



- Ideal First Time Buyer Home
- Spacious Semi Detached House
- 3 Bedrooms plus Versatile Loft Space
- Good Size Kitchen

- 2 Reception Rooms plus Large Conservatory
- Bathroom & Separate WC
- Front & Rear Gardens
- Cul-de-sac Location

Coningsby Road, DN17 2HL,
£125,000





Starkey&Brown are delighted to offer for sale this deceptively spacious semi detached house on Coningsby Road. The property is ideally positioned at the end of a cul-de-sac, and comes complete with front and rear gardens. The accommodation is serviced by a modern gas central heating boiler (new 2024) and briefly comprises of an entrance hall, lounge, separate dining room, kitchen with plenty of space/plumbing for white goods, large conservatory, first floor landing, 2 double bedrooms, bathroom, separate WC and third room (currently used as a study) with stairs to a spacious and versatile loft space. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hall

Having uPVC double glazed door and window to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge

9' 5" x 17' 7" (2.87m x 5.36m)

Having uPVC double glazed window to the front aspect, uPVC double glazed doors into the conservatory, radiator, coved ceiling and fireplace.

Dining Room

10' 3" x 8' 3" (3.12m x 2.51m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Kitchen

8' 7" x 13' 7" (2.61m x 4.14m)

Having uPVC double glazed window and door into the conservatory, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods, gas central heating boiler (new 2024), built in oven, hob and extractor.

Conservatory

21' 5" x 11' 7" (6.52m x 3.53m)

Large conservatory, a versatile space currently used as an office and a playroom. Having uPVC double glazed windows and doors and two radiators.

First Floor Landing

Having uPVC double glazed window to the rear aspect, coved ceiling and cupboard.

Bedroom 1

11' 8" x 10' 4" (3.55m x 3.15m)

Having uPVC double glazed window to the front aspect, coved ceiling, radiator and built in cupboard.

Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in cupboard.

Bedroom 3

6' 8" x 8' 6" (2.03m x 2.59m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, built in cupboard and stairs to the loft.

Loft Space 1

9' 9" x 7' 3" (2.97m x 2.21m)

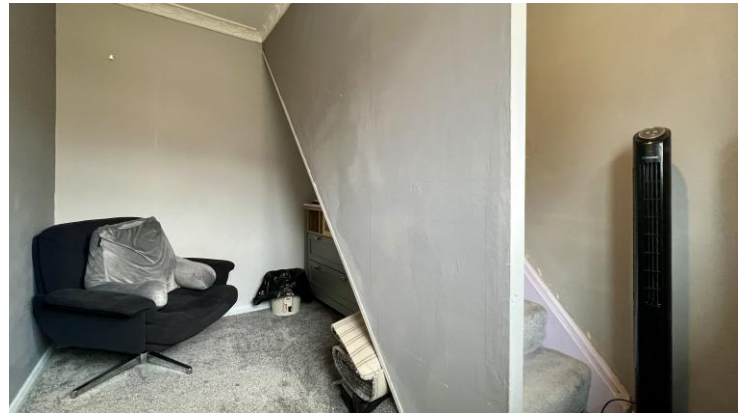
Loft Space 2

13' 5" x 7' 3" (4.09m x 2.21m)

Having uPVC double glazed window to the side aspect.

Outside

Having lawned front and rear gardens.

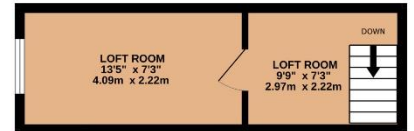
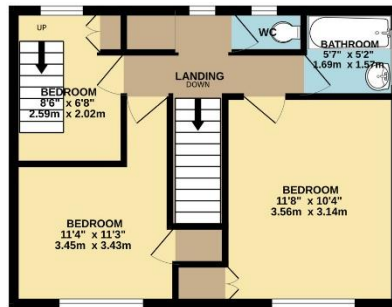
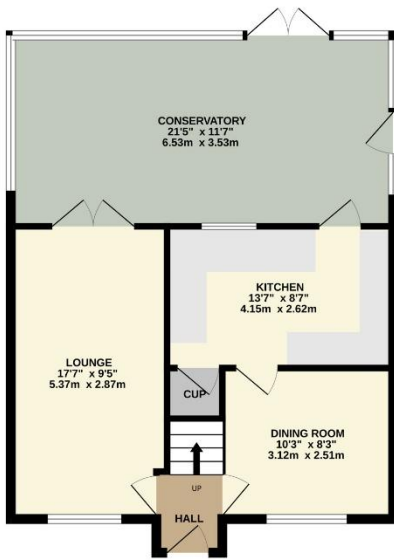




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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