



 **NEWTON**
FALLOWELL

10 Marmion Road, Coningsby - LN4 4RG
£220,000

10 Marmion Road

Coningsby, Lincoln

A well-maintained detached bungalow situated on the outskirts of the popular village of Coningsby, in a sought-after residential location.

The accommodation comprises a porch leading into the entrance hall, a spacious and comfortable lounge and a dining kitchen providing ample space for everyday living and entertaining. There are two generous double bedrooms and a family bathroom fitted with both a bath and separate shower.

Outside, the property enjoys a lawned front garden and a driveway providing off-road parking, which leads to a tandem-length garage, offering excellent parking or storage space. To the rear is an enclosed garden, providing a private outdoor area ideal for relaxing or gardening.

Further benefits include gas central heating and double glazing, making this an attractive and practical home in a desirable location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

PORCH

Having further part glazed door with side screen through to the:

ENTRANCE HALL

Having coved ceiling and radiator.

LOUNGE

15' 11" x 12' 0" (4.85m x 3.65m)

Having windows to front & side elevations, coved ceiling, radiator and fireplace with inset contemporary style electric fire.

DINING KITCHEN

14' 1" x 11' 9" (4.30m x 3.59m)

Having windows to side & rear elevations, french doors to rear elevation & garden, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under, cupboard & gas fired boiler providing for both domestic hot water & heating over. Work surface return with space for electric cooker, cupboards & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboard & drawers under.



BEDROOM ONE

11' 11" x 11' 11" (3.64m x 3.62m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 10" x 9' 5" (3.61m x 2.88m)

Having window to rear elevation, radiator and built-in wardrobe.

BATHROOM

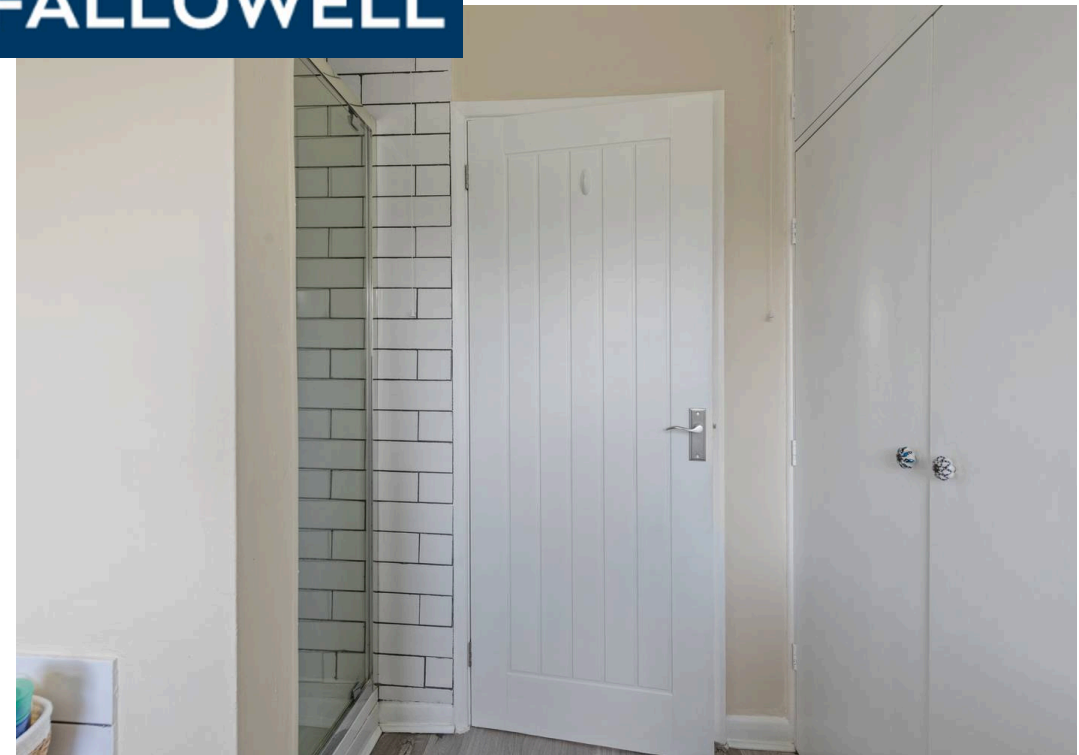
8' 8" x 6' 10" (2.64m x 2.08m)

Having window to rear elevation, radiator, wood effect vinyl flooring and built-in airing cupboard. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, panelled bath, close coupled WC and hand basin inset to vanity unit.





