



Situated on the sought-after Park Lane in the popular village of Coningsby, this attractive detached family home is one of only two contemporary properties constructed approximately eight years ago. Ideally positioned within easy reach of a wide range of local amenities, including shops, schools, cafés and RAF Coningsby, the property offers modern living in a well-connected and desirable location.

The well-planned accommodation begins with a welcoming entrance leading to a spacious lounge, perfect for family relaxation, and a dining kitchen with a generous central island designed for everyday living and entertaining. A separate utility room and ground floor cloakroom add further practicality to the home.

To the first floor, the property boasts three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while the third double bedroom has been remodelled to add an additional study or nursery, which provides flexible space ideal for working from home or growing families.

Externally, the home is approached via a block paved driveway offering ample off-road parking, with sufficient space for a caravan or similar vehicle. To the rear, a generous enclosed garden provides an excellent outdoor space, ideal for families, entertaining, or pet owners.

This modern detached home combines contemporary design, versatile accommodation and a desirable non-estate setting, making it an excellent choice for a wide range of buyers.

- Well-Presented, Spacious Detached Family Home
- One of Two Modern Builds, Situated In A Sought-After Location
- Lounge, Dining Kitchen & Utility With Cloakroom
- Three Double Bedrooms With Study/Nursery
- Bathroom Plus An En-suite To The Master Bedroom
- Generous Block-Paved Driveway & Garage
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'B 81'. Council Tax 'C'







**Entrance** – Via a canopy porch with lantern style light and composite front door into the: **Entrance Hall** - With staircase to the first floor, radiator, uPVC window to the side and door to:

**Lounge 5.69m x 3.66m** - The spacious lounge enjoys a double aspect which really helps to maximise the natural light, with bay window to the front and further window to the side aspect. Connections for a wall-mounted TV, dimmer lighting and French doors to the dining kitchen.

**Dining Kitchen 4.62m x 3.55m** – The kitchen is every bit as lovely as the photos suggest and includes a generous range of cupboard and drawers with underlighting and with work-surfaces over, including a one-and-a-half-bowl sink with mixer tap, four-ring hob with stainless steel style extractor over, eye-level oven and grill and a generous central island with breakfast seating space. Integral dishwasher and space for tall fridge/freezer. There are French doors to the garden, ample space for a dining table, radiator and an understairs storage cupboard.

**Utility Room** – uPVC window and door to the rear, three spaces for tumble dryer, washing machine and fridge with work-surface over. Radiator and door to the cloakroom. **Cloakroom/ WC** – Having uPVC obscured window to the side, low-profile WC, hand basin and radiator.

**First Floor Landing** – With loft access, radiator and door to the boiler cupboard housing the Worcester gas-fired central heating boiler. Doors are arranged off the landing to:

**Master Bedroom 3.55m x 3.3.42m** - In keeping with the ground floor reception rooms the principal bedrooms are generous, with this double bedroom having window overlooking the rear garden and having the benefit of an en-suite shower room.

**En-suite** – The en-suite features a lovely contemporary suite comprising tiled shower enclosure with sliding door, vanity suite with hand basin, mixer tap and cupboard below and a low-profile WC. Tiled floor and tiling to the walls. Heated towel rail and shaver point.

**Bedroom Two 4.63m x 3.16m** - Also a double bedroom having uPVC window to the front, over-stairs cupboard and radiator.

**Bedroom Three 3.14m x 3.04m** - A third double bedroom with uPVC window to the front and a Velux style skylight to the rear. Bedroom three has been remodelled with a stud-wall to add an additional study/ nursery.

**Study/ Nursery 2.93m x 1.93m** - A flexible space which could prove ideal for working from home, hobby/gaming or as a nursery for growing families.

**Bathroom** - The bathroom features a white four-piece suite of panel bath with mixer tap and shower, vanity basin with cupboard below, separate shower enclosure and a low-profile WC. Tiling to the walls, tiled floor, heated towel rail, shaver point, extractor fan and shaver point.

