



***2 Scanlan Court,
Coningsby, LN4 4RZ
Asking Price Of £450,000***



- Highly Desirable Spacious Bungalow
- Discreet Cul-de-sac Location
- 6 Bedrooms, Including 2 Bedroom Annex
- 2 En-suites, 2 Further Bath/Shower Rooms
- Large Garage, Ample Parking
- Private Gardens. Gas CH.

Situated along a private lane in a discreet and highly sought-after location, this spacious modern bungalow offers exceptional and versatile accommodation. The main residence features generously sized bedrooms, and is presented to a high standard throughout. In addition, the property benefits from a self-contained two-bedroom annex with its own private entrance, lounge, kitchen, and shower room, making it ideal for multi-generational living, guest accommodation, or potential rental opportunities.



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RECEPTION HALL Having covered radiator, wall thermostat, telephone point, smoke detector, in-set ceiling lights, access to the roof void and built-in double cloaks cupboard.

LOUNGE 25' 0" x 12' 9" (7.62m x 3.89m) Having feature fire surround and hearth housing the multi-fuel cast iron burner, two radiators, in-set ceiling lights, wall lights, TV point, open archway to the dining area and uPVC sealed double glazed sliding doors to:

CONSERVATORY 19' 5" x 12' 11" (5.92m x 3.94m) Being part-brick with uPVC sealed double glazed windows and double doors to the patio and rear garden, under floor heating, wall lights.



DINING AREA 11' 8" x 10' 0" (3.56m x 3.05m) Having tiled floor, radiator, in-set ceiling lights and uPVC sealed double glazed double entrance doors to the front garden.

BREAKFAST KITCHEN 17' 9" x 10' 8" (5.41m x 3.25m) Having in-set single sink with mixer taps and range of base cupboard and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted oven with microwave oven over, five ring ceramic induction hob with extractor fan and light over, integral dishwasher, integral washing machine, integral tumble dryer, central island with cupboard under, wine cooler and USB charging points. Part-tiled walls, tiled floor, radiator and in-set ceiling lights. Door to the annex.

BEDROOM ONE 15' 0" x 12' 9" (4.57m x 3.89m) Having fitted wardrobes, radiator, in-set ceiling lights, TV and telephone lights. **EN-SUITE SHOWER ROOM** 8' 6" x 5' 2" (2.59m x 1.57m) Having walk-in shower area with side splash screen, hand basin, low level WC. Fully tiled walls and floor, extractor fan, in-set ceiling lights, heated towel rail.

BEDROOM TWO 14' 0" x 10' 8" (4.27m x 3.25m) With radiator and laminate floor. **EN-SUITE SHOWER ROOM** 10' 2" x 7' 2" (3.1m x 2.18m) Having walk-in shower area with side screen, hand basin and low level WC. Fully tiled walls and floor, heated towel rail, in-set ceiling lights.

BEDROOM THREE 10' 8" x 9' 9" (3.25m x 2.97m) Having radiator and laminate floor.

BEDROOM FOUR 15' 2" x 8' 2" (4.62m x 2.49m) (Plus access) Having built-in airing cupboard housing the pre-lagged hot water tank with immersion heater. Built-in triple wardrobe, laminate floor, radiator.

FAMILY BATHROOM 8' 8" x 7' 2" (2.64m x 2.18m) Having a free-standing corner bath with central mixer taps, shower cubicle, hand basin and low level WC. Fully tiled walls and floor, illuminated wall mirror, heated towel rail, extractor fan and in-set ceiling lights.

THE ANNEX - KITCHEN 14' 4" x 6' 8" (4.37m x 2.03m) Having single drainer sink unit with Quooker tap with cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted oven and grill with four ring induction hob with extractor fan and light over, part-tiled walls, tiled floor, uPVC sealed double glazed side entrance door and gas fired wall mounted boiler.

LOUNGE 15' 1" x 10' 0" (4.6m x 3.05m) Having two radiators, TV and telephone points, smoke detector, wall thermostat, small breakfast bar, laminate flooring.

BEDROOM ONE 10' 0" x 8' 2" (3.05m x 2.49m) With range of fitted wardrobes to one wall with sliding doors, laminate floor, radiator.

BEDROOM TWO 10' 3" x 10' 0" (3.12m x 3.05m) Having fitted double wardrobe with sliding doors, laminate floor, radiator.

OUTSIDE - GARAGE 19' 9" x 13' 2" (6.02m x 4.01m) Having electric up-and-over door together with side personal door, power and light connected. **THE GARDENS** The property is approached over a block paved drive to the front and also providing ample parking. The main garden is to the rear where there are footpaths and slabbed patio areas with lawn gardens beyond. Outside power, lights, cold water tap. **GREENHOUSE**, timber and felt **SAUNA** to one corner of the garden and a covered **ENTERTAINMENT AREA**.





OUTGOINGS - The property is located within the East Lindsey District Council. Property Band C

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	79 C
39-54	E		
21-38	F		
1-20	G		