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EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

24' 11" x 9' 11" (7.60m x 3.03m)

Having up-and-over door, two windows to side, window & door to rear, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with a patio and a brick-built store.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.



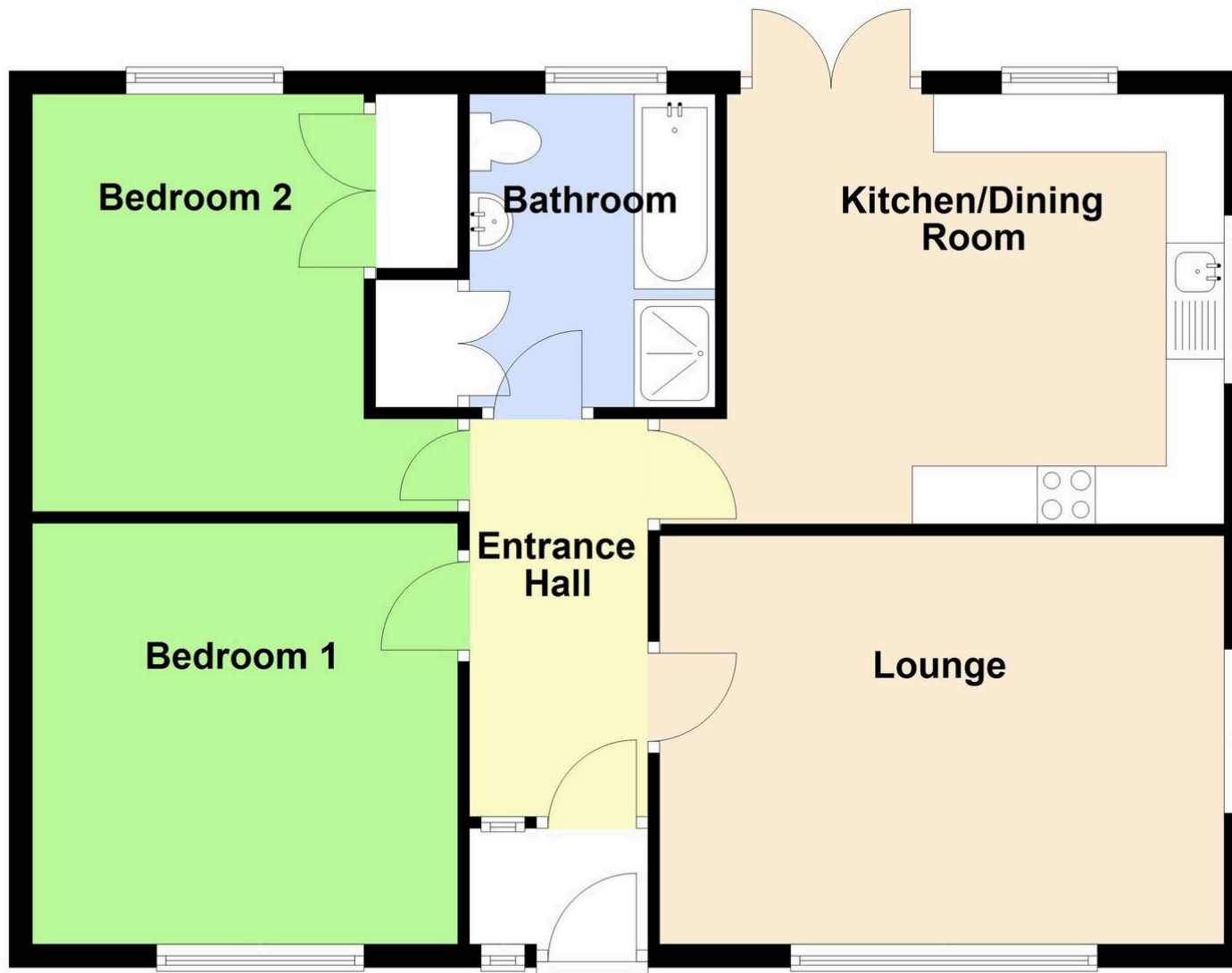
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Total area: approx. 76.3 sq. metres (821.4 sq. feet)

Newton Fallowell Estate Agents

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