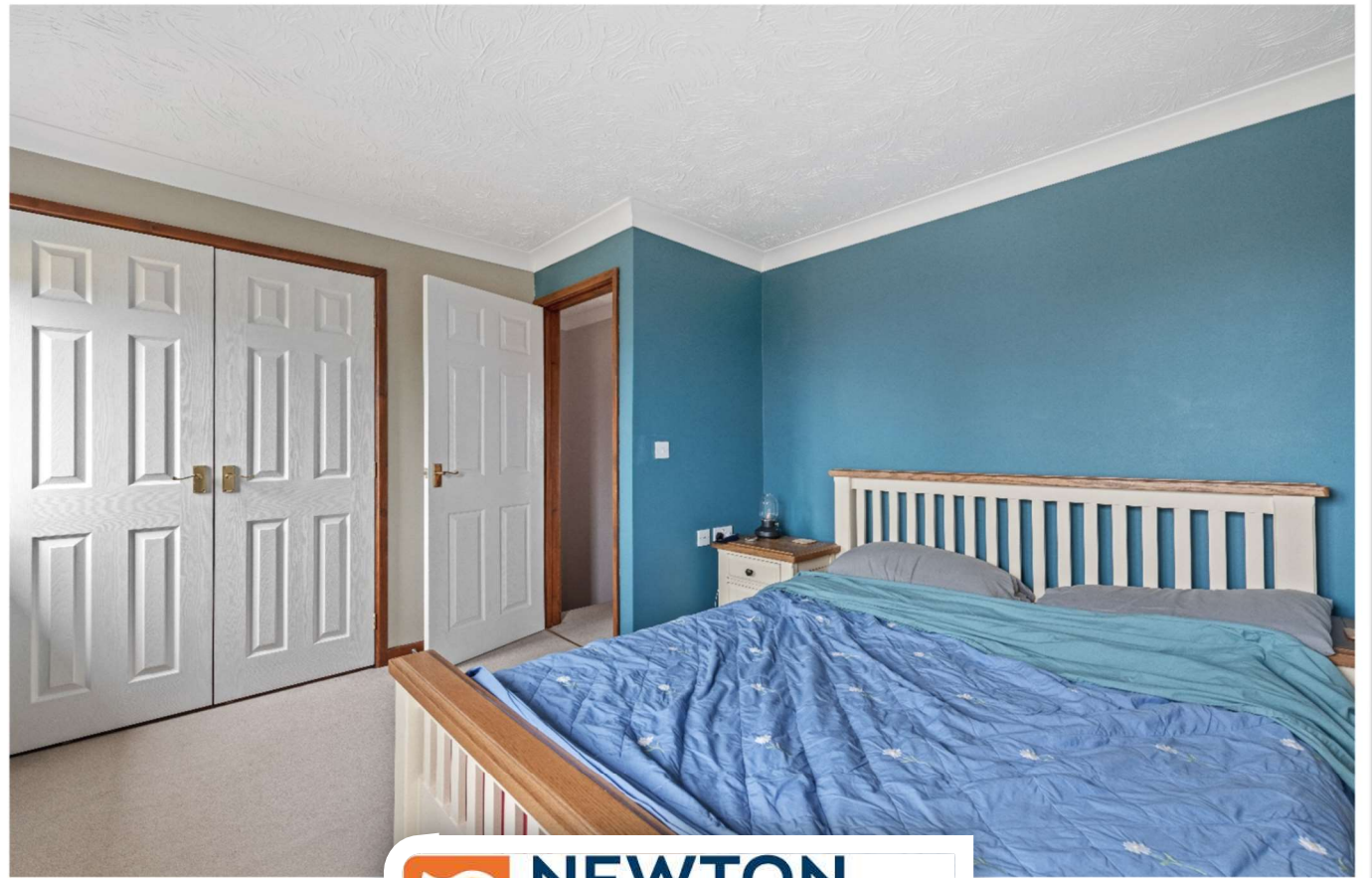
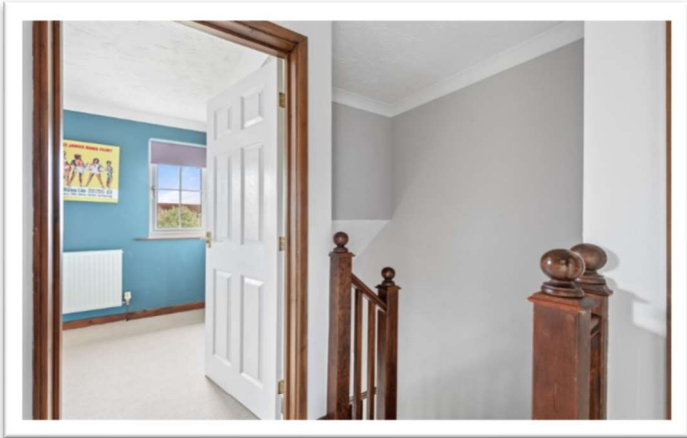
3.14m x 2.72m (10'4" x 8'11")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

