



**Finney Close, Coningsby Lincoln LN4 4JY**

**welcome to**

## **Finney Close, Coningsby Lincoln**

A well-presented detached family home situated within the sought after and well serviced town of Coningsby. Boasting a generous corner plot, ample off road parking, fully enclosed rear garden and 22ft lounge diner.



### **Entrance Hall**

8' 7" x 4' 9" ( 2.62m x 1.45m )

With double glazed front door and double glazed window to the side, coving to the ceiling and stairs rising to first floor.

### **Lounge Diner**

18' 4" max (L shape) x 22' 9" max (L shape) ( 5.59m max (L shape) x 6.93m max (L shape) )

With double glazed windows to the front and rear, double glazed sliding door opening to the rear garden, coving to the ceiling and two radiators.

### **Kitchen**

10' 11" x 10' ( 3.33m x 3.05m )

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, integral double oven, hob with stainless steel cooker hood fitted above, integral fridge freezer, integral washing machine and wine rack.

### **Cloakroom**

With obscured double glazed window to the side, coving to the ceiling, chrome heated towel rail, WC and wash hand basin.

### **First Floor Landing**

With double glazed window to the side, built in cupboard housing wall mounted gas central heating boiler and loft access point.

### **Bedroom One**

14' 1" x 10' 2" ( 4.29m x 3.10m )

With two double glazed windows to the rear, coving to the ceiling and radiator.

### **Bedroom Two**

12' 4" x 8' 4" ( 3.76m x 2.54m )

With double glazed double aspect window to the front and rear, and radiator.

### **Bedroom Three**

11' 4" x 7' 3" ( 3.45m x 2.21m )

With double glazed window to the front and built in slide front wardrobe.

### **Bathroom**

With obscured double glazed window to the front, P-shape bath with over bath shower and fitted screen, WC, wash hand basin, tiling to the walls and floor, underfloor heating and extractor fan.

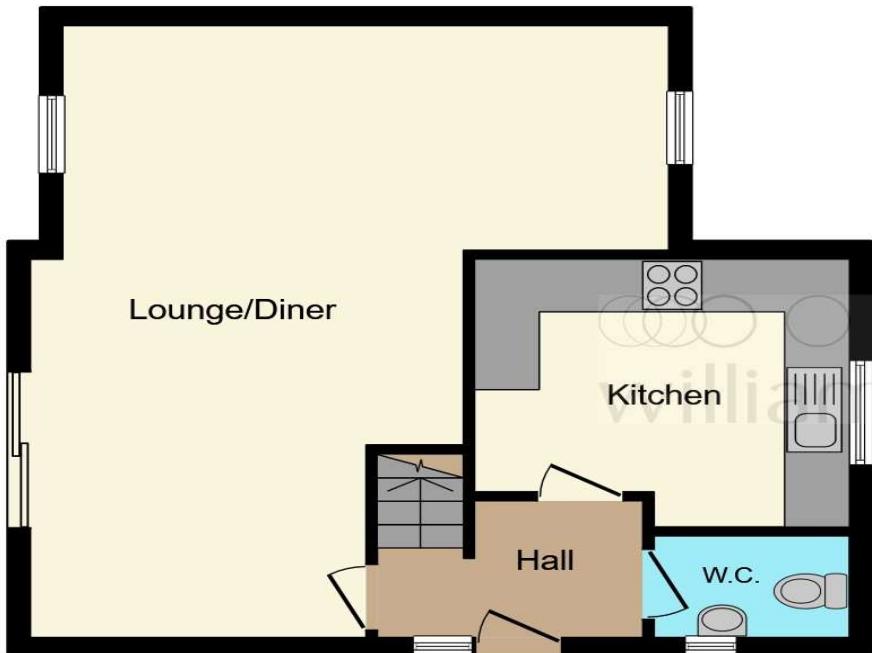
### **Outside**

Property benefits from a generous corner plot with a spacious area of lawn to the front, mature tree and driveway providing ample off road parking to the side. To the rear is a fully enclosed garden with a patio area and generous area of lawn.

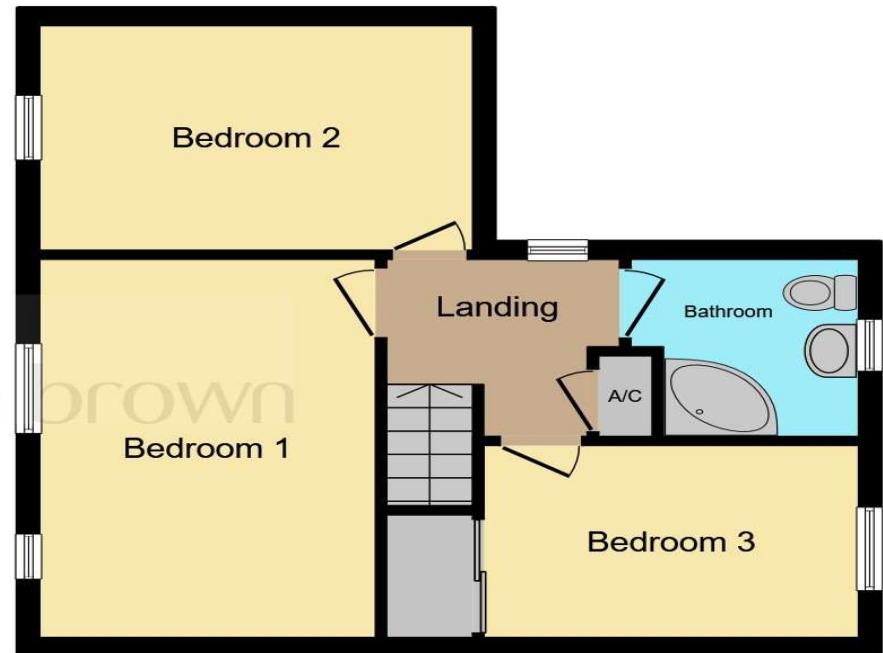


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Finney Close, Coningsby Lincoln

- Well-presented detached family home
- Generous corner plot
- Well serviced town location
- Ample off road parking
- Close to local amenities, schools & transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£230,000**



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



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