



1 Lee Avenue
Coningsby, Lincoln. LN4 4GY

BELL



1 Lee Avenue Coningsby

This is a modern detached, tastefully presented, three bedroom family home, situated on a corner plot in a residential development in the village of Coningsby home to the RAF base. Accommodation comprises; hallway, dining kitchen, triple aspect living room, cloakroom and utility to ground floor; master bedroom with ensuite, two further bedrooms and bathroom to first floor.

There is a private driveway to the side with access to single garage, good size well enclosed garden to the rear with paved patio area.

ACCOMMODATION

Hallway having composite double glazed front entrance door, wood effect flooring, radiator and ceiling light. Doors to cloakroom, dining kitchen and to:

Living Room (9'10" x 18' 6") having uPVC double glazed windows to front and side aspects with French doors to rear; carpet, radiator, TV point, ceiling lights, and power points. Thermostatic heating control.

Cloakroom (3'1" x 5'11") with low level WC, hand wash basin, wood effect flooring, radiator and ceiling light.

Dining Kitchen (8'11" x 18'6") having uPVC double glazed windows to front and rear aspects; a good range of storage units to base and wall levels, integrated fridge-freezer, dishwasher, Zanussi oven and hob, wood effect flooring, radiators, ceiling lights and power points. Door to:





Utility (6'2" x 6'7") having composite double glazed doors to rear; storage units to base level, space and connections for washing machine and dryer, wood effect flooring and radiator, built in under stairs pantry storage.

Carpeted staircase with hand rail to:

First Floor

Gallery Landing with uPVC double glazed window to rear aspect, carpeted floor, radiator and ceiling light. Doors to bedrooms and bathroom.

Master Bedroom (8'11" x 12'4") having uPVC double glazed window to rear aspect; mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points. Thermostatic heating control. Door to:

En- Suite Shower Room (5'10" x 12'4") having uPVC double glazed obscure window to front aspect; low level WC and hand wash basin to storage unit, tiled shower cubicle. Wood effect flooring, shaver socket and ceiling light.

Bedroom 3 (7'1" x 9'6") with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 (9'6" x 11'1") with uPVC double glazed windows to front and side aspects; ceiling light, carpeted floor, radiator, and power points.

Bathroom (5'7" x 7'2") having uPVC double glazed obscure window to front aspect; panel bath with tiled surround, shower screen and thermostatic overhead shower tap. Low level WC and hand wash basin to storage unit. Wood effect flooring, radiator, and ceiling light.

OUTSIDE

The property is approached to the front via a brick paved no-through road, leading to the long, double driveway continuing down to the **Single Garage** with up and over door to front, light to ceiling, power, door to side.

The front is set with mature shrubs, and a path to the front door; while the rear garden is laid to lawn with a mature border to the rear, and paved patio seating leading off the French doors.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

AL MAINS SERVICES

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office
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