



**High Street, Coningsby Lincoln LN4 4RF**



**welcome to**

**High Street, Coningsby Lincoln**

Being offered for sale with no onward chain, is this end-terrace property, which offers spacious accommodation and off road parking. The property is located within the popular village of Coningsby providing great access to local amenities. Call now to view.



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Lounge

13' 1" x 12' ( 3.99m x 3.66m )  
Being entered via a uPVC door from the front. There is an open fireplace with surround, radiator, two TV points, telephone point, double glazed window to the side and further double glazed window to the front.

### Dining Room

11' 11" x 9' 11" ( 3.63m x 3.02m )  
There is a radiator, storage cupboard, laminate flooring, stairs rising to the first floor, double glazed window to the conservatory and further double glazed window to the side.

### Kitchen

9' x 6' ( 2.74m x 1.83m )  
Fitted with a range of wall and base units with work surfacing over, tiled splashbacks and a single drainer stainless steel sink with mixer tap. There is a freestanding cooker, plumbing for washing machine, tiled flooring, double glazed window to the conservatory and partly glazed door to the:

### Conservatory

9' 1" x 7' 11" ( 2.77m x 2.41m )  
Being fully glazed to two sides with double glazed patio doors to the rear and tiled flooring.

### Bathroom

Fitted with a suite comprising of bath with shower over, pedestal wash hand basin and WC. There is tiled flooring, fully tiled walls and two double glazed windows to the side.

### First Floor Landing

#### Bedroom One

12' x 12' ( 3.66m x 3.66m )  
There is access to loft, radiator, two fitted cupboards, telephone point and double glazed window to the front.

#### Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )  
Having sloping ceiling, radiator, TV point and double glazed window to the rear.

#### Bedroom Three

12' 1" x 6' ( 3.68m x 1.83m )  
There is a radiator, airing cupboard, storage cupboard and double glazed window to the side.

### Outside Front

To the front of the property there is a small brick wall, whilst to the side there is a driveway providing parking for several vehicles.

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn with a patio area, gravelled area, outside tap, dog kennel, two brick built sheds and one wooden shed.



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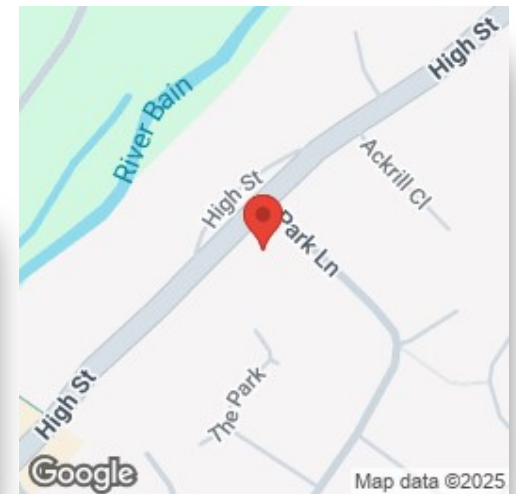
## **High Street, Coningsby Lincoln**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular village location
- Close to local amenities
- Off street parking
- Fully enclosed rear garden
- No onward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112849 - 0005

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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.

  
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