2.14m x 1.96m (7'0" x 6'5")

Having window to rear elevation, coved ceiling, radiator, extractor, shaver point, tiled walls and vinyl flooring. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



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FALLOWELL**

EXTERIOR

To the front of the property there is a small low maintenance gravelled garden with a paved footpath leading to the front entrance door. A passageway to the side of the property leads to gated access to the:

REAR GARDEN

Being enclosed and slate chipped for ease of maintenance with a decked seating area.

The property also has two parking spaces.

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.

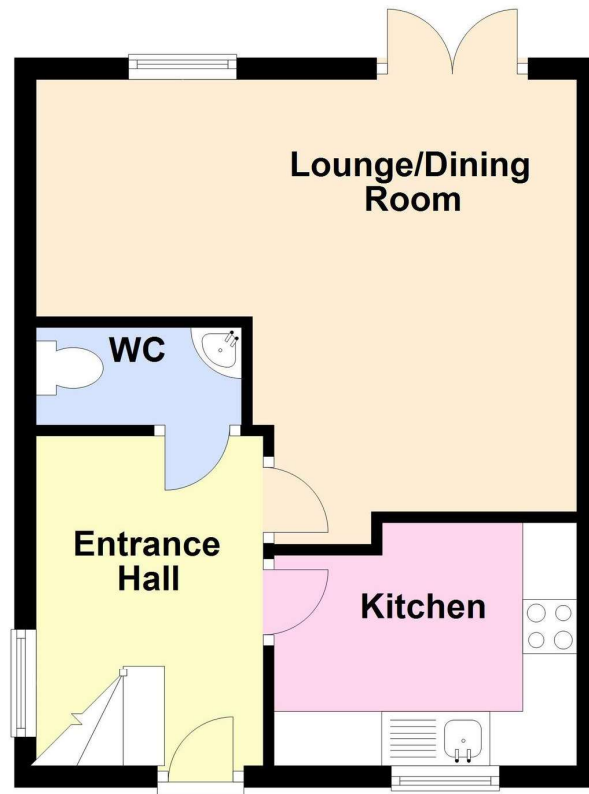
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Floorplan

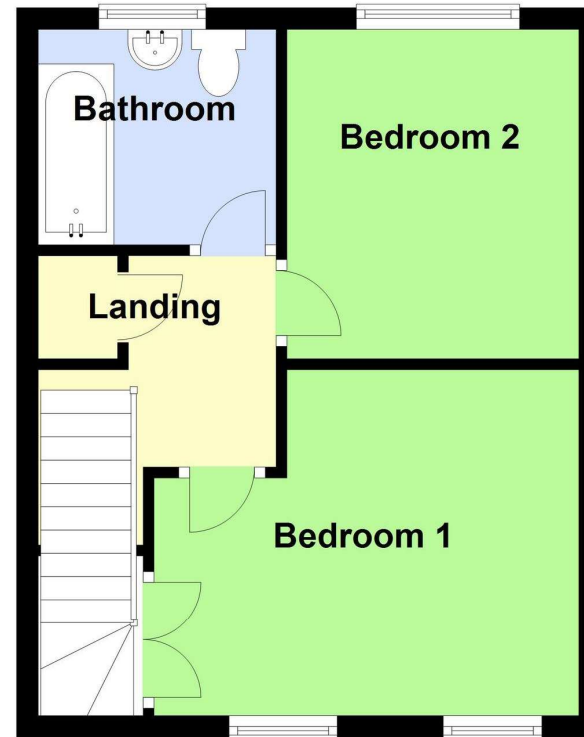
Ground Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)



Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk