43 Curtis Drive,
Coningsby, LN4 4NQ
Asking Price Of £143,000

Walters ESTATE AGENTS

- End-Terrace Home
- Popular Sought After Location
- 2 Bedrooms, Bathroom
- Convenient Sized Garden
- Allocated Car-Parking
- uPVC Units Throughout. Gas Central Heating

Brought to the market with no upward chain, this well-maintained end-of-terrace two-bedroom home is situated in a highly sought-after residential location. The property offers comfortable accommodation, benefiting from gas-fired central heating and uPVC sealed double glazing throughout. Ideal for first-time buyers or as an excellent investment opportunity, this home presents a fantastic chance to step onto the property ladder or expand a portfolio.

Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk

RICS Regulated by RICS

RECEPTION HALL Having staircase to the first floor with under stairs storage cupboard, radiator, wall controls for central heating, smoke detector, laminate flooring and telephone point.

CLOAKROOM Having low level WC, corner hand basin with tiled splash back, radiator and extractor fan.

L-SHAPED LOUNGE/DINER 16' 2" x 12' 9" (4.93m x 3.89m) (Max) Having laminate flooring, radiator, TV and telephone points, uPVC sealed double glazed double patio doors to the rear garden.

KITCHEN 9' 1" x 7' 4" (2.77m x 2.24m) Having stainless steel single drainer sink unit with mixer taps and cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for washing machine, space for fridge under worktops. Part-tiled walls, gas fired wall mounted combination boiler and radiator.

FIRST FLOOR LANDING Having built-in shelved airing

cupboard with radiator and access to the roof void with light and is part boarded.

BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.2m) Having radiator, TV and telephone points, built-in double storage cupboard.

BEDROOM TWO 9' 7" x 8' 9" (2.92m x 2.67m) With radiator.

BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m) Having panelled bath with shower mixer taps and side screen, pedestal hand basin and low level WC. Part-tiled walls, radiator, in-set ceiling lights, extractor fan and shaver point.

OUTSIDE There is and ALLOCATED CAR-PARKING SPACE to the property.

THE GARDENS Open-plan lawn front garden with outside cold water tap. Side access leads to the rear garden which is fully enclosed with slabbed patio area and small lawn garden.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

POSSESSION - Vacant possession will be given on completion.

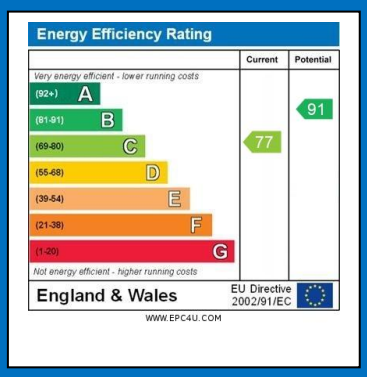
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.