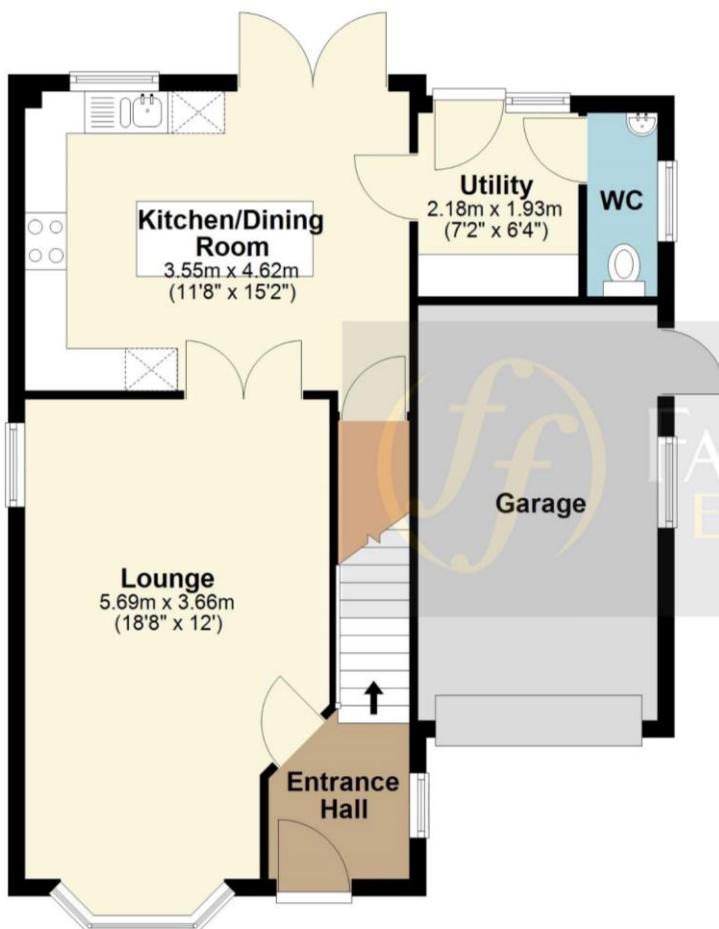
**Outside** – With a larger block-paved driveway than many of the modern builds that we see, the property offers parking for several vehicles plus a caravan or trailer in addition to the integral garage which has up/over door, window and personnel door. The enclosed rear garden is similarly sensibly sized with a generous patio extending to the lawn and an area of decking. The garden has been edged with trees and shrubs to the side, bordered with fencing and a hedge to the rear. Outside light and tap.





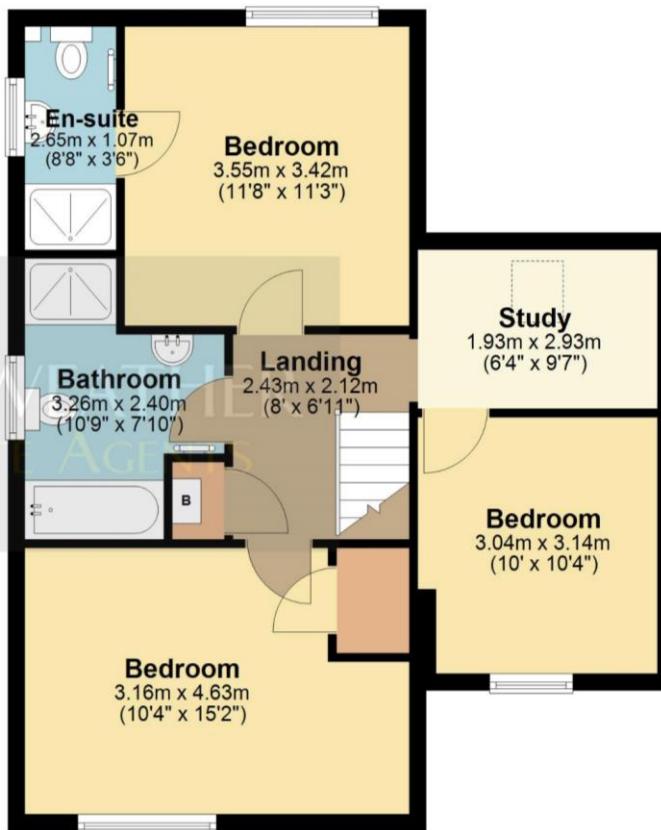
## Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



## First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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