

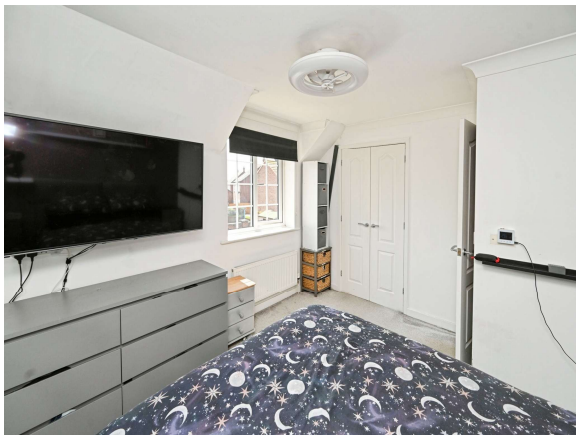


Curtis Drive, Coningsby Lincoln LN4 4DU

welcome to

Curtis Drive, Coningsby Lincoln

A semi-detached property in a popular residential estate in a well serviced village with amenities such as schools, shops and an RAF base. Benefitting from good size accommodation internally and an enclosed rear garden, driveway and garden externally, this would suit a first time buyer or investor!



Entrance Hall

Having a radiator and understairs cupboard.

Kitchen

15' 3" max x 7' 3" (4.65m max x 2.21m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, extractor, plumbing for washing machine, radiator and two windows.

Lounge

16' max x 13' max (4.88m max x 3.96m max)

There is a TV point, two radiators, window and patio doors.

WC

Fitted with a wash hand basin, WC, radiator and window.

First Floor Landing**Bedroom One**

12' x 10' 7" (3.66m x 3.23m)

There is a built-in wardrobe, TV point, radiator and window.

Dresser / Study

Having cupboards, radiator and window.

Bedroom Two

10' 4" max x 9' 1" max (3.15m max x 2.77m max)

There is a radiator and window.

Bathroom

9' 6" x 7' (2.90m x 2.13m)

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, towel rail, extractor and window.

Outside Front

To the front of the property there is a driveway with parking for one vehicle.

Garage

Having up and over door, electric and power on own circuit.

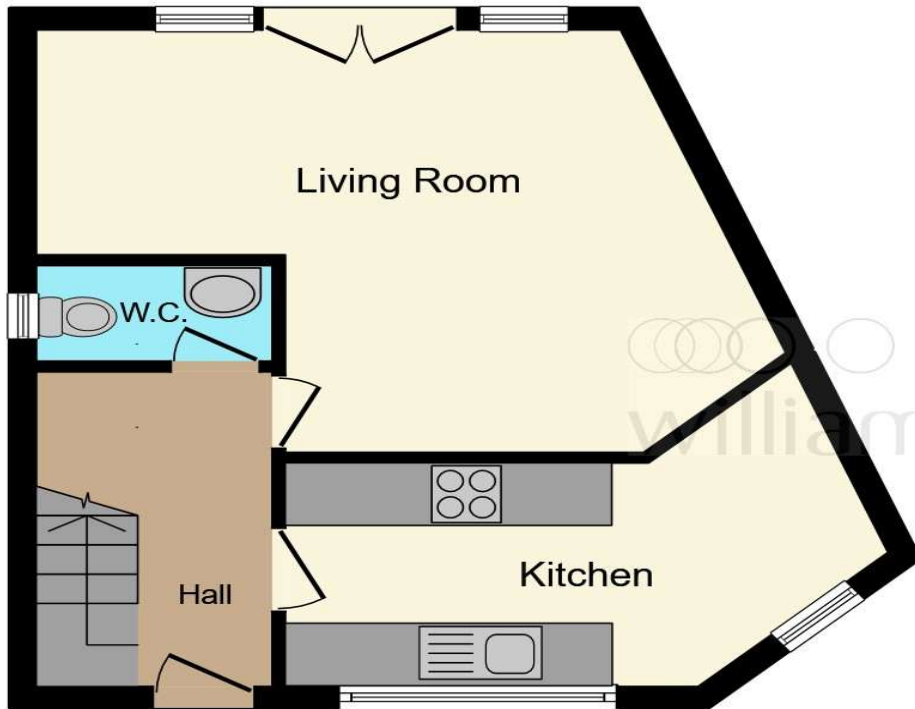
Rear Garden

The enclosed garden has a lawn and patio.



view this property online williamhbrown.co.uk/Property/SNH113011





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

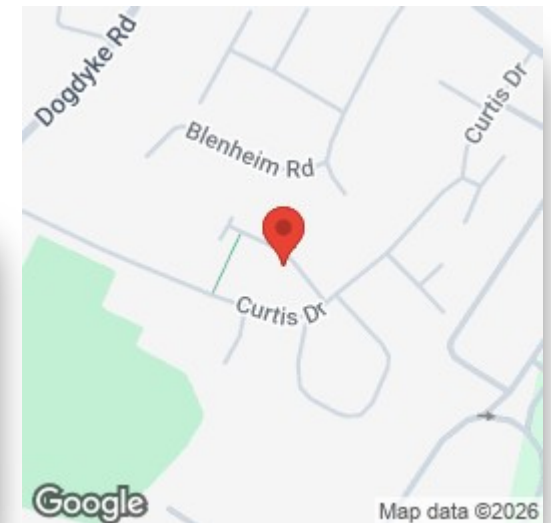
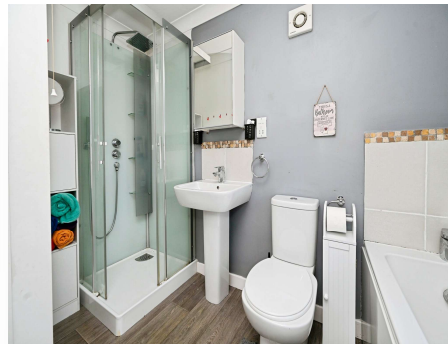
Curtis Drive, Coningsby Lincoln

- Close to RAF Coningsby
- Study area to bedroom one
- Driveway and parking
- Enclosed rear garden
- Ideal for a first time buyer or investor

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH113011](https://www.williamhbrown.co.uk/Property/SNH113011)



Property Ref:
SNH113011 - 0007

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](https://www.williamhbrown.co.uk)