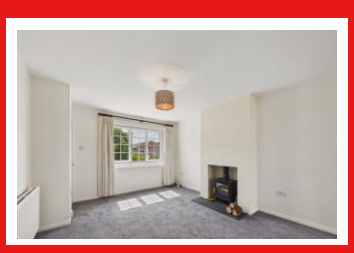
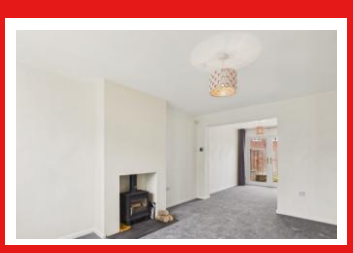
8 Blenheim Road,
Coningsby, LN4 4TX
Asking Price Of £189,950

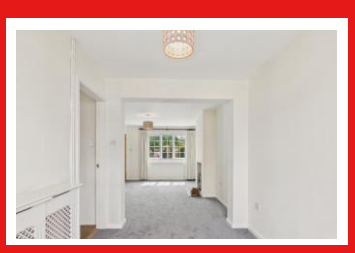
Walters ESTATE AGENTS

- Delightful Semi-Detached Family Home
- Sought After Village Location
- 3 Bedrooms, Shower Room
- Garage & Workshop
- Gas CH. uPVC Units
- NO UPWARD CHAIN

Brought to the market with NO UPWARD CHAIN, this delightful three-bedroom semi-detached family home occupies conveniently sized gardens and benefits from a garage and workshop to the rear, along with off-road parking to the front. The property further benefits from gas-fired central heating, uPVC windows, and secondary double glazing.







Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk

RICS Regulated by RICS

ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed entrance door and door to ENTRANCE LOBBY with staircase to the first floor.

LOUNGE 14' 8" x 11' 5" (4.47m x 3.48m) Having a fire surround housing the cast-iron multi-fuel burner and a raised hearth, double radiator, TV and telephone points, USB charging points, under stairs storage cupboard and open access to:

DINING AREA 9' 3" x 7' 4" (2.82m x 2.24m) Having covered radiator, uPVC sealed double glazed double doors to the rear garden.

KITCHEN 16' 6" x 8' 9" (5.03m x 2.67m) (Max) Having stainless steel 1½ single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring gas hob with extractor fan and light over, small breakfast bar with radiator under, NEFF integral dishwasher, Samsung washing machine, part-tiled walls. Laminate flooring, built-in shelved PANTRY cupboard,

double glazed rear entrance door.

LANDING Having built-in cupboard housing the gas fired wall mounted combination boiler.

BEDROOM ONE 13' 4" x 8' 3" (4.06m x 2.51m) Having radiator and fitted range of wardrobes and cupboards over.

BEDROOM TWO 11' 3" x 8' 3" (3.43m x 2.51m) Having fitted range of wardrobes, cupboards over, dressing table with drawers under, double radiator.

BEDROOM THREE 9' 9" x 6' 0" (2.97m x 1.83m) Having fitted single bed with six drawers under, fitted wardrobe with storage cupboards, radiator.

SHOWER ROOM 6' 0" x 5' 9" (1.83m x 1.75m) Having fully tiled walls with corner shower cubicle, vanity hand basin and low level WC. Illuminated wall mirror cabinet, heated towel rail, extractor fan and in-set ceiling lights.

OUTSIDE - GARAGE 20' 0" x 8' 2" (6.1m x 2.49m) Having remote roll-up door, cold water tap and power and light connected. Door to:

WORKSHOP 11' 5" x 7' 6" (3.48m x 2.29m) (Max) Having worktop and shelving over, power and light connected, rear entrance door.

THE GARDENS The property is approached over a concrete driveway with off-road parking and lawns to the front. To the rear, which is fully enclosed, is a slabbed patio area, lawn garden, timber and felt garden store shed.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band B.

POSSESSION - Vacant possession will be given on completion.

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

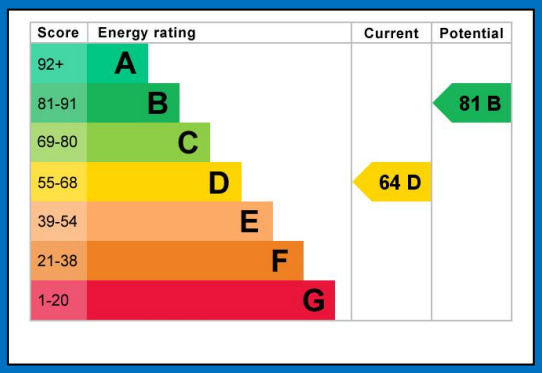
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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.



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