



Finney Close, Coningsby Lincoln LN4 4JY

welcome to

Finney Close, Coningsby Lincoln

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.

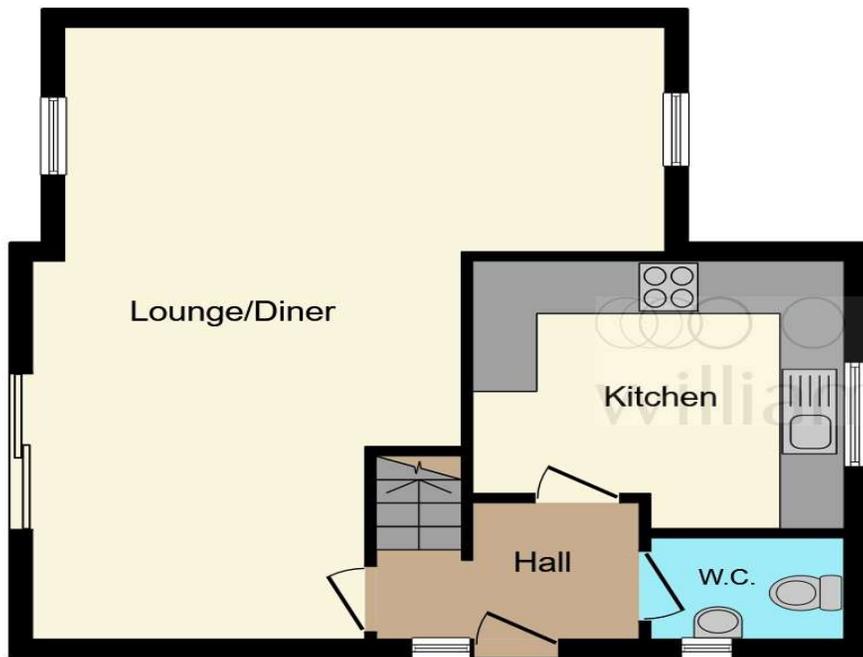
Outside

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.

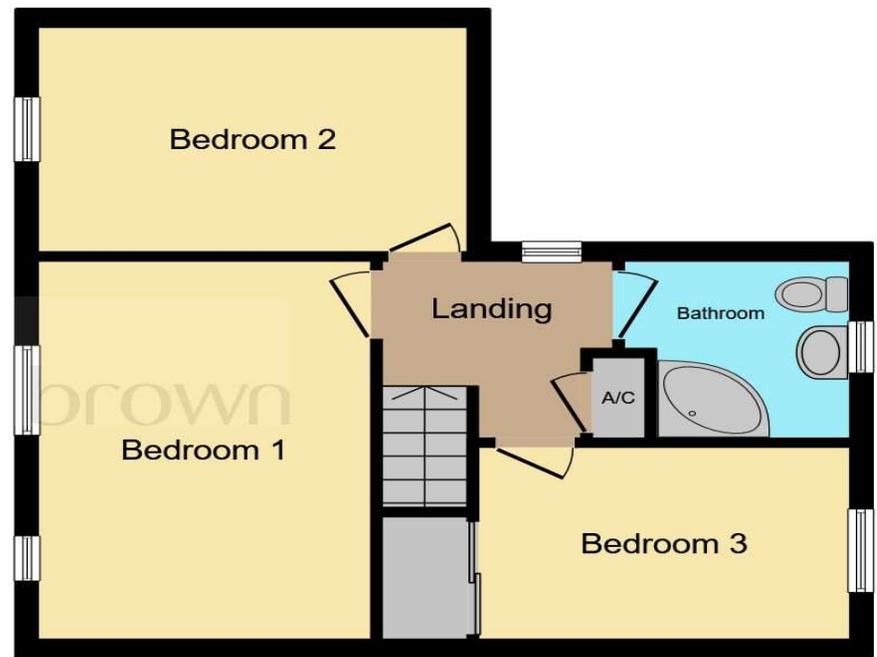


view this property online williamhbrown.co.uk/Property/SNH112182





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

welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112182



Property Ref:
SNH112182 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk