



- Impressive Semi Detached House
- 3 Bedrooms
- Open Plan Living Space
- High Quality Standard Throughout

- Annexe with Living Kitchen, Shower Room & Storage
- Immaculately Maintained Gardens
- Gated Off Street Parking
- Excellent Amenities Nearby

Coningsby Road, DN17 2HJ,
£215,000





Starkey&Brown are delighted to offer for sale this exceptional semi detached house on Coningsby Road, having an impressive open plan layout downstairs and an annexe on the grounds. The property briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs has underfloor heating and includes a kitchen/diner with a range of built in appliances and an extended lounge overlooking the rear garden. A block paved driveway provides off street parking, there's also an electric gate to the front and gate to the rear garden. The rear garden offers an excellent degree of privacy and has a hot tub, outdoor BBQ area, decking areas ideal for entertaining, pond and steps up to the annexe. The annexe is complete to a high standard and includes under floor heating, a living kitchen/garden room, shower room and attached storage room. An internal inspection is highly recommended to truly appreciate the size, presentation and garden this home has to offer, call today to view! Freehold. Council tax band: A



Kitchen/Diner

Having opening into lounge, front entrance door, double glazed windows to the side and front aspects, under floor heating, stairs rising to the first floor with storage beneath, a range of wall and base units with work surfaces over, pantry cupboard, inset sink unit, integrated appliances including Neff oven, Neff microwave, wine cooler, Neff warming drawer, AEG coffee machine, dishwasher and island unit with induction hob and extractor.

Lounge

18' 6" x 11' 4" (5.63m x 3.45m)

Having double glazed windows to the side and rear aspects, sliding doors to the rear aspect, spotlights and under floor heating.

First Floor Landing

Having double glazed window to the front aspect and spotlights.

Bedroom 1

13' 2" x 11' 4" (4.01m x 3.45m)

Having double glazed window to the rear aspect, radiator and fitted wardrobes.

Bedroom 2

11' 7" x 11' 4" (3.53m x 3.45m)

Having double glazed window to the rear aspect, radiator, fitted wardrobes and loft access.

Bedroom 3

8' 4" x 8' 9" (2.54m x 2.66m)

Having double glazed window to the front aspect and radiator.

Family Bathroom

9' 9" x 5' 4" (2.97m x 1.62m)

Having double glazed window to the front aspect, panelled bath with rainfall shower and additional handheld shower over, wash hand basin set in vanity unit, WC, heated towel rail, ceiling spotlights and built in cupboards.

Outside Front

Having electric gates, block paved off street parking, lawned garden and gate to the side leading to the rear garden.

Outside Rear

A beautifully maintained rear garden ideal for entertaining. Having an excellent degree of privacy, pond, block paved garden, lawned area, fenced surround, decking area, hot tub, outdoor BBQ area, and steps leading to annexe.

Annexe Living Kitchen

18' 5" x 21' 8" (5.61m x 6.60m)

Having double glazed windows to the front and side aspects, under floor heating, spotlights, built in cupboard with sliding doors, wall and base units with work surfaces over, an under counter fridge freezer and a wine cooler, under sink unit and space/plumbing for white goods.

Annexe Shower Room

7' 6" x 5' 9" (2.28m x 1.75m)

Having under floor heating, shower cubicle, wash hand basin and WC set in vanity unit and spotlights.

Annexe Storage

9' 9" x 10' 7" (2.97m x 3.22m)

Having door to the front, work tops and cupboards.

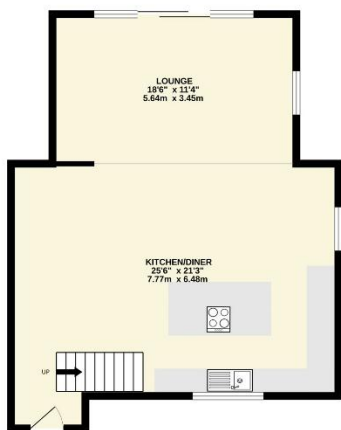




GROUND FLOOR

1ST FLOOR

ANNEXE